

**SPRING HILL PLANNING COMMISSION
SPECIAL MEETING
AGENDA
TUESDAY, APRIL 5, 2016
7:00 P.M.
SPRING HILL CIVIC CENTER
401 N. MADISON – RECEPTION ROOM**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

FORMAL COMMISSION ACTION

1. **Approval of Minutes: March 3, 2016**
2. **Final Plat (FP-03-16) – Dayton Creek Subdivision**
Address/Vicinity: Northwest Corner of 191st St. and US169 Hwy
Owner: Brad Vince, PV Investments, LLC
Applicant: Curtis Holland, Polsinelli, PC
3. **Final Plat (FP-04-16) – Estates of Wolf Creek 7th Plat**
Address/Vicinity: Southwest Corner of 191st St. and Ridgeview Rd.
Owner: Robert Garver, Wolf Creek Development, LLC
Applicant: Tim Tucker, Phelps Engineering, Inc.
4. **Preliminary Plat Extension Request (PP-01-16) – Ridgefield Subdivision
(tabled from 3/3/16 meeting)**
Address/Vicinity: 16915 & 17505 W. 199th St. (West of Renner Rd.)
Applicant: Renner 199 Investors, LLC

DISCUSSION

REPORTS

- Commissioner Janell Pollom has been re-appointed to the Planning Commission for a 3-year term

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
March 3, 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 March 3, 2016. The meeting convened at 7:03 p.m. with Vice Chairman Michael Weber presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell – arrived at 7:43 p.m.
Josh Nowlin
Paul Ray
Cindy Squire
Tyler Vaughan
Michael Weber

Commissioners absent: Tobi Bitner
Janell Pollom
Stephen Sly

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

Public in attendance: Mr. Harland Russell, GBA, Representative for Mid Am
Mr. Dave Mennenga, GBA, Representative for Mid Am
Mr. Jim Stewart, Mid Am Operations Manager

ROLL CALL

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

APPROVAL OF THE AGENDA

The agenda was revised to correct the subdivision name in item #3 from Ridgeview to Ridgefield.

Motion by Ms. Squire, seconded by Mr. Nowlin, to approve the agenda as revised.

Roll Call Vote: Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye

Motion carried 5-0-0

FORMAL ACTION

1. Approval of Minutes: February 4, 2016

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

Roll Call Vote: Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye

Motion carried 5-0-0

2. Site Plan (SP-01-16) – Mid Am Building Supply Site Improvements

Beginning of Staff Report

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

| | | | |
|----------------------------|---------------------------------------|----------------------|---------------|
| Case #: | SP-01-16 | Meeting Date: | March 3, 2016 |
| Description: | Site Plan – Mid-Am Building Supply | | |
| Location: | 20301 W. 207 th St | | |
| Applicant: | Mid-Am Building Supply | | |
| Engineer/Architect: | GBA Architects/Engineers – Lenexa, KS | | |
| Site Area: | 15.07 ac. | | |

| | | | |
|--------------------------|-----|----------------------|--|
| Minimum Lot Area: | N/A | Related Case: | |
|--------------------------|-----|----------------------|--|

| | | | |
|------------------------|-----------|----------------------|--|
| Current Zoning: | C-O & M-1 | Proposed Use: | Stormwater detention & outside storage |
|------------------------|-----------|----------------------|--|

| | Current Zoning | Existing Land Use | Future Land Use Map |
|---------------|-----------------------|--------------------------|-----------------------------------|
| Site: | C-O & M-1 | Industrial | Industrial & Mixed Use Commercial |
| North: | M-1 | Vacant | Industrial |
| South: | M-1 | Vacant | Industrial |
| East: | M-1 | Industrial | Industrial |
| West: | Webster St. | R-O-W | N/A |

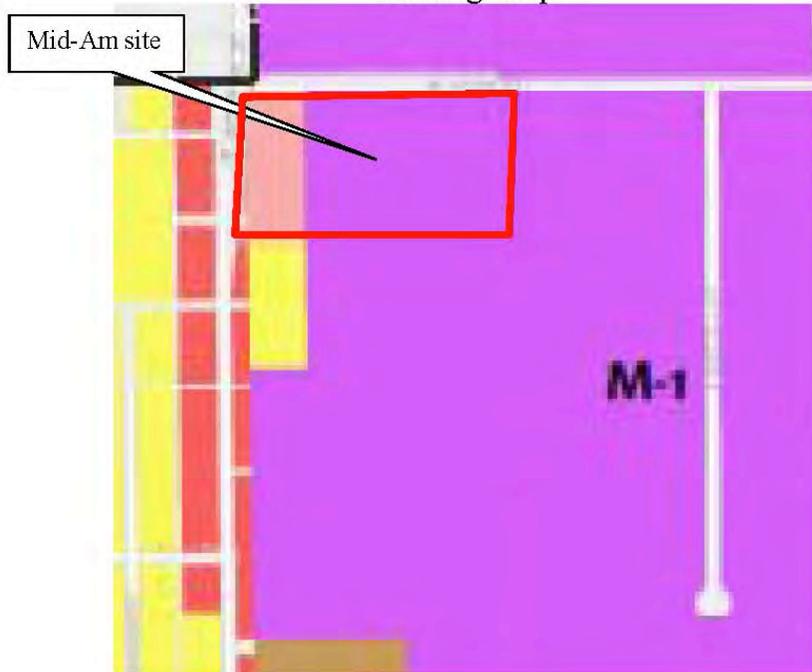


Agenda item #2

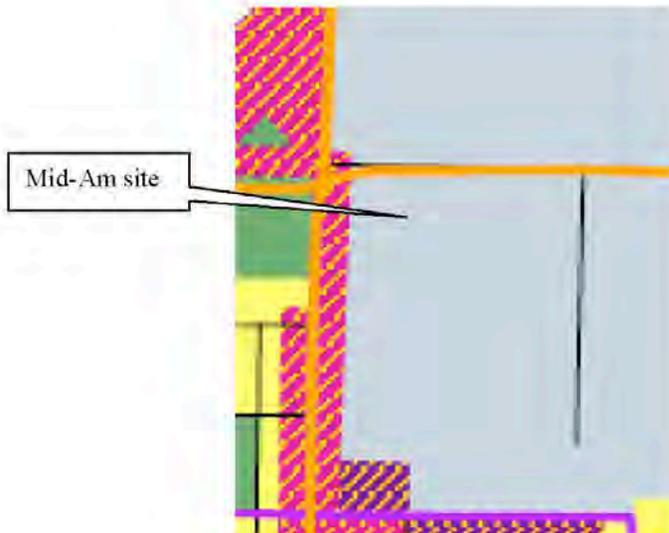
Aerial Photo



Zoning Map



Future Land Use Map



BACKGROUND: The applicant, Mid-Am Building Supply, has submitted a request for approval of a site development plan at 20301 W 207th St. The project consists of a stormwater detention basin with connecting piping, private access road, gravel outside storage area, fencing, lighting and landscaping.

As business for Mid-Am Building Supply expands so does the need for additional storage area for merchandise. This increased area creates the need for stormwater management not only for the storage area but also for possible future building expansions. This development plan provides remedies for immediate business needs as well as possible future expansions.

STAFF REVIEW:

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

- All lot lines and right-of-ways are identified
- All proposed structures with applicable data are identified
- All parking and traffic areas have been identified and the type of surface and base course identified
- Utilities are available, identified, and in compliance with regulations
- Exterior lighting on the proposed structure is compliant with regulations as per the lighting diagram and will not negatively affect surrounding properties or traffic. Manufacturer information on the fixtures is included with this staff report.
- Consultants, utility providers, and city staff have reviewed the site plan and provided comments. These comments and recommendations have been implemented into the site plan as applicable. In particular, the Traffic Impact Study was reviewed by BHC Rhodes, traffic consultant for the City of Spring Hill, and the stormwater study was reviewed by Olsson & Associates who has

Agenda item #2

performed several reviews for the City over the past years. Copies of the traffic and stormwater studies are included with this staff report.

- New storage areas will be enclosed with chain-link fence to match the existing fence. A gate will be installed on the east end of the private access road for security.

STANDARDS OF REVIEW

In addition to the above noted items the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*
The proposed use is in compliance with the Spring Hill Zoning Code.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*
The site is in compliance with the Spring Hill Subdivision Regulations.
3. *The extent to which the development would be compatible with the surrounding area.*
The project is compatible with the surrounding area which is industrial in use.
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*
The proposal is in conformance with the recommendations of the Comprehensive Plan including the Future Land Use map that identifies this area as industrial.
5. *The extent to which the proposal conforms to customary engineering standards used in the City.*
The overall project has been designed by recognized and licensed architects and engineers.
6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area. (Refer to photo below)*

As shown on the project plans and photo below the project includes a private road intersecting with Webster Street. As noted in the traffic study, this road is planned to be the primary entry/exit point for trucks utilizing the facility. Current truck counts are approximately 27 per day with an anticipated additional 8-10 trucks at full buildout of the facility. Peak hours for traffic in the vicinity of Mid-Am occurs between 7:00-8:00am and 5:00-6:00pm, however, truck traffic to the facility is predominately between these peak traffic hours. Utilizing the Webster St. private road will serve to decrease truck traffic on 207th. Conversations with JOCO Fire District #2 personnel revealed an occasional stacking of trucks on 207th that would block the drive entrance to the fire department. Decreasing truck traffic on 207th will help to reduce the opportunities for this stacking issue. In addition, as noted in the traffic report, the current lane configuration of Webster Street provides for a center turn lane that will serve to reduce any traffic stacking due to trucks entering Mid-Am from Webster Street. The vast majority of trucks to Mid-Am arrive from the north therefore a northbound right hand turn lane on Webster is not warranted.

Agenda item #2



ADDITIONAL REVIEW CRITERIA:

Site Drainage and Stormwater Review: A stormwater study was provided with the application and was reviewed by Olsson and Associates. Comments from this review were forwarded to the design team and changes were implemented into the design as applicable. Excerpts from the stormwater study including the summary and recommendations are included with this staff report. The full study is on file at City Hall.

Landscaping and Buffering: Buffering is not required with this development as the adjoining properties are either vacant or industrial in zoning and/or use. The required landscaping around the detention basin along with street trees on 207th Street are detailed in the enclosed plans. This project does require the removal of several existing trees on the site, however, trees along Webster Street will remain and are accounted for in the landscaping requirements.

Planning Commission Review and Action: Upon review of the site plan 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

RECOMMENDATION:

It is the recommendation of staff that the Planning Commission recommend approval of site plan SP-01-16 for the Mid-Am Building Supply Site Development Plan.

Suggested Motion: Motion to recommend approval of site plan application SP-01-16 for Mid-Am Building Supply as presented by staff.

Agenda item #2

Attachments: Site Development Plan
 Traffic Impact Study
 BHC Rhodes email on traffic study review
 Stormwater Study (Pages 1-9)
 Lighting diagrams and product information
 GBA letter in response to Olsson & Assoc. comments
 GBA letter in response to Ponzer Youngquist comments

End of Staff Report

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission. The applicant, Mid Am Building Supply, has submitted a request for approval of a site development plan at 20301 W 207th St. The project consists of a stormwater detention basin with connecting piping, private access road, gravel outside storage area, fencing, lighting and landscaping.

As business for Mid-Am Building Supply expands, so does the need for additional storage area for merchandise. This increased area creates the need for stormwater management not only for the storage area but also for possible future building expansions. This development plan provides remedies for immediate business needs as well as possible future expansions.

Mr. Hendershot stated that one of the concerns that he noted in early discussions of this project was the existing condition of Webster St. and what additional truck traffic would do to the actual surface of the road. He indicated that it is very difficult to predict, and referenced that they absolutely do not want to create another issue similar to Lincoln St. in the industrial park. In conversations with GBA, the architecture/engineering firm representing Mid Am, along with John Brann, the City's engineer, and BHC Rhodes it was determined that the road surface on Webster St. in the vicinity of Mid Am is more than adequate to handle the actual load of traffic and would not cause deterioration to the road at any more rapid pace. The road surface is in very good condition right now, along with the existing turn lane to allow northbound and southbound traffic to pass if truck traffic is present.

Commissioner Vaughan asked for clarification on what the stormwater storage (detention basin) would look like on the site. His main concern is that the location of this property is the main way into the city, and wants to ensure there will be enough landscaping and buffering along Webster St. Mr. Hendershot referenced a slide image outlining the proposed location of the detention basin. Mr. Hendershot deferred to Mr. Harland Russell, GBA Engineer, to discuss the height around the berms.

Mr. Russell addressed the Planning Commission with an explanation of how detention basins function. He stated that it is intended to hold water during storm events and the time immediately following a storm. It will be a dry basin most of the time; there won't be permanent pooling of water in the basin, as it will drain out. Mr. Russell confirmed that the basin will not be a concrete basin; rather, a grassy area that will be maintained by Mid Am. He indicated that the contours of the basin will be approximately 8' tall and sized to go as deep as it possibly can in an effort to minimum the berming. At the northwest corner of the property there is an existing pipe that goes underneath Webster St. This existing structure controls the elevation and design of the new detention basin. He also stated that Mid Am was very proactive in creating a basin design for the entire site that would take into consideration future site development. It was noted that there are no additional plans for expansion at this time. Mr. Russell further explained that they will try to keep the existing dirt on site and use in the basin design, as it is more cost efficient. He stated that there will be a 4' rise in berm elevation on the Webster St. side, along with street trees, that will create natural screening and buffering.

Commissioner Vaughan inquired about concerns with increased truck traffic, which has been addressed with other recent expansion projects in the industrial park. Mr. Hendershot indicated the construction of the northbound acceleration lane at 207th and Webster St., along with the Mid Am private access road, will alleviate any traffic issues.

Mr. Hendershot stated that discussions with Mid Am have indicated that the private access road intersecting with Webster St. is planned to be the primary entry/exit point for projected truck traffic utilizing the facility. Mr. Russell interjected stating there may have been some misunderstanding, as it is not the plan for the private access road to be the primary entry/exit. He explained that their intention is to use the private access road to disperse the truck traffic if necessary.

Commissioner Nowlin suggested that it might be a good idea to divert the truck traffic to 207th Street only.

Mr. Jim Stewart, Mid Am Operations Manager, stated that the majority of the truck traffic going in or out of the private access road would be Mid Am's trucks, not vendor freight trucks. Also, the majority of the Mid

Am truck traffic would revolve around the business's customer delivery schedule. The Mid Am trucks are loaded and ready to start deliveries during non-peak hours between midnight and 6:00 a.m. The majority of the freight trucks delivering product to Mid Am would continue to use the 207th Street access; those trucks will only use the access road in times of traffic overflow.

Commissioner Vaughan asked for clarification on freight trucks versus Mid Am's trucks and the percentage of those trucks. Mr. Stewart indicated that the percentage between the two would be 50/50. Mr. Stewart explained that the Mid Am delivery trucks are smaller day-cab trucks that are loaded with product and delivered to their customers. The freight trucks are the standard sleeper trucks, in which they unload the product at the Mid Am site.

Commissioner Squire asked if Mid Am would communicate with the freight truck drivers regarding location for entry and exit of the facility during peak hours. Mr. Stewart stated that the majority of business operations with regards to product drops at their site would be during non-peak hours, so entry and exit traffic at the 207th street location should not be an issue.

Commissioner Squire asked if the private access road would be paved. Mr. Hendershot stated that because it is a private road that it does not have to be paved. The only required paved portion would be the driveway approach. Mr. Russell indicated that Mid Am initially wants to minimize the amount of concrete they use on site at this time, so that they can expand in the future if necessary. The gravel option is also more cost efficient. Mr. Hendershot reiterated that if this access road is ever changed to a public road, then it would be required to be paved.

Commissioner Squire asked about the removal of trees abutting the residential area on Webster St. Mr. Russell stated that they will be adding trees and shrubs, and try to leave as many existing trees as possible. Mr. Hendershot clarified the existing trees along the property line between Mid Am and the residence to the south are not on Mid Am property, so those trees would stay in place as a natural buffer.

Commissioner Nowlin asked if the expense of tree removal would be at the City or Mid Am's expense. Mr. Hendershot confirmed that it would be at Mid Am's expense.

Commissioner Ray asked how big the concrete pad at the entrance of the private access road would be. Mr. Russell stated that the design plans show 32' at the property line and the frontage would be 54' wide. Mr. Hendershot added that the concrete pad would be about about 25' from the curb to the back of the approach.

Commissioner Nowlin asked how the private access road would affect the businesses that are located directly across from it on Webster St. Mr. Hendershot indicated that the vast majority of the Mid Am traffic would be coming and going from the north and wouldn't have a need to proceed southbound on Webster St.; therefore, it should not cause any issues with businesses along Webster St. Mr. Hendershot further clarified that the wide center turn lane would eliminate potential traffic congestion.

Motion by Mr. Vaughan, seconded by Mr. Nowlin, to approve the site plan application SP-01-16 for Mid Am Building Supply Site Improvements.

Roll Call Vote: Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye

Abstain: Mr. Mitchell abstained from voting as he arrived late in the discussion.

Motion Carried 5-0-1

The site plan application (SP-01-16) will be forwarded to the City Council for review on March 24, 2016.

3. Preliminary Plat Extension Request (PP-01-16) – Ridgefield Subdivision

Beginning of Staff Report

Agenda Item No. 3

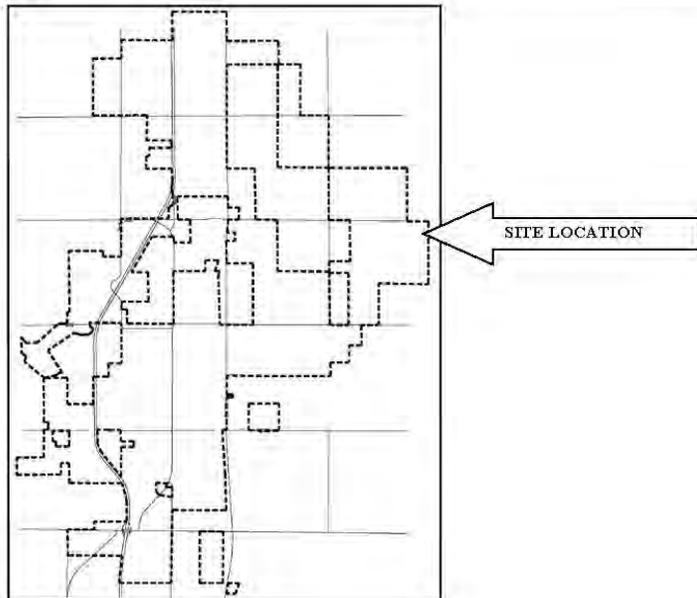
**SPRING HILL PLANNING COMMISSION
PRELIMINARY PLAT STAFF REPORT**

| | | | |
|---------------------|--|----------------------|---------------|
| Case #: | PP-01-16 | Meeting Date: | March 3, 2016 |
| Description: | Proposed Preliminary Plat renewal | | |
| Location: | 16915 & 17505 W 199 th St. (west of Renner) | | |
| Applicant: | Renner 199 Investors, LLC | | |
| Engineer: | Harold Phelps | | |
| Site Area: | 79.3 acres | | |

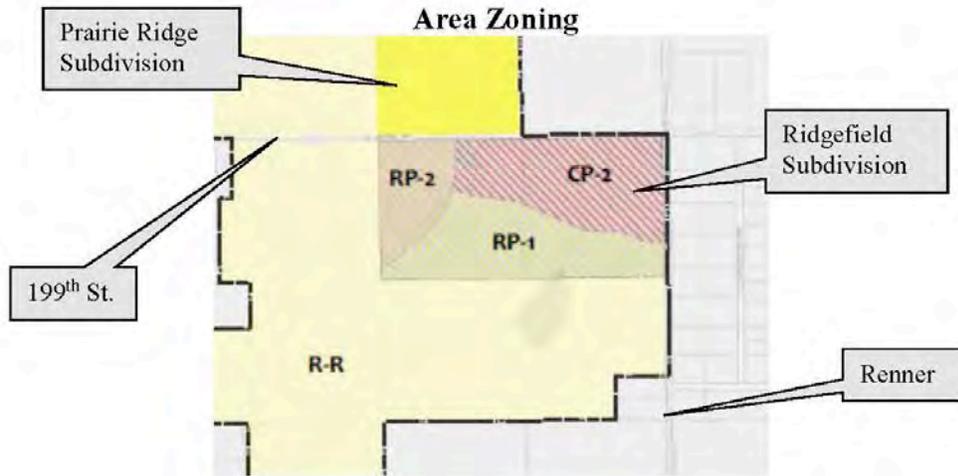
| | | | |
|--------------------------|-----------------|------------------------|-----|
| Minimum Lot Area: | Varies by zone. | Number of Lots: | 166 |
|--------------------------|-----------------|------------------------|-----|

| | | | |
|------------------------|------------------|----------------------|--------------------------|
| Current Zoning: | RP-1, RP-2, CP-2 | Proposed Use: | Residential & Commercial |
|------------------------|------------------|----------------------|--------------------------|

| | |
|------------------------------|--------------------|
| Related Applications: | PP-01-07, PP-01-14 |
|------------------------------|--------------------|



3/15/2016



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.

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.

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 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 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 Ridgefield Subdivision including conditions 1-10 as presented in the staff report.

End of Staff Report

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

Commissioner Squire asked if the preliminary plat still fit with the Comprehensive Plan. Mr. Hendershot stated that this development still aligns with the Comprehensive Plan. This is based on the fact that the original preliminary plat was submitted at the same time as the Comprehensive Plan.

Commissioner Squire asked if they have previously approved the style of homes. Mr. Hendershot indicated that the original preliminary plat was approved prior to his time with the City of Spring Hill. He stated that he can assume that the building elevations were approved, as this is required with all preliminary plat submissions for planned developments. Commissioner Squire expressed concerns that the developer may have different home styles in mind, which should be reviewed before approving the extension.

Commissioner Nowlin asked what type of hardships it would place on the applicant if this item was tabled for further clarification on style of homes. Mr. Hendershot indicated that there would be no hardship for the applicant.

It was suggested by the Planning Commission to table the extension request until further information can be provided and reviewed with regards to housing elevations and traffic study.

Motion by Mr. Mitchell, seconded by Mr. Nowlin, to *table* the Preliminary Plat Extension Request (PP-01-16) for Ridgefield Subdivision.

Roll Call Vote: Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye, Mitchell-Aye
Motion carried 6-0-0

4. Public Hearing – Proposed Amendments to the Zoning, Subdivision, and Sign Regulations

With no exparte contacts or conflicts of interest between the members of the Planning Commissioners and applicant, Vice Chairman Weber formally opened the public hearing at 7:51 p.m.

Mr. Hendershot, Community Development Director, presented a power point outlining the regulation changes. One item that was highlighted was the clarification on the definition of a microbrewery and limited quantities. According to the definition from Wikipedia and the Microbrewery Association, limited quantity is defined as less than 15,000 barrels or 460,000 gallons.

Another item that was discussed in detail was to allow fencing in side yards on corner lots with relation to the vision triangle and property line. It was recommended by the Planning Commission that the side yard on corner lots abutting the street should have a 3' setback from the property line. (*see suggested changes in red below*)

- 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; or 4) *in the R-1 and R-2 districts a fence not to exceed six feet in height may be erected in the side and/or rear yard no closer to the abutting side street than three feet measured from the property line, provided such fence shall not be erected in the vision triangle.* 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.

Another item discussed in detail were temporary sign regulations with regards to placement.
(Refer to the suggested changes outlined in red below)

9. Temporary signs for special events for public, charitable, religious or fraternal organizations, subject to the following limitations:
 - a. May be located on premises or off premises, subject to approval of the Zoning Administrator.
 - b. These signs are prohibited on public property and public right-of-way.
EXCEPTION: With the approval of the Zoning Administrator these temporary signs may be placed in the area of the Spring Hill "Welcome" signs located at 223rd St. and Webster (northeast corner) and 199th and Webster St. Signs are prohibited in the vision triangle or any area that may create a vision obstruction to vehicular traffic or a safety hazard to pedestrian traffic. Signs located in these areas may be placed 10 days prior to the event, and shall be removed within 48 hours after the event's completion.

The following are staff recommended amendments to the Zoning Regulations of the City of Spring Hill.

| <u>Page</u> | <u>Section</u> | <u>Description</u> |
|-------------|----------------|--|
| 1 | 17.301.C | Delete reference to Growth Area |
| 1 | 17.301.D | Delete reference to Growth Area |
| 13 | 17.302.B.65 | Delete reference to Growth Area |
| 15 | 17.302.B.91 | Deleting the phrase "except breweries" allows for breweries and microbreweries to be classified as General Manufacture. This was an issue in a recent CUP. |
| 16 | 17.302.B.94 | Added definition of microbrewery for clarification |
| 25 | 17.302.B.168 | Correct job title |
| 26 | 17.304.B.2 | Delete reference to Growth Area |
| 30 | 17.306.A | Delete reference to Growth Area |
| 32 | 17.308.A | Delete reference to Growth Area |
| 52 | 17.320.A | Delete reference to Growth Area |
| 66 | 17.326.C.4 | Added microbrewery to CUP uses in C-2 |
| 66 | 17.326.C.4 | Corrects error in section reference |
| 71 | 17.328.D.8 | Increased height of buildings and other structures in MP Districts to be comparable with other area cities. This has been an obstacle when recruiting industrial businesses |
| 75 | 17.330.D.8 | Increased height of buildings and other structures in M-1 Districts to be comparable with other area cities. This has been an obstacle when recruiting industrial businesses |
| 96 | 17.336.A.7 | Many establishments are creating outdoor areas for smoking, eating and drinking |
| 97 | 17.336.A.8.j | Delete reference to Growth Area |
| 113 | 17.338.A.1 | Change in table to allowable heights for MP and M-1 as per above |
| 121 | 17.340.C | Digital submission reduces the need for paper copies |
| 125 | 17.340.H.3 | Requirements that are deleted in b, c and d are included in the International Residential Code and adopted by the City of Spring Hill. |
| 173 | 17.360.C | Allows for fencing in the side yards of corner lots subject to vision triangle restrictions. Clarifies the location of rear yard fencing with relation to the property line. |

| | | |
|-----|------------|---------------------------------|
| 185 | 17.364.E | Delete reference to Growth Area |
| 186 | 17.364.E.1 | Delete reference to Growth Area |
| 187 | 17.364.K | Delete reference to Growth Area |
| 192 | 17.366.N | Delete reference to Growth Area |
| 192 | 17.366.O | Delete reference to Growth Area |

The following are staff recommended amendments to the Subdivision Regulations of the City of Spring Hill.

| <u>Page</u> | <u>Section</u> | <u>Description</u> |
|-------------|-----------------|---|
| 196 | T.O.C. | Corrects page numbering in table of contents |
| 198 | 17.370.A | Delete reference to Growth Area |
| 199 | 17.370.C.3 | Delete reference to Growth Area |
| 200 | 17.370.E.23 | Delete reference to Growth Area |
| 205 | 17.370.E.32 | Correct job title |
| 209 | 17.372.C.1 | Digital submissions reduce the need for paper copies |
| 210 | 17.372.C.3.d.i | Delete reference to Growth Area |
| 211 | 17.372.C.3.d.i | Delete reference to Growth Area |
| 212 | 17.372.D.2.a.i | Additional set of paper copies of construction drawings are needed for Public Works review |
| 213 | 17.372.D.2.a.iv | Restrictive covenants are not enforceable by municipalities and often are not imposed by the developer. Requiring them to be submitted implies enforcement and/or approval by the city. |
| 216 | 17.372.D.2.f | The City has assumed this responsibility to ensure the process is Completed |
| 220 | 17.376.B.1 | Delete reference to Growth Area |
| 228 | 17.378.B.2 | Delete reference to Growth Area |
| 236 | 17.380.A | Delete reference to Growth Area |

The following are staff recommended amendments to the Sign Regulations of the City of Spring Hill

| <u>Page</u> | <u>Section</u> | <u>Description</u> |
|-------------|----------------|---|
| T.O.C | | Correct page numbers |
| 1 | 17.710.A | Delete reference to Growth Area |
| 3 | 17.720.A.6 | Delete reference to Growth Area |
| 5 | 17.720.A.27 | Correct job title |
| 13 | 17.740.A | Delete reference to Growth Area |
| 14 | 17.740.B.9 | Would allow temporary signs for special public events to be located at the two city "Welcome" signs and at no cost. |

With no further questions or comments from the public, Vice Chairman Weber officially closed the public hearing at 8:28 p.m.

Motion by Mr. Nowlin, seconded by Mr. Vaughan, to approve the Zoning, Subdivision, and Sign regulations with the change to Section 17.360.C to allow fences in side yards on corner lots abutting the street to have a setback of at least 3 feet from the property line.

Roll Call Vote: Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye, Mitchell-Aye
Motion carried 6-0-0

5. Establish an alternate date for the April 2016 Planning Commission Meeting

Due to scheduling conflicts, it was suggested that the April Planning Commission meeting be moved to Tuesday, April 5, 2016, at 7:00 p.m.

Motion by Mr. Mitchell, seconded by Mr. Nowlin, to approve move the April Planning Commission meeting to Tuesday, April 5, 2016, at 7:00 p.m.

Roll Call Vote: Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye, Mitchell-Aye
Motion carried 6-0-0

DISCUSSION

REPORTS

6. Conditional Use Permit Annual Review (CU-01-14) – Ad Trend Off-Premises Billboard Sign

Mr. Hendershot reported that the annual staff review has found no violations of the established conditions of this billboard sign and be extended for another year.

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

Motion by Mr. Nowlin, seconded by Mr. Mitchell, to adjourn.

Roll Call Vote: Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye, Mitchell-Aye
Motion carried 6-0-0

The meeting adjourned at 8:38 p.m.

DAYTON CREEK 191ST & 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, an 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 191st Street on Theden Street. West 190th 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 183rd, 191st 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 191st 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 191st 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 191st with full asphalt road surface from US169 to just west of Theden Street.
- Improve 191st 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 191st 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 191st 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

PLAT OF DAYTON CREEK, FIRST PLAT

A SUBDIVISION IN THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS

GENERAL NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD 1983, KANSAS NORTH ZONE.

FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200178, PANEL NO. 0123, SUFFIX C AND DATED AUGUST 3, 2009.

Description:

This is a survey and subdivision of a part of the SW 1/4 of Section 35, Township 14 South, Range 23 East in the City of Spring Hill, Johnson County, Kansas, more particularly described as follows: beginning at the Southwest corner of the SW 1/4 of said Section 35; thence N 2° 07' 16" W, along the West line of the SW 1/4 of said Section 35, a distance of 1050.39 feet; thence N 87° 49' 17" E, parallel with the South line of the SW 1/4 of said Section 35, a distance of 441.29 feet; thence S 2° 07' 16" E, parallel with the West line of the SW 1/4 of said Section 35, a distance of 216.08 feet; thence N 87° 49' 17" E, parallel with the South line of the SW 1/4 of said Section 35, a distance of 721.42 feet; thence Southerly, along a curve to the right, having a radius of 820 feet, a central angle of 12° 20' 08" and whose initial tangent bearing is S 14° 30' 43" E, a distance of 176.54 feet, to a point of tangency; thence S 2° 10' 35" E, a distance of 209.18; thence N 87° 49' 25" E, perpendicular to the last described course, a distance of 60 feet; thence Southerly, Southeasterly and Easterly, along a curve to the left, having a radius of 25 feet, a central angle of 90° and whose initial tangent bearing is S 2° 10' 35" E, a distance of 39.27 feet; thence S 2° 10' 35" E, a distance of 50 feet; thence Westerly, Southwesterly and Southerly, along a curve to the left, having a radius of 25 feet, a central angle of 90° and whose initial tangent bearing is S 87° 49' 25" W, a distance of 39.27 feet, to a point of tangency; thence S 2° 10' 35" E, a distance of 49.37 feet, to a point of curvature; thence Southerly, along a curve to the left, having a radius of 188 feet and a central angle of 16° 45' 51", a distance of 55.01 feet, to a point of reverse curvature; thence continuing Southerly, along a curve to the right, having a radius of 212 feet, a central angle of 16° 45' 51" and whose initial tangent bearing is S 18° 56' 26" E, a distance of 62.03 feet, to a point of tangency; thence S 2° 10' 35" E, a distance of 100.20 feet, to a point of curvature; thence Southerly, Southeasterly and Easterly, along a curve to the left, having a radius of 25 feet and a central angle of 90° 00' 08", a distance of 39.27 feet; thence S 2° 10' 43" E, a distance of 60 feet, to a point on the South line of the SW 1/4 of said Section 35; thence S 87° 49' 17" W, along the South line of the SW 1/4 of said Section 35, a distance of 1284.45 feet, to the point of beginning, containing 25.591 acres, more or less.

Dedications:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "DAYTON CREEK, FIRST PLAT."

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/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 or license is hereby granted to the City of Spring Hill, Kansas, to enter upon, construct and maintain pipes, inlets, manholes and surface drainage facilities relative to storm water drainage upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E."

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SS/E" on this plat is hereby dedicated to the City of Spring Hill, Kansas.

An easement is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the Dayton Creek Homes Association to enter upon, plant, replace, replant, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such maintenance, of any and all grass, trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and by the Dayton Creek Homes Association upon, over, or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E."

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown as W. 190th Terrace, Deer Run Street, Lakecrest Street, Theden Court, Theden Street, W. 191st Street and S. Lone Elm Road, together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares; subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absolved except that some person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Spring Hill, 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 assessment 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.

RESTRICTIONS

Tracts "A", "B" and "C" are to be owned and maintained by the Dayton Creek Homes Association.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its name.

PV Investments, LLC, a Kansas limited liability company

By: Bradley D. Vince Patricia C. Vince

STATE OF _____ }
COUNTY OF _____ } SS:

This instrument was acknowledged before me on _____ by Bradley D. Vince and Patricia C. Vince, of PV Investments, LLC.

Notary Public My Appointment Expires: _____

APPROVED BY, the Planning Commission of the City of Spring Hill, Kansas, this ____ day of _____, 2016.

Stephen Sly, Chairman

APPROVED BY, the Governing Body of the City of Spring Hill, Kansas, this ____ day of _____, 2016.

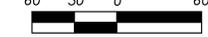
Steven M. Ellis, Mayor ATTEST: Glenda Gerrity, City Clerk

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION ON JANUARY 15, 2016.

BY: SCOTT D. CONFER, KS LS-1249

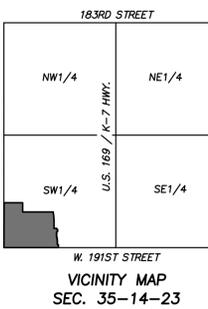
NORTHWEST CORNER
SW 1/4, SEC. 35-14-23
2" ALUMINUM CAP STAMPED
"JOHNSON COUNTY PUBLIC WORKS"
RECOVERED FROM LSRR ON FILE
AT THE JCPO OFFICE

SCALE: 1" = 60'



- Δ = SECTION CORNER MONUMENT
- = SET 1/2"x24" REBAR W/SKW CAP
- SS/E = SANITARY SEWER EASEMENT
- L/E = LANDSCAPE EASEMENT
- D/E = DRAINAGE EASEMENT

- AREAS**
- LOT 1: 12,738± SQ. FT. / 0.292± ACRES
 - LOT 2: 14,317± SQ. FT. / 0.329± ACRES
 - LOT 3: 12,722± SQ. FT. / 0.292± ACRES
 - LOT 4: 14,532± SQ. FT. / 0.334± ACRES
 - LOT 5: 11,336± SQ. FT. / 0.260± ACRES
 - LOT 6: 9,543± SQ. FT. / 0.219± ACRES
 - LOT 7: 8,678± SQ. FT. / 0.199± ACRES
 - LOT 8: 8,678± SQ. FT. / 0.199± ACRES
 - LOT 9: 8,678± SQ. FT. / 0.199± ACRES
 - LOT 10: 8,678± SQ. FT. / 0.199± ACRES
 - LOT 11: 8,678± SQ. FT. / 0.199± ACRES
 - LOT 12: 9,999± SQ. FT. / 0.229± ACRES
 - LOT 13: 11,702± SQ. FT. / 0.269± ACRES
 - LOT 14: 10,832± SQ. FT. / 0.249± ACRES
 - LOT 15: 10,309± SQ. FT. / 0.237± ACRES
 - LOT 16: 11,863± SQ. FT. / 0.272± ACRES
 - LOT 17: 15,746± SQ. FT. / 0.361± ACRES
 - LOT 18: 11,630± SQ. FT. / 0.267± ACRES
 - LOT 19: 9,099± SQ. FT. / 0.209± ACRES
 - LOT 20: 9,099± SQ. FT. / 0.209± ACRES
 - LOT 21: 9,099± SQ. FT. / 0.209± ACRES
 - LOT 22: 9,099± SQ. FT. / 0.209± ACRES
 - LOT 23: 9,099± SQ. FT. / 0.209± ACRES
 - LOT 24: 9,099± SQ. FT. / 0.209± ACRES
 - LOT 25: 10,507± SQ. FT. / 0.241± ACRES
 - LOT 26: 9,750± SQ. FT. / 0.224± ACRES
 - LOT 27: 9,750± SQ. FT. / 0.224± ACRES
 - LOT 28: 9,750± SQ. FT. / 0.224± ACRES
 - LOT 29: 9,750± SQ. FT. / 0.224± ACRES
 - LOT 30: 9,750± SQ. FT. / 0.224± ACRES
 - LOT 31: 9,691± SQ. FT. / 0.222± ACRES
 - LOT 32: 13,136± SQ. FT. / 0.302± ACRES
 - LOT 33: 14,645± SQ. FT. / 0.336± ACRES
 - LOT 34: 9,691± SQ. FT. / 0.222± ACRES
 - LOT 35: 11,898± SQ. FT. / 0.273± ACRES
 - LOT 36: 9,942± SQ. FT. / 0.228± ACRES
 - LOT 37: 12,149± SQ. FT. / 0.279± ACRES
 - LOT 38: 11,986± SQ. FT. / 0.275± ACRES
 - LOT 39: 15,454± SQ. FT. / 0.348± ACRES
 - LOT 40: 11,986± SQ. FT. / 0.275± ACRES
 - LOT 41: 10,241± SQ. FT. / 0.235± ACRES
 - LOT 42: 10,400± SQ. FT. / 0.239± ACRES
 - LOT 43: 10,596± SQ. FT. / 0.242± ACRES
 - LOT 44: 11,224± SQ. FT. / 0.259± ACRES
 - LOT 45: 10,137± SQ. FT. / 0.233± ACRES
 - LOT 46: 10,234± SQ. FT. / 0.235± ACRES
 - LOT 47: 14,860± SQ. FT. / 0.341± ACRES
 - LOT 48: 13,501± SQ. FT. / 0.310± ACRES
 - LOT 49: 10,455± SQ. FT. / 0.240± ACRES
 - LOT 50: 8,614± SQ. FT. / 0.198± ACRES
 - LOT 51: 10,579± SQ. FT. / 0.243± ACRES
 - LOT 52: 10,590± SQ. FT. / 0.243± ACRES
 - LOT 53: 8,266± SQ. FT. / 0.190± ACRES
 - LOT 54: 9,165± SQ. FT. / 0.210± ACRES
 - LOT 55: 11,634± SQ. FT. / 0.267± ACRES
 - TRACT "A": 26,020± SQ. FT. / 0.597± ACRES
 - TRACT "B": 22,506± SQ. FT. / 0.517± ACRES
 - TRACT "C": 169,484± SQ. FT. / 3.891± ACRES
 - RIGHT-OF-WAY: 300,054± SQ. FT. / 6.884± ACRES
 - DAYTON CREEK: 1,114,749± SQ. FT. / 25.591± ACRES



POINT OF BEGINNING
SOUTHWEST CORNER
SW 1/4, SEC. 35-14-23
2" ALUMINUM CAP STAMPED
"JOHNSON COUNTY PUBLIC WORKS"
RECOVERED FROM LSRR ON FILE
AT THE JCPO OFFICE

DEVELOPER:
PV INVESTMENTS, LLC
14553 SHERWOOD STREET
LEAWOOD, KANSAS 66224

SHAFFER, KLINE & WARREN, INC.
ENGINEERS ~ SURVEYORS

11100 W. 91st STREET
OVERLAND PARK, KANSAS 66214
(913) 888-7800

SOUTHEAST CORNER
SW 1/4, SEC. 35-14-23
3" ALUMINUM CAP IN
MONUMENT BOX STAMPED
"JOHNSON COUNTY PUBLIC WORKS"
RECOVERED FROM LSRR ON FILE
AT THE JCPO OFFICE

BACKGROUND:

The applicant, Continental Land Co., LLC, has submitted an application for Dayton Creek, First Plat (A copy of the proposed final plat is included with this staff report.)

STAFF COMMENT:

There are 55 single-family lots in the Final Plat of Dayton Creek, First Plat. The proposed plat meets the minimum lot requirements with regard to lot area, lot width and lot depth that was approved by the Planning Commission as Planned Development Zoning on January 4, 2007. Also, the applicant has submitted a letter that the house designs will conform to the development plan that was approved by the City Council on November 10, 2006.

The utility easements are shown with dimensions meeting or exceeding the minimum easement requirements for the City.

The Public Works Director, City Engineer, Police Chief, Johnson County Fire Department No. 2, City Traffic Engineer, and the Hillsdale Water Quality Project have reviewed the final plat. (See attached information from the Public Works Director, City Engineer, City Traffic Engineer and Hillsdale Water Quality Project.)

The comment made by the City Traffic Engineer regarding Theden Street is addressed in the construction plans. Comments from the Hillsdale Water Quality Project will be addressed with the submission of a Notice of Intent for storm water discharges.

Site Layout and Design. The site layout complies with the approved preliminary plat.

Public facilities and Services. Fire, police and school public services will be able to serve this subdivision adequately. City will provide sewer service and WaterOne will provide water service.

Transportation. The proposed plat meets the City's design standards for the proposed streets and sidewalks. The applicant will be required to pave 191st Street and Lone Elm Road (up to the subdivision entrance) with asphalt.

Drainage. There are no drainage issues regarding this subdivision.

Neighborhood Character. The proposed plat is compatible with the surrounding area.

Impacts. There are no fiscal or neighborhood impacts associated with the proposed plat.

Other Staff Comments. They have provided a landscape plan. (See attached landscape plan.)

1. They have identified the method of irrigation for landscape areas, per Section 17.358.H.3.b.

- a. Theden Street entry is irrigated by an underground system and will be maintained and operated by the Dayton Creek Homes Association.
 - b. Irrigating along South Lone Elm Road and West 191st Street will be the responsibility of the home owners. The developer will be responsible for watering until the plants are established and/or home ownership has taken place.
2. They have designated the street tree species types for each roadway on the drawing, and used street tree species stated in Section 17.358.G.2.
- a. The street tree category is on the landscape legend.
 - b. The applicant has stated that the subdivision street trees will be identified at time of planting. The applicant will need to identify the street trees before the plat is filed along with increasing the guarantee for the plant material from one year to two years.

The preliminary plat shows park land in the general location that is shown in the Comprehensive Plan; however, the park land is not included in this phase of the development. Before the City accepts the park land staff recommends that an on-site evaluation of the proposed park land be undertaken to determine how much of the park land is acceptable. Depending on how much of the park land is accepted by the City, the applicant may be required to pay a park fee for this phase of the plat at a later time.

RECOMMENDATION:

Staff recommends approval of the Dayton Creek First Plat subject to:

- 1) The applicant providing a copy of the Notice of Intent for storm water discharges associated with construction activity under the National Discharge Elimination System along with the Storm Water Pollution Prevention Plan.
- 2) The applicant complies with Section 17.378 regarding the improvement agreement that includes the following information:
 - a. The method of irrigation for landscape areas, per Section 17.358.H.3.b.
 - b. A designated species of street trees for each roadway to maintain unified tree plantings along each street, while providing for different plantings between each of the various streets for disease tolerance and pest resistance and increasing the guarantee for the plant material from one year to two years.
- 3) The applicant pay a park fee for this phase of the Plat, unless prior to building permits being issues for this phase the proposed park area is evaluated and determined suitable for park purposes.



May 9, 2007

Mr. David Peterson
Planning Development Coordinator
City of Spring Hill, Kansas
401 N Madison St.,
PO Box 424,
Spring Hill, KS 66083

Re: House plans for Dayton Creek-Phase I final plat

Dear Dave:

Due to recent trends in the new housing market, we would prefer that Pulte Homes not be the primary homebuilder in Dayton Creek. Therefore, we do not believe it is in the best interest of the project or the city for us to submit Pulte Homes housing plans at this time. However, they may still be the primary builder by the time the development is ready for home construction.

In addition to Pulte Homes, we are working with other residential homebuilders who have an interest in building homes in Dayton Creek. We believe this will provide a better mix of housing choices for future residents of Dayton Creek.

We are committed to providing housing that conforms to the standards set by Spring Hill in your development plan, zoning ordinances and the stipulations which were approved by your governing body as part of our preliminary and final plan approval and preliminary plat approval.

We will submit house plans to the city for review and approval as soon they are available.

We believe it is in the best interest of Dayton Creek Development and the city to get the final plat of phase I approved as quickly as possible so we can make firm scheduling and contractual commitments to get the project underway.

Sincerely,

Richard H. Sailors

FINAL PLAT REVIEW

I have reviewed The Final Plat of the Dayton Creek, First Plat and I have determined that it meets the requirements of the Technical Specifications for Public Improvement Projects and the Design Criteria for Public Improvements Projects.

A handwritten signature in black ink, appearing to read 'Rory Hale', written in a cursive style.

Rory Hale, Spring Hill Public Works Director



PONZER-YOUNGQUIST, P.A.

Consulting Engineers and Land Surveyors

227 E. Dennis Ave., Olathe, KS 66061 • 913/782-0541 FAX 913/782-0109

May 25, 2007

246-207008.2

David Peterson
CITY OF SPRING HILL
PO Box 424
Spring Hill, KS 66083-0424

**DAYTON CREEK FIRST PLAT
FINAL PLAT SECOND REVIEW**

We have made our second review of the final plat for Dayton Creek First Plat find that they have addressed all of the comments from my letter of May 17, 2007. If you have any questions, please call.

John W. Brann III, P.E., R.L.S.

Cc: Gerald Johnson, Shafer, Kline & Warren

246207008\CORRESPAL-PETERSON-DAYTON CREEK FINAL PLAT REV-2:IAP

May 14, 2007

Dave Peterson
Planning & Development Coordinator
City of Spring Hill
P.O. Box 424
Spring Hill, KS 66083-0424

**Re: Review of Final Plat
Dayton Creek, First Plat
(BHC Project #2310.15)**

Dear Mr. Peterson:

Per your request Brungardt Honomichl & Company, P.A. (BHCRHODES) has reviewed the Final Plat for the proposed development. After completing our review we have the following comments:

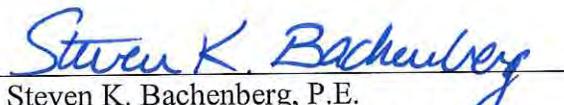
Transportation Issues

1. We find that the Final Plat incorporates the comments and recommendations stated in our letter dated January 3, 2007.
2. We reiterate our recommendation for a southbound left turn lane for Theden Street at 191st Street. The proposed right-of-way for Theden appears to be adequate to accommodate this lane.

We concur with the layout and details of this Final Plat.

Please contact us with any questions or comments regarding this review.

Sincerely,


Steven K. Bachenberg, P.E.
Vice President, Public Works Services

cc: File

Hillsdale Water Quality Project

One New Century Parkway • Suite 115 • New Century, Kansas 66031
Phone: 913.829.9414 • Fax: 913.393.1394 • E-mail: hwqp@hwqp.org • www.hwqp.org

Business • Agriculture • Recreation • Communities
A Partnership For Water Quality



May 10, 2007

Mr. David Peterson
Planning and Development Coordinator
City of Spring Hill
PO Box 424
Spring Hill, KS 66083

RE: Dayton Creek, First Plat

Dear Mr. Peterson,

Hillsdale Water Quality Project staff completed reviewing the Dayton Creek, First Plat in the City of Spring Hill, Kansas.

This site is located within the Hillsdale Lake Watershed boundary in the Marais des Cygnes River Basin, yet it is not located within the Spring Hill City Lake Watershed.

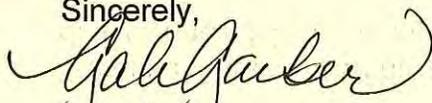
The area is located on both moderately erodible soils. The site also has a tributary to the north that flows into Hillsdale Lake.

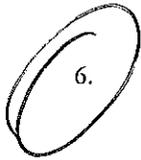
Development on this site increases the amount of stormwater runoff and nonpoint source pollution due to additional impervious surfaces such as rooftops, roadways, and sidewalks.

Hillsdale Water Quality Project staff and board appreciate the opportunity to provide input to the city on these and other plans.

If you have any questions, please do not hesitate to call the Project's office at (913) 829-9414.

Sincerely,


Gale Garber
Director



Final Plat

Case No.: FP-5-07
Request: Dayton Creek, First Plat
Address: North of 191st Street, west of U.S. 169
Applicant: Continental Land Co., LLC

Chair Bitner asked if anyone had any contact or conflict of interest, there being none, she asked Mr. Peterson to present his staff report.

BACKGROUND:

The applicant, Continental Land Co., LLC, has submitted an application for Dayton Creek, First Plat (A copy of the proposed final plat is included with this staff report.)

STAFF COMMENT:

There are 55 single-family lots in the Final Plat of Dayton Creek, First Plat. The proposed plat meets the minimum lot requirements with regard to lot area, lot width and lot depth that was approved by the Planning Commission as Planned Development Zoning on January 4, 2007. Also, the applicant has submitted a letter that the house designs will conform to the development plan that was approved by the City Council on November 10, 2006.

The utility easements are shown with dimensions meeting or exceeding the minimum easement requirements for the City.

The Public Works Director, City Engineer, Police Chief, Johnson County Fire Department No. 2, City Traffic Engineer, and the Hillsdale Water Quality Project have reviewed the final plat. (See attached information from the Public Works Director, City Engineer, City Traffic Engineer and Hillsdale Water Quality Project.)

The comment made by the City Traffic Engineer regarding Theden Street is addressed in the construction plans. Comments from the Hillsdale Water Quality Project will be addressed with the submission of a Notice of Intent for storm water discharges.

Site Layout and Design. The site layout complies with the approved preliminary plat.

Public facilities and Services. Fire, police and school public services will be able to serve this subdivision adequately. City will provide sewer service and WaterOne will provide water service.

Transportation. The proposed plat meets the City's design standards for the proposed streets and sidewalks. The applicant will be required to pave 191st Street and Lone Elm Road (up to the subdivision entrance) with asphalt.

Drainage. There are no drainage issues regarding this subdivision.

Neighborhood Character. The proposed plat is compatible with the surrounding area.

Impacts. There are no fiscal or neighborhood impacts associated with the proposed plat.

Other Staff Comments. They have provided a landscape plan. (See attached landscape plan.)

1. They have identified the method of irrigation for landscape areas, per Section 17.358.H.3.b.
 - a. Theden Street entry is irrigated by an underground system and will be maintained and operated by the Dayton Creek Homes Association.
 - b. Irrigating along South Lone Elm Road and West 191st Street will be the responsibility of the home owners. The developer will be responsible for watering until the plants are established and/or home ownership has taken place.

2. They have designated the street tree species types for each roadway on the drawing, and used street tree species stated in Section 17.358.G.2.
 - a. The street tree category is on the landscape legend.
 - b. The applicant has stated that the subdivision street trees will be identified at time of planting. The applicant will need to identify the street trees before the plat is filed along with increasing the guarantee for the plant material from one year to two years.

The preliminary plat shows park land in the general location that is shown in the Comprehensive Plan; however, the park land is not included in this phase of the development. Before the City accepts the park land staff recommends that an on-site evaluation of the proposed park land be undertaken to determine how much of the park land is acceptable. Depending on how much of the park land is accepted by the City, the applicant may be required to pay a park fee for this phase of the plat at a later time.

RECOMMENDATION:

Staff recommends approval of the Dayton Creek First Plat subject to:

- 1) The applicant providing a copy of the Notice of Intent for storm water discharges associated with construction activity under the National Discharge Elimination System along with the Storm Water Pollution Prevention Plan.
- 2) The applicant complies with Section 17.378 regarding the improvement agreement that includes the following information:
 - a. The method of irrigation for landscape areas, per Section 17.358.H.3.b.
 - b. A designated species of street trees for each roadway to maintain unified tree plantings along each street, while providing for different plantings between each of the various streets for disease tolerance and pest resistance and increasing the guarantee for the plant material from one year to two years.
- 3) The applicant pay a park fee for this phase of the Plat, unless prior to building permits being issues for this phase the proposed park area is evaluated and determined suitable for park purposes.

Ms. Bitner asked if they have seen house plans for this plat. Mr. Peterson said we did, and those that did not qualify have been removed. Only homes that meet our regulations will be offered.

The applicant, Brick Owens, the landscape architect representing Continental Land Co, along with Trace Callebreeze, agree with staff comments. The Commission discussed tree species, left hand turn lanes which will be addressed with construction plans, and the involvement of Pulte in building the homes. They were not sure of the level of commitment at this time.

Motion by Brian Haupt to approve FP-5-07 for Dayton Creek, First Plat subject to:

- 1) The applicant providing a copy of the Notice of Intent for storm water discharges associated with construction activity under the National Discharge Elimination System along with the Storm Water Pollution Prevention Plan.
- 2) The applicant complies with Section 17.378 regarding the improvement agreement that includes the following information:
 - a. The method of irrigation for landscape areas, per Section 17.358.H.3.b.

- b. A designated species of street trees for each roadway to maintain unified tree plantings along each street, while providing for different plantings between each of the various streets for disease tolerance and pest resistance and increasing the guarantee for the plant material from one year to two years.
- 3) The applicant pay a park fee for this phase of the Plat, unless prior to building permits being issues for this phase the proposed park area is evaluated and determined suitable for park purposes.

Seconded by Dan Rittgers. Motion passed 5, yes; 0 no; 0 abstentions.

4. Preliminary Plat

Case No.: PP-2-07
Request: Country Hills Farm Preliminary Plat
Address: South of 215th Street, west of Columbia Road
Applicant: Columbia Partners

BACKGROUND:

The applicant, Columbia Partners, has submitted an application for a Preliminary Plat of Country Hill Farms. (A copy of the proposed preliminary plat is included with this staff report.)

At the March 1, 2007, Planning Commission meeting the Planning Commission tabled the proposed Preliminary Plat of Country Hill Farms so that the applicant can address several concerns about the plat.

STAFF COMMENT:

There are 174 lots in the Preliminary Plat of Country Hill Farms. In the "R-1" district there is a 9,000 sq. ft. lot size requirement.

The City Engineer, the Public Works Director, the Police Chief, Johnson County Fire Department No. 2, the City Traffic Engineer, and the Hillsdale Water Quality Project have reviewed the preliminary plat. (See attached information from the City Engineer, the City Traffic Engineer, and the Hillsdale Water Quality Project.)

The applicant's engineer has addressed all of the comments from the City Engineer except the storm water issue. The City Engineer has stated that the applicant needs to verify that water quality for the fully developed situation will be equal to or better than the current water quality. (See attached letter.)

The applicant's traffic engineer has addressed the comments that the City Traffic Engineer (See attached letter.)

The comments from the Hillsdale Water Quality Project will be addressed with the submission of a Notice of Intent for storm water discharges.

The utility easements are shown with dimensions meeting the minimum easement requirements for the City.

There are two access points to this subdivision from Columbia Road.

The City will provide sewers and Rural Water District No. 7 will provide water to the subdivision. This property is participating in the south sewer benefit district which is currently under construction.

ADDITIONAL STAFF COMMENT:

Staff has updated the issues outlined in the April staff report based upon how the applicant addressed the issues.

1. The applicant has identified the "transitioning" adjacent to the larger unplatted properties to the south of the subdivision (i.e. larger lots, landscape buffers, etc.) in accordance to Section 17.360.E.2. They have provided a 20 foot landscape easement. However, they did not increase the size of the lots but they plan on giving the portion of land on the south side of the subdivision to abutting property owners since their fence already



February 3, 2016

City of Spring Hill, Kansas
P.O. Box 424
401 N. Madison Street
Spring Hill, KS 66083

Re: Dayton Creek – Stormwater Management Report

To Whom It May Concern:

A stormwater management study was prepared for this development when the original construction plans were completed. The City has raised a concern that the original study was prepared before the current FEMA flood maps were updated. We have researched this issue and determined that when the stormwater management study was prepared, the current flood model and water surface elevations were utilized even though the new flood maps hadn't been officially published.

Because the stormwater study utilized the current flood data, we don't recommend that any changes to the study be required.

Please contact me should you have any questions regarding this.

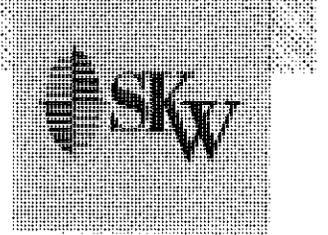
Very truly yours,

SHAFER, KLINE & WARREN, INC.

By: Pat Kullberg, P.E., LEED® AP
Sr. Project Manager



\\LE-PROJECT\Projects\110311-030_Project Management\Engineering\Civil\Dayton Creek Storm Letter.docx



January 18, 2016

Mr. Jim Hendershot, Community Development Director
City of Spring Hill
401 N. Madison
P.O. Box 424
Spring Hill, Kansas 66083

Re: **Dayton Creek Development
Spring Hill, Kansas
Review of Traffic Volume Change**

Dear Mr. Hendershot:

The purpose of this correspondence is to document recent traffic counts that have been performed on U.S. 169, 183rd Street, and 191st Street near the site of this proposed development. These counts are then compared to data collected a decade ago to determine whether there has been significant change in the traffic volumes and whether an update to the original traffic study is appropriate.

The Dayton Creek development was originally planning in 2006, but the recession struck before actual construction began. As part of the planning process, a traffic impact study was developed to estimate the new vehicular trips that would be added to the roadway due to the development. The impact of these additional trips and the roadway improvements necessary to accommodate the traffic were also identified. Currently, the construction on the site is once again being discussed using the same development plan as was developed originally.

The attached Figure 1 summarizes the peak hour volumes which were originally counted in 2006, and counted again in 2016. As one can see, there has been no increase in traffic over the past decade. In fact, most of the counts show a decrease in traffic volumes. This is difficult to comprehend, as typically one would expect some increase. However, Shafer, Kline & Warren (SKW) has also reviewed historical traffic volume maps that are published by KDOT and in comparing the daily volume on U.S. 169, north of Spring Hill, the maps show a daily volume of 18,000 in 2006, and 16,700 in 2016. Thus, the results of the peak hour counts collected by SKW correlate to the trend shown in the annual KDOT traffic count maps.

In summary, the traffic volumes on all three roadways that were counted, U.S. 169, 183rd Street, and 191st Street are at or below the 2006 volumes used in the original traffic study. Since the planned development is identical to that proposed in 2006, the findings of the original traffic study should still be applicable to the proposed development. We do not see a benefit, unless the type or scope of development is changed significantly, to perform an update to the traffic study.

Sincerely yours,

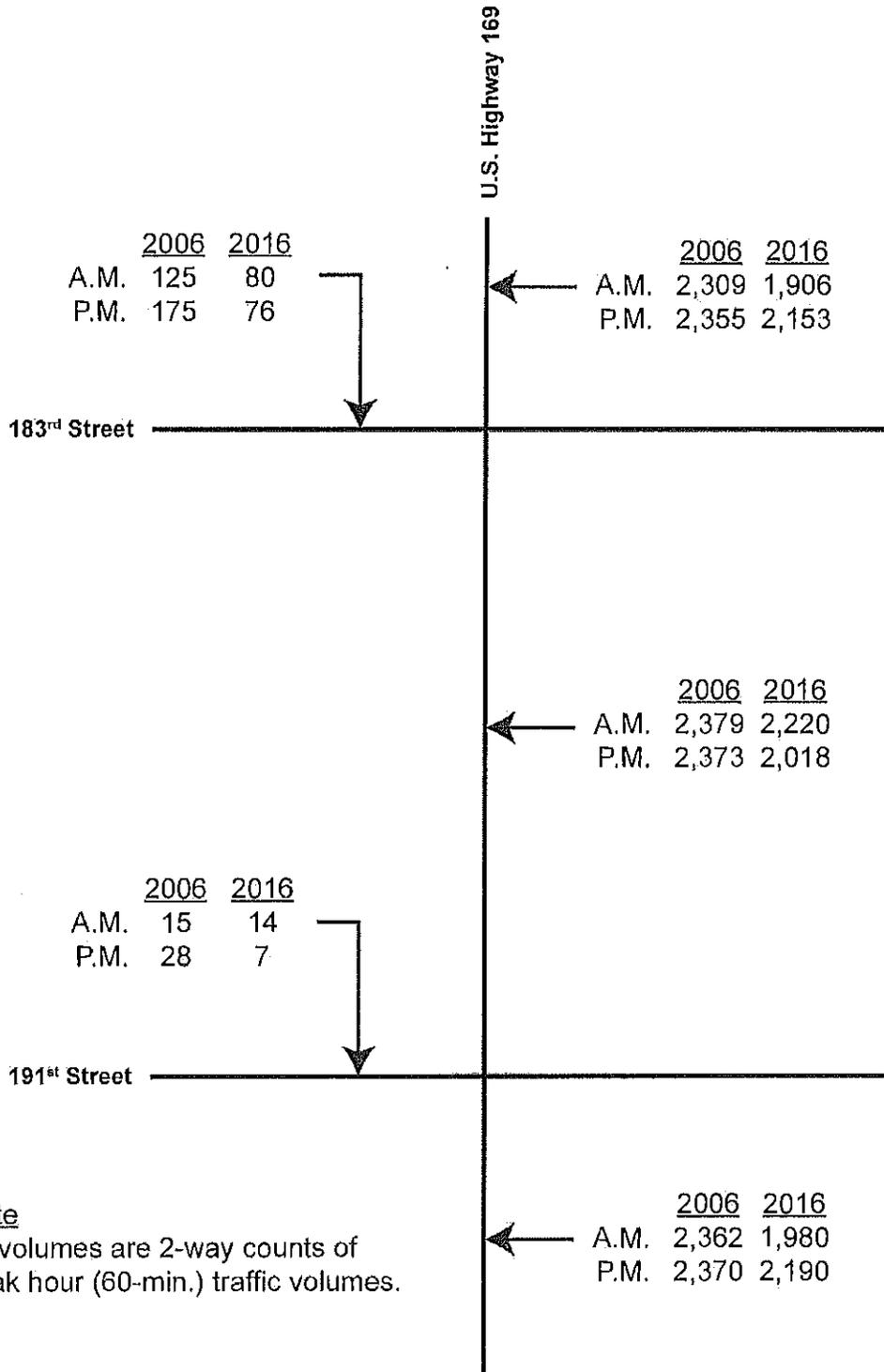
SHAFER, KLINE & WARREN, INC.


By: Ronald D. Petering, P.E., PTOE
President & CEO

tkd\\Le-server\Clients\GenCorrs\rdpC-31.docx

cc: Bradley Vince - PV Investments, LLC
Todd Lipschutz - Dayton Creek

Enclosure



Note
All volumes are 2-way counts of peak hour (60-min.) traffic volumes.



Dayton Creek - Spring Hill, KS
**PEAK HOUR TRAFFIC
VOLUMES COMPARISON**

Shafer, Kline & Warren Inc.
 11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

File Name : US 169 and 183rd Street
 Site Code : 00104358
 Start Date : 1/14/2016
 Page No : 1

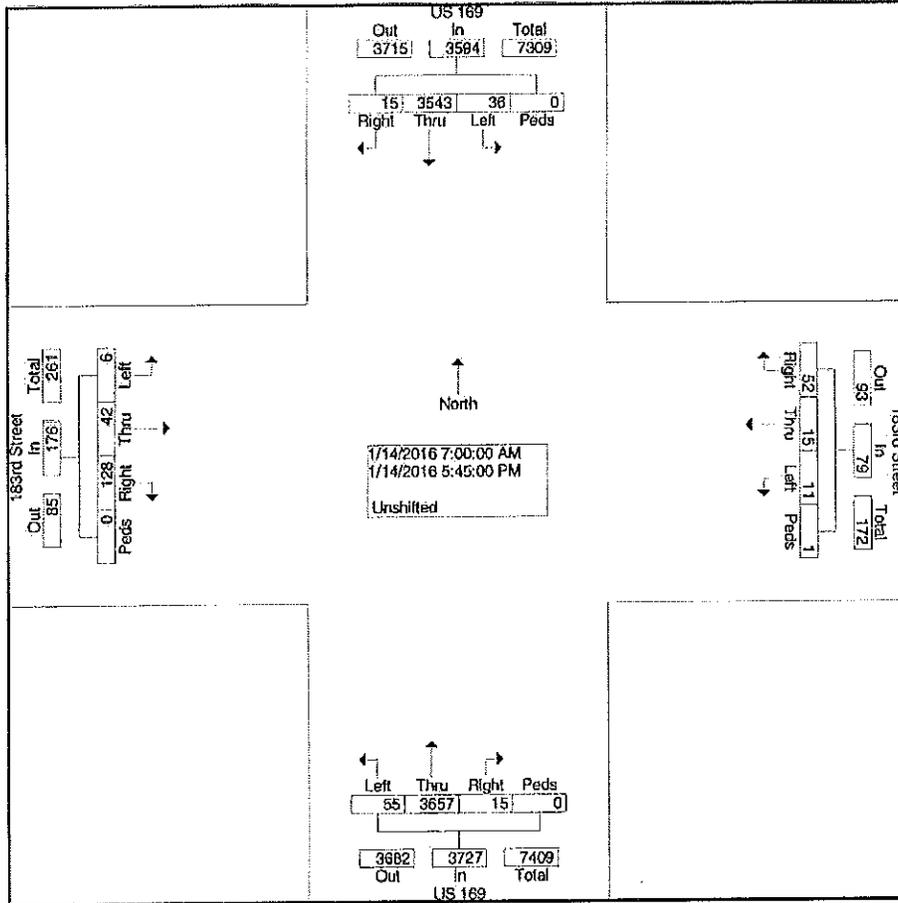
Dayton Creek Development
 Spring Hill, Kansas

Groups Printed- Unshifted

| Start Time | US 169 From North | | | | | 183rd Street From East | | | | | US 169 From South | | | | | 183rd Street From West | | | | | Int. Total |
|-------------|-------------------|------|------|-------|------------|------------------------|------|------|-------|------------|-------------------|------|------|-------|------------|------------------------|------|------|-------|------------|------------|
| | Righ t | Thru | Left | Ped s | App. Total | Righ t | Thru | Left | Ped s | App. Total | Righ t | Thru | Left | Ped s | App. Total | Righ t | Thru | Left | Ped s | App. Total | |
| Factor | 1.0 | 1.0 | 1.0 | 1.0 | | 1.0 | 1.0 | 1.0 | 1.0 | | 1.0 | 1.0 | 1.0 | 1.0 | | 1.0 | 1.0 | 1.0 | 1.0 | | |
| 07:00 AM | 1 | 69 | 0 | 0 | 70 | 6 | 0 | 0 | 0 | 6 | 0 | 312 | 5 | 0 | 317 | 8 | 2 | 1 | 0 | 11 | 404 |
| 07:15 AM | 0 | 122 | 1 | 0 | 123 | 3 | 0 | 2 | 0 | 5 | 2 | 381 | 1 | 0 | 384 | 11 | 6 | 1 | 0 | 18 | 530 |
| 07:30 AM | 0 | 145 | 1 | 0 | 146 | 7 | 1 | 1 | 1 | 10 | 3 | 400 | 1 | 0 | 404 | 22 | 10 | 0 | 0 | 32 | 592 |
| 07:45 AM | 0 | 109 | 1 | 0 | 110 | 9 | 1 | 0 | 0 | 10 | 0 | 323 | 3 | 0 | 326 | 7 | 5 | 3 | 0 | 15 | 461 |
| Total | 1 | 445 | 3 | 0 | 449 | 25 | 2 | 3 | 1 | 31 | 5 | 1416 | 10 | 0 | 1431 | 48 | 23 | 5 | 0 | 76 | 1987 |
| 08:00 AM | 0 | 119 | 2 | 0 | 121 | 3 | 1 | 1 | 0 | 5 | 2 | 276 | 2 | 0 | 280 | 3 | 2 | 0 | 0 | 5 | 411 |
| 08:15 AM | 2 | 122 | 0 | 0 | 124 | 2 | 1 | 0 | 0 | 3 | 1 | 241 | 0 | 0 | 242 | 2 | 0 | 1 | 0 | 3 | 372 |
| 08:30 AM | 0 | 102 | 1 | 0 | 103 | 6 | 0 | 1 | 0 | 7 | 1 | 206 | 2 | 0 | 209 | 4 | 2 | 0 | 0 | 6 | 325 |
| 08:45 AM | 0 | 97 | 1 | 0 | 98 | 2 | 0 | 0 | 0 | 2 | 1 | 177 | 1 | 0 | 179 | 3 | 2 | 0 | 0 | 5 | 284 |
| Total | 2 | 440 | 4 | 0 | 446 | 13 | 2 | 2 | 0 | 17 | 5 | 900 | 5 | 0 | 910 | 12 | 6 | 1 | 0 | 19 | 1392 |
| 04:00 PM | 1 | 351 | 4 | 0 | 356 | 2 | 0 | 1 | 0 | 3 | 0 | 158 | 6 | 0 | 164 | 12 | 2 | 0 | 0 | 14 | 537 |
| 04:15 PM | 2 | 301 | 3 | 0 | 308 | 3 | 0 | 0 | 0 | 3 | 1 | 171 | 6 | 0 | 178 | 5 | 0 | 0 | 0 | 5 | 492 |
| 04:30 PM | 2 | 366 | 1 | 0 | 369 | 1 | 1 | 0 | 0 | 2 | 0 | 198 | 3 | 0 | 201 | 5 | 2 | 0 | 0 | 7 | 579 |
| 04:45 PM | 0 | 352 | 4 | 0 | 356 | 2 | 1 | 1 | 0 | 4 | 1 | 167 | 4 | 0 | 172 | 6 | 1 | 0 | 0 | 7 | 539 |
| Total | 5 | 1370 | 12 | 0 | 1387 | 8 | 2 | 2 | 0 | 12 | 2 | 694 | 19 | 0 | 715 | 28 | 5 | 0 | 0 | 33 | 2147 |
| 05:00 PM | 2 | 358 | 3 | 0 | 363 | 2 | 5 | 1 | 0 | 8 | 0 | 185 | 7 | 0 | 192 | 12 | 1 | 0 | 0 | 13 | 576 |
| 05:15 PM | 1 | 345 | 7 | 0 | 353 | 2 | 0 | 1 | 0 | 3 | 0 | 155 | 7 | 0 | 162 | 12 | 4 | 0 | 0 | 16 | 534 |
| 05:30 PM | 3 | 315 | 3 | 0 | 321 | 2 | 1 | 0 | 0 | 3 | 1 | 167 | 6 | 0 | 174 | 9 | 0 | 0 | 0 | 9 | 507 |
| 05:45 PM | 1 | 270 | 4 | 0 | 275 | 0 | 3 | 2 | 0 | 5 | 2 | 140 | 1 | 0 | 143 | 7 | 3 | 0 | 0 | 10 | 433 |
| Total | 7 | 1288 | 17 | 0 | 1312 | 6 | 9 | 4 | 0 | 19 | 3 | 647 | 21 | 0 | 671 | 40 | 8 | 0 | 0 | 48 | 2050 |
| Grand Total | 15 | 3543 | 36 | 0 | 3594 | 52 | 15 | 11 | 1 | 79 | 15 | 3657 | 55 | 0 | 3727 | 128 | 42 | 6 | 0 | 176 | 7576 |
| Apprch % | 0.4 | 98.6 | 1.0 | 0.0 | | 65.8 | 19.0 | 13.9 | 1.3 | | 0.4 | 98.1 | 1.5 | 0.0 | | 72.7 | 23.9 | 3.4 | 0.0 | | |
| Total % | 0.2 | 46.8 | 0.5 | 0.0 | 47.4 | 0.7 | 0.2 | 0.1 | 0.0 | 1.0 | 0.2 | 48.3 | 0.7 | 0.0 | 49.2 | 1.7 | 0.6 | 0.1 | 0.0 | 2.3 | |

Shafer, Kline & Warren Inc.
 11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

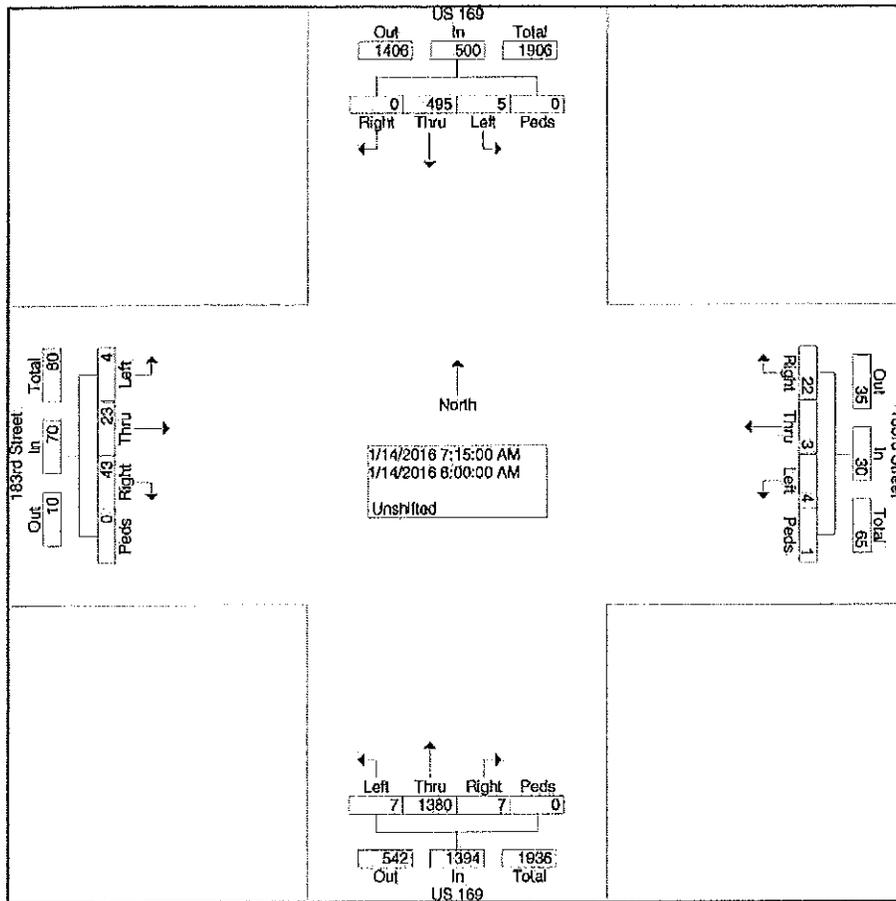
File Name : US 169 and 183rd Street
 Site Code : 00104358
 Start Date : 1/14/2016
 Page No : 2



Shafer, Kline & Warren Inc.
 11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

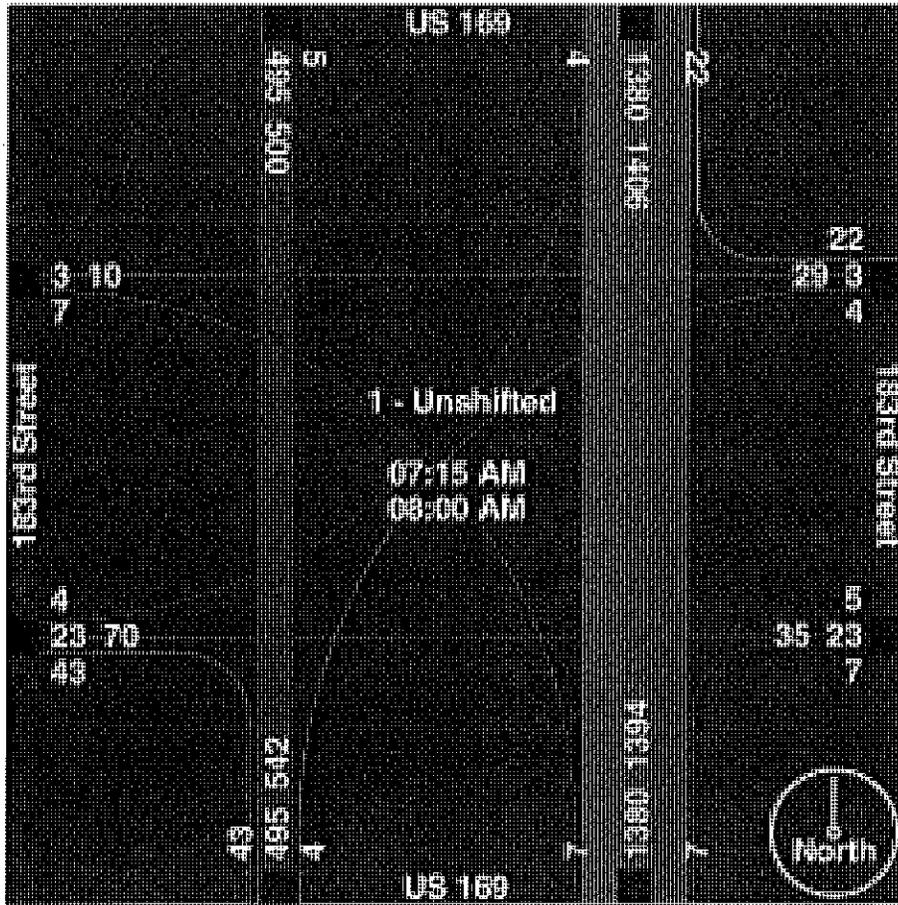
File Name : US 169 and 183rd Street
 Site Code : 00104358
 Start Date : 1/14/2016
 Page No : 4

| Start Time | US 169 From North | | | | | 183rd Street From East | | | | | US 169 From South | | | | | 183rd Street From West | | | | | Int. Total |
|---|-------------------|------|------|------|------------|------------------------|------|------|------|------------|-------------------|------|------|------|------------|------------------------|------|------|------|------------|------------|
| | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | |
| Peak Hour From 07:00 AM to 11:45 AM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Intersection 07:15 AM | | | | | | | | | | | | | | | | | | | | | |
| Volume | 0 | 495 | 5 | 0 | 500 | 22 | 3 | 4 | 1 | 30 | 7 | 1380 | 7 | 0 | 1394 | 43 | 23 | 4 | 0 | 70 | 1994 |
| Percent | 0.0 | 99.0 | 1.0 | 0.0 | | 73.3 | 10.0 | 13.3 | 3.3 | | 0.5 | 99.0 | 0.5 | 0.0 | | 61.4 | 32.9 | 5.7 | 0.0 | | |
| Volume Peak Factor | 0 | 145 | 1 | 0 | 146 | 7 | 1 | 1 | 1 | 10 | 3 | 400 | 1 | 0 | 404 | 22 | 10 | 0 | 0 | 32 | 0.842 |
| High Int. | 07:30 AM | | | | | 07:30 AM | | | | | 07:30 AM | | | | | 07:30 AM | | | | | |
| Volume Peak Factor | 0 | 145 | 1 | 0 | 146 | 7 | 1 | 1 | 1 | 10 | 3 | 400 | 1 | 0 | 404 | 22 | 10 | 0 | 0 | 32 | 0.856 |
| | | | | | | | | | | | | | | | | | | | | | |



Shafer, Kline & Warren Inc.
11250 Corporate Avenue
Lenexa, Kansas 66219
(913) 888-7800

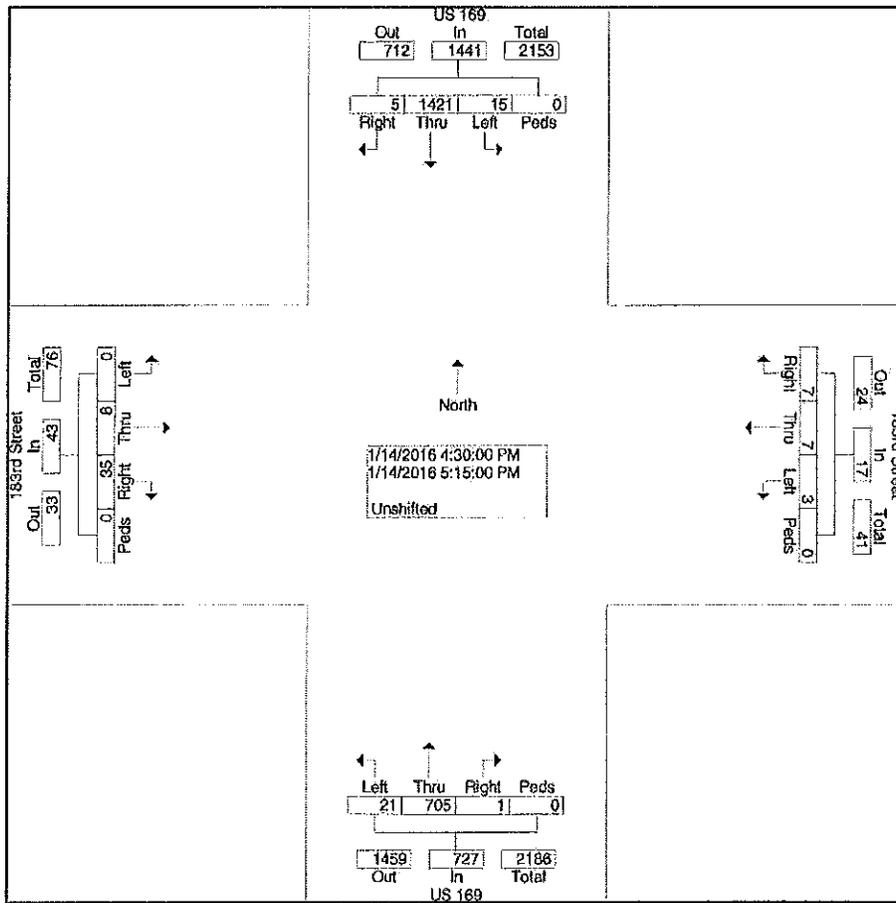
File Name : US 169 and 183rd Street
Site Code : 00104358
Start Date : 1/14/2016
Page No : 5



Shafer, Kline & Warren Inc.
 11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

File Name : US 169 and 183rd Stree
 Site Code : 00104358
 Start Date : 1/14/2016
 Page No : 6

| Start Time | US 169 From North | | | | | 183rd Street From East | | | | | US 169 From South | | | | | 183rd Street From West | | | | | Int. Total |
|---|-------------------|------|------|------|------------|------------------------|------|------|------|------------|-------------------|------|------|------|------------|------------------------|------|------|------|------------|------------|
| | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | |
| Peak Hour From 12:00 PM to 05:45 PM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Intersection 04:30 PM | | | | | | | | | | | | | | | | | | | | | |
| Volume | 5 | 142 | 15 | 0 | 1441 | 7 | 7 | 3 | 0 | 17 | 1 | 705 | 21 | 0 | 727 | 35 | 8 | 0 | 0 | 43 | 2228 |
| Percent | 0.3 | 98.6 | 1.0 | 0.0 | | 41.2 | 41.2 | 17.6 | 0.0 | | 0.1 | 97.0 | 2.9 | 0.0 | | 81.4 | 18.6 | 0.0 | 0.0 | | |
| 04:30 Volume | 2 | 366 | 1 | 0 | 369 | 1 | 1 | 0 | 0 | 2 | 0 | 198 | 3 | 0 | 201 | 5 | 2 | 0 | 0 | 7 | 579 |
| Peak Factor: | 0.976 | | | | | 0.531 | | | | | 0.904 | | | | | 0.672 | | | | | |
| High Int. Volume | 04:30 PM | | | | | 05:00 PM | | | | | 04:30 PM | | | | | 05:15 PM | | | | | |
| Peak Factor | 0.976 | | | | | 0.531 | | | | | 0.904 | | | | | 0.672 | | | | | |



Shafer, Kline & Warren Inc.
 11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

File Name : us 169 and 191st street
 Site Code : 00104358
 Start Date : 1/13/2016
 Page No : 1

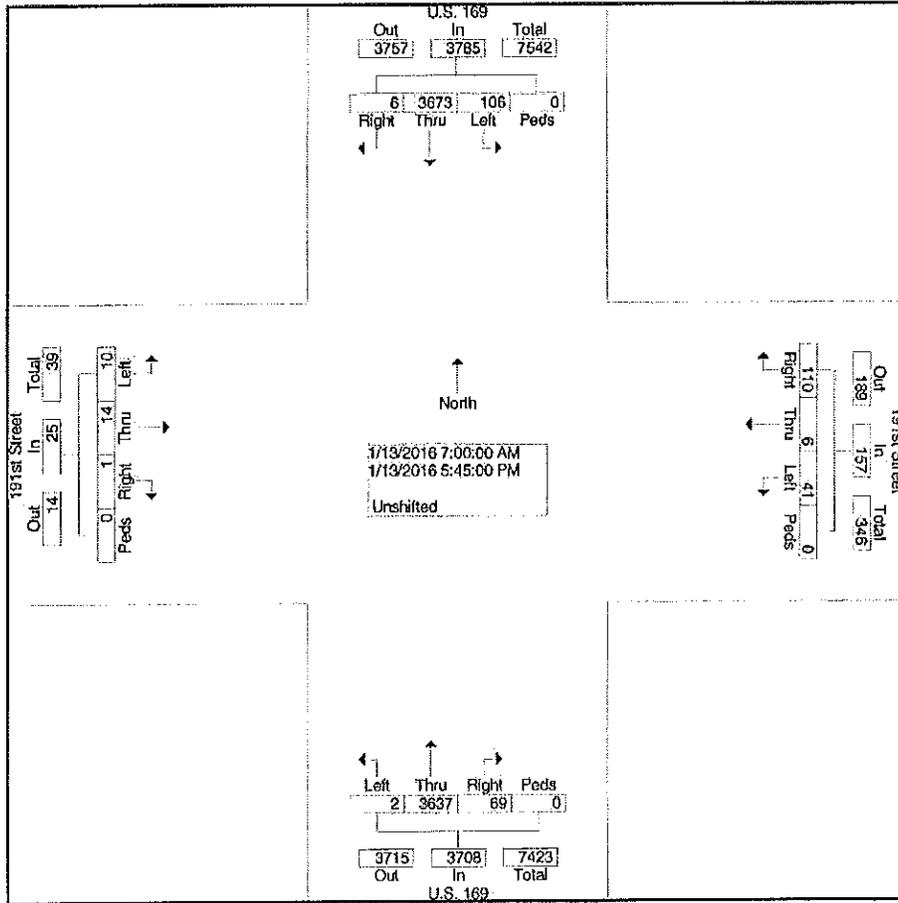
Dayton Creek Development
 Spring Hill, Kansas

Groups Printed- Unshifted

| Start Time | U.S. 169 From North | | | | | 191st Street From East | | | | | U.S. 169 From South | | | | | 191st Street From West | | | | | Int. Total |
|-------------|---------------------|------|------|-------|------------|------------------------|------|------|-------|------------|---------------------|------|------|-------|------------|------------------------|------|------|-------|------------|------------|
| | Righ t | Thru | Left | Ped s | App. Total | Righ t | Thru | Left | Ped s | App. Total | Righ t | Thru | Left | Ped s | App. Total | Righ t | Thru | Left | Ped s | App. Total | |
| Factor | 1.0 | 1.0 | 1.0 | 1.0 | | 1.0 | 1.0 | 1.0 | 1.0 | | 1.0 | 1.0 | 1.0 | 1.0 | | 1.0 | 1.0 | 1.0 | 1.0 | | |
| 07:00 AM | 0 | 88 | 6 | 0 | 94 | 5 | 0 | 1 | 0 | 6 | 6 | 322 | 0 | 0 | 328 | 0 | 1 | 0 | 0 | 1 | 429 |
| 07:15 AM | 1 | 123 | 9 | 0 | 133 | 6 | 0 | 0 | 0 | 6 | 12 | 410 | 0 | 0 | 422 | 0 | 1 | 1 | 0 | 2 | 563 |
| 07:30 AM | 0 | 138 | 16 | 0 | 154 | 10 | 0 | 0 | 0 | 10 | 9 | 406 | 0 | 0 | 415 | 0 | 4 | 2 | 0 | 6 | 585 |
| 07:45 AM | 0 | 130 | 8 | 0 | 138 | 20 | 1 | 5 | 0 | 26 | 13 | 317 | 0 | 0 | 330 | 0 | 3 | 0 | 0 | 3 | 497 |
| Total | 1 | 479 | 39 | 0 | 519 | 41 | 1 | 6 | 0 | 48 | 40 | 1455 | 0 | 0 | 1495 | 0 | 9 | 3 | 0 | 12 | 2074 |
| 08:00 AM | 1 | 101 | 2 | 0 | 104 | 9 | 1 | 2 | 0 | 12 | 4 | 268 | 0 | 0 | 272 | 0 | 0 | 0 | 0 | 0 | 388 |
| 08:15 AM | 0 | 130 | 3 | 0 | 133 | 4 | 0 | 0 | 0 | 4 | 4 | 245 | 0 | 0 | 249 | 0 | 0 | 0 | 0 | 0 | 386 |
| 08:30 AM | 0 | 103 | 5 | 0 | 108 | 4 | 0 | 1 | 0 | 5 | 2 | 182 | 0 | 0 | 184 | 0 | 0 | 3 | 0 | 3 | 300 |
| 08:45 AM | 0 | 103 | 6 | 0 | 109 | 1 | 0 | 0 | 0 | 1 | 2 | 162 | 0 | 0 | 164 | 0 | 0 | 2 | 0 | 2 | 276 |
| Total | 1 | 437 | 16 | 0 | 454 | 18 | 1 | 3 | 0 | 22 | 12 | 857 | 0 | 0 | 869 | 0 | 0 | 5 | 0 | 5 | 1350 |
| 04:00 PM | 2 | 337 | 6 | 0 | 345 | 8 | 0 | 5 | 0 | 13 | 3 | 161 | 1 | 0 | 165 | 0 | 1 | 1 | 0 | 2 | 525 |
| 04:15 PM | 1 | 324 | 6 | 0 | 331 | 7 | 3 | 3 | 0 | 13 | 1 | 156 | 0 | 0 | 157 | 0 | 0 | 0 | 0 | 0 | 501 |
| 04:30 PM | 0 | 324 | 2 | 0 | 326 | 5 | 0 | 3 | 0 | 8 | 2 | 152 | 1 | 0 | 155 | 1 | 0 | 0 | 0 | 1 | 490 |
| 04:45 PM | 0 | 341 | 5 | 0 | 346 | 2 | 0 | 9 | 0 | 11 | 2 | 181 | 0 | 0 | 183 | 0 | 1 | 0 | 0 | 1 | 541 |
| Total | 3 | 1326 | 19 | 0 | 1348 | 22 | 3 | 20 | 0 | 45 | 8 | 650 | 2 | 0 | 660 | 1 | 2 | 1 | 0 | 4 | 2057 |
| 05:00 PM | 1 | 367 | 8 | 0 | 376 | 4 | 0 | 4 | 0 | 8 | 4 | 203 | 0 | 0 | 207 | 0 | 1 | 0 | 0 | 1 | 592 |
| 05:15 PM | 0 | 411 | 11 | 0 | 422 | 7 | 1 | 2 | 0 | 10 | 4 | 167 | 0 | 0 | 171 | 0 | 1 | 0 | 0 | 1 | 604 |
| 05:30 PM | 0 | 335 | 7 | 0 | 342 | 14 | 0 | 5 | 0 | 19 | 0 | 155 | 0 | 0 | 155 | 0 | 1 | 1 | 0 | 2 | 518 |
| 05:45 PM | 0 | 318 | 6 | 0 | 324 | 4 | 0 | 1 | 0 | 5 | 1 | 150 | 0 | 0 | 151 | 0 | 0 | 0 | 0 | 0 | 480 |
| Total | 1 | 1431 | 32 | 0 | 1464 | 29 | 1 | 12 | 0 | 42 | 9 | 675 | 0 | 0 | 684 | 0 | 3 | 1 | 0 | 4 | 2194 |
| Grand Total | 6 | 3673 | 108 | 0 | 3785 | 110 | 6 | 41 | 0 | 157 | 69 | 3637 | 2 | 0 | 3708 | 1 | 14 | 10 | 0 | 25 | 7675 |
| Apprch % | 0.2 | 97.0 | 2.8 | 0.0 | | 70.1 | 3.8 | 26.1 | 0.0 | | 1.9 | 98.1 | 0.1 | 0.0 | | 4.0 | 56.0 | 40.0 | 0.0 | | |
| Total % | 0.1 | 47.9 | 1.4 | 0.0 | 49.3 | 1.4 | 0.1 | 0.5 | 0.0 | 2.0 | 0.9 | 47.4 | 0.0 | 0.0 | 48.3 | 0.0 | 0.2 | 0.1 | 0.0 | 0.3 | |

Shafer, Kline & Warren Inc.
 11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

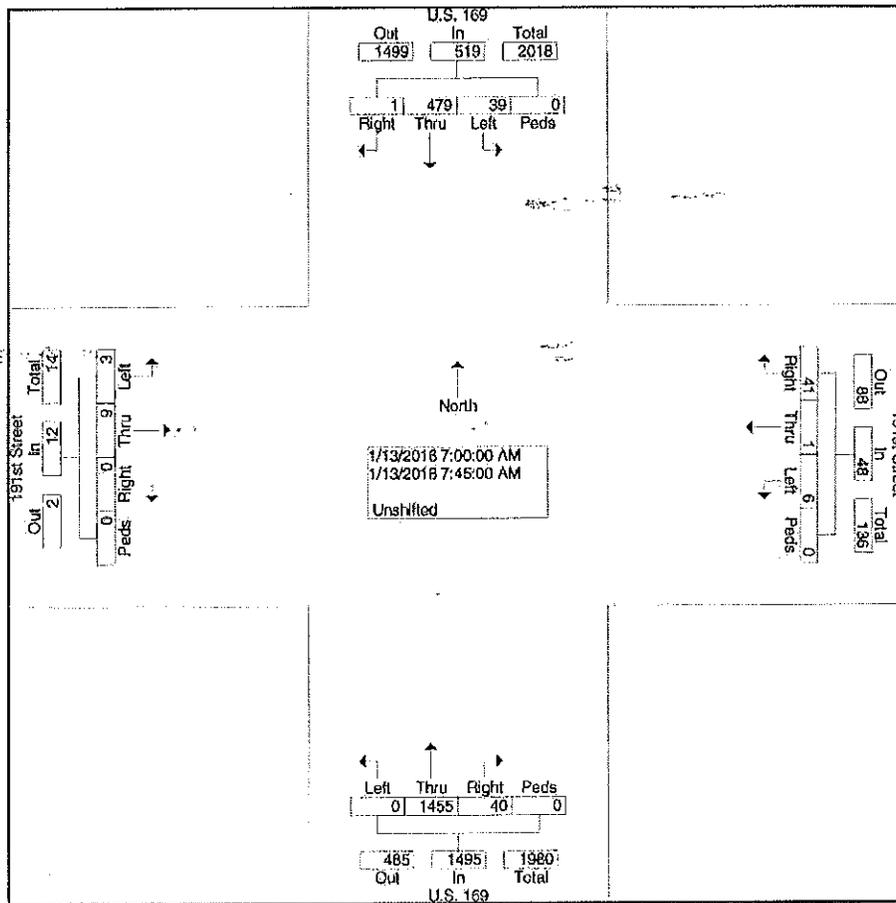
File Name : us 169 and 191st street
 Site Code : 00104358
 Start Date : 1/13/2016
 Page No : 2



Shafer, Kline & Warren Inc.
 11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

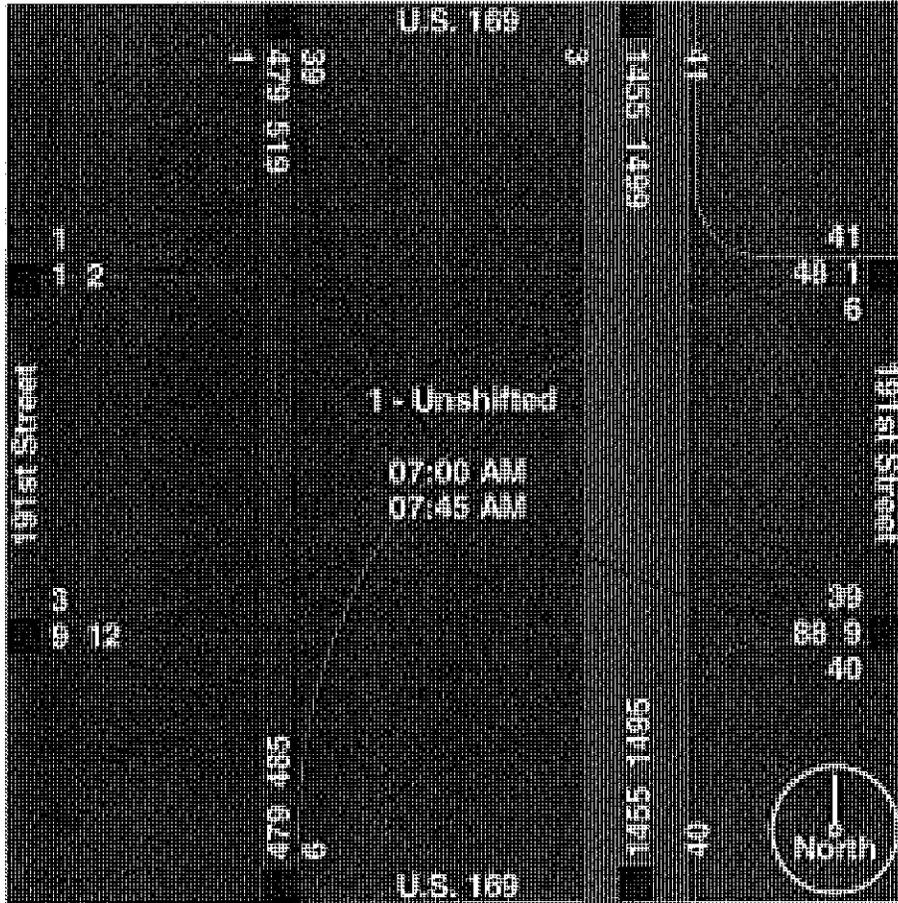
File Name : us 169 and 191st street
 Site Code : 00104358
 Start Date : 1/13/2016
 Page No : 4

| Start Time | U.S. 169 From North | | | | | 191st Street From East | | | | | U.S. 169 From South | | | | | 191st Street From West | | | | | Int. Total |
|---|---------------------|------|------|------|------------|------------------------|------|------|------|------------|---------------------|------|------|------|------------|------------------------|------|------|------|------------|------------|
| | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | |
| Peak Hour From 07:00 AM to 11:45 AM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Intersection 07:00 AM | | | | | | | | | | | | | | | | | | | | | |
| Volume | 1 | 479 | 39 | 0 | 519 | 41 | 1 | 6 | 0 | 48 | 40 | 145 | 0 | 0 | 1495 | 0 | 9 | 3 | 0 | 12 | 2074 |
| Percent | 0.2 | 92.3 | 7.5 | 0.0 | | 85.4 | 2.1 | 12.5 | 0.0 | | 2.7 | 97.3 | 0.0 | 0.0 | | 0.0 | 75.0 | 25.0 | 0.0 | | |
| Volume | 0 | 138 | 18 | 0 | 154 | 10 | 0 | 0 | 0 | 10 | 9 | 408 | 0 | 0 | 415 | 0 | 4 | 2 | 0 | 6 | 585 |
| Peak Factor | | | | | | | | | | | | | | | 0.886 | | | | | | 0.886 |
| High Int. | 07:30 AM | | | | | 07:45 AM | | | | | 07:15 AM | | | | | 07:30 AM | | | | | |
| Volume | 0 | 138 | 16 | 0 | 154 | 20 | 1 | 5 | 0 | 26 | 12 | 410 | 0 | 0 | 422 | 0 | 4 | 2 | 0 | 6 | |
| Peak Factor | | | | | 0.843 | | | | | 0.462 | | | | | 0.886 | | | | | 0.500 | |

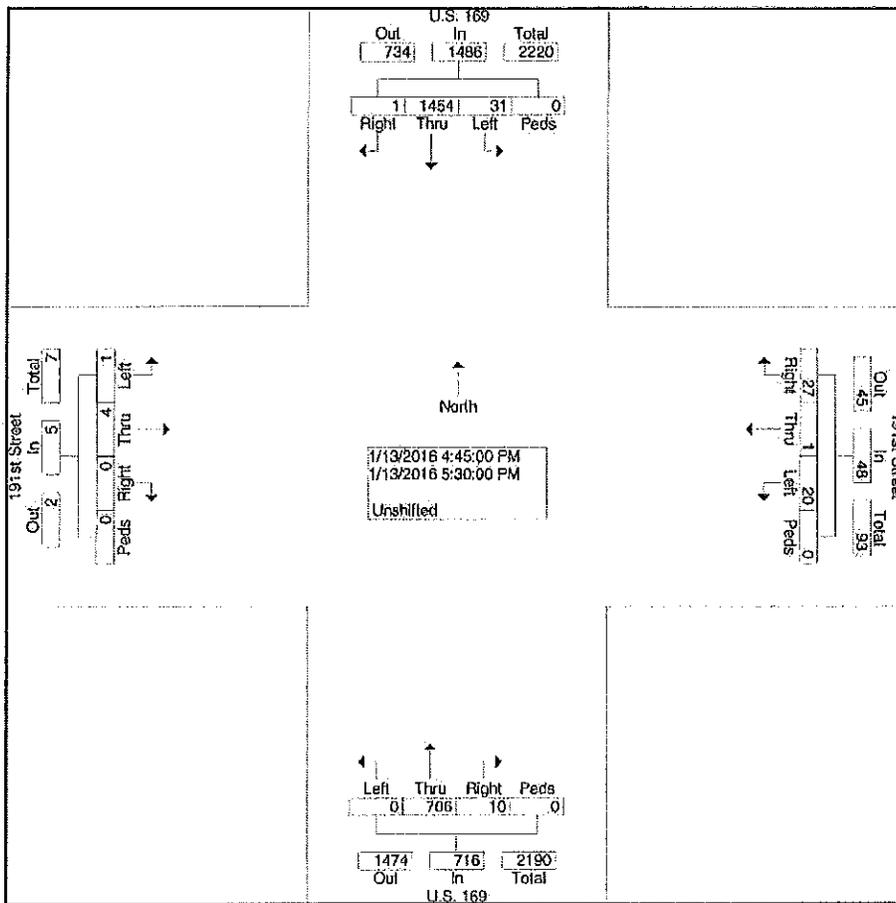


Shafer, Kline & Warren Inc.
11250 Corporate Avenue
Lenexa, Kansas 66219
(913) 888-7800

File Name : us 169 and 191st street
Site Code : 00104358
Start Date : 1/13/2016
Page No : 5

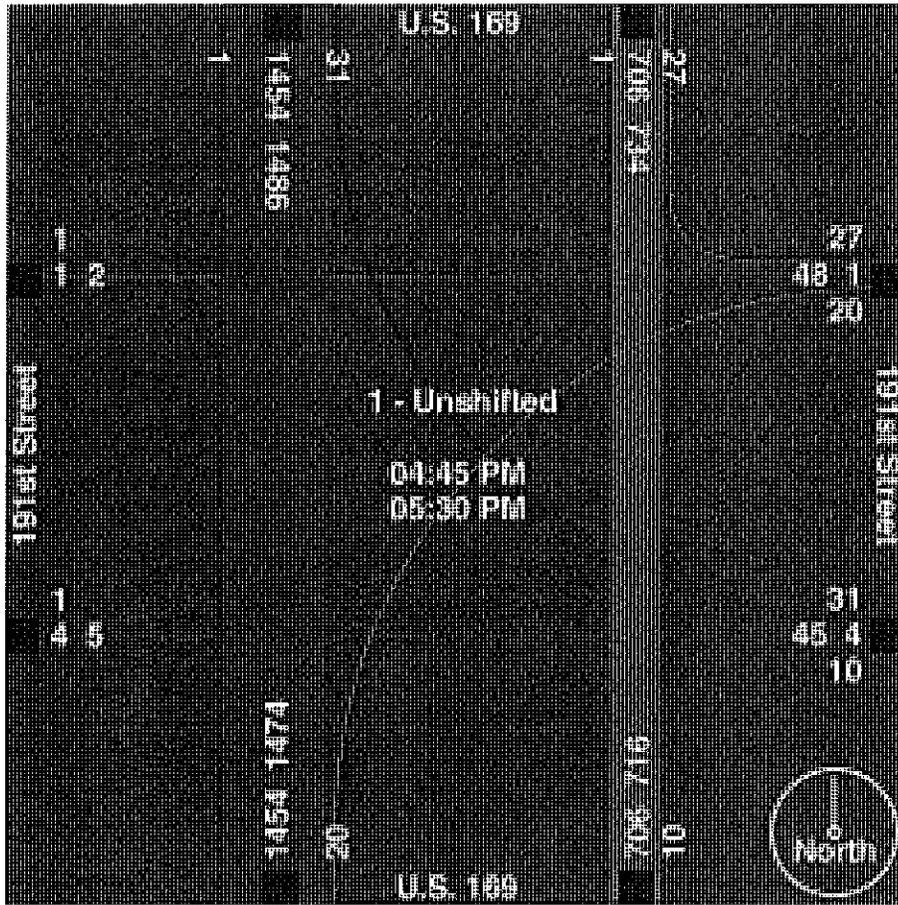


| Start Time | U.S. 169 From North | | | | | 191st Street From East | | | | | U.S. 169 From South | | | | | 191st Street From West | | | | | Int. Total |
|---|---------------------|------|------|------|------------|------------------------|------|------|------|------------|---------------------|------|------|------|------------|------------------------|------|------|------|------------|------------|
| | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | Right | Thru | Left | Peds | App. Total | |
| Peak Hour From 12:00 PM to 05:45 PM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Intersection | 04:45 PM | | | | | | | | | | | | | | | | | | | | |
| Volume | 1 | 1454 | 31 | 0 | 1486 | 27 | 1 | 20 | 0 | 48 | 10 | 706 | 0 | 0 | 716 | 0 | 4 | 1 | 0 | 5 | 2255 |
| Percent | 0.1 | 97.8 | 2.1 | 0.0 | | 56.3 | 2.1 | 41.7 | 0.0 | | 1.4 | 98.6 | 0.0 | 0.0 | | 0.0 | 80.0 | 20.0 | 0.0 | | |
| 05:15 Volume | 0 | 411 | 11 | 0 | 422 | 7 | 1 | 2 | 0 | 10 | 4 | 167 | 0 | 0 | 171 | 0 | 1 | 0 | 0 | 1 | 604 |
| Peak Factor | 0.933 | | | | | | | | | | | | | | | | | | | | |
| High Int. Volume | 05:15 PM | | | | | 05:30 PM | | | | | 05:00 PM | | | | | 05:30 PM | | | | | |
| Peak Factor | 0 | 411 | 11 | 0 | 422 | 14 | 0 | 5 | 0 | 19 | 4 | 203 | 0 | 0 | 207 | 0 | 1 | 1 | 0 | 2 | |
| | 0.880 | | | | | 0.632 | | | | | 0.865 | | | | | 0.625 | | | | | |



Shafer, Kline & Warren Inc.
11250 Corporate Avenue
Lenexa, Kansas 66219
(913) 888-7800

File Name : us 169 and 191st street
Site Code : 00104358
Start Date : 1/13/2016
Page No : 7



DAYTON CREEK SAMPLE PRODUCT



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 6th 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 7th Plat contains 54 residential lots, 3 common area tracts, and street construction for 192nd Street, Mahaffie Street and 194th 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:

1. Separate drawings of profiles and cross section of streets, alleys 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-04-16, Estates of Wolf Creek 7th Plat.

Attachments: Final Plat
Preliminary Plat

ESTATES OF WOLF CREEK, 7TH PLAT

A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 23 EAST, IN THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS

DESCRIPTION

All that part of Northeast Quarter of Section 1, Township 15 South, Range 23 East, in the City of Spring Hill, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 1; thence S 88°49'31" W, along the South line of the Northeast Quarter of said Section 1 and along the South plot line of ESTATES OF WOLF CREEK, 5TH PLAT, a platted subdivision of land in the City of Spring Hill, Johnson County, Kansas, a distance of 733.32 feet to the Southwest plot corner of said ESTATES OF WOLF CREEK, 5TH PLAT; said point also being the point of beginning; thence continuing S 88°49'31" W, along the South line of the Northeast Quarter of Section 1, a distance of 861.09 feet; thence N 1°10'29" W, a distance of 56.25 feet; thence N 34°26'56" W, a distance of 139.07 feet; thence Southwesterly on a curve to the right, said curve having an initial tangent bearing of S 55°43'05" W and a radius of 305.00 feet, an arc distance of 21.72 feet; thence N 30°17'36" W, a distance of 168.78 feet; thence S 72°00'00" W, a distance of 57.13 feet; thence N 57°30'00" W, a distance of 42.50 feet; thence N 80°00'00" W, a distance of 29.47 feet; thence N 13°53'46" W, a distance of 143.82 feet; thence S 76°06'14" W, a distance of 20.51 feet; thence N 13°53'46" W, a distance of 50.00 feet; thence N 7°09'41" W, a distance of 125.08 feet; thence S 75°02'19" W, a distance of 75.37 feet; thence N 7°50'36" W, a distance of 125.29 feet; thence Westery on a curve to the right, said curve having an initial tangent bearing of S 82°19'24" W and a radius of 350.00 feet, an arc distance of 38.32 feet; thence N 2°05'00" W, a distance of 184.29 feet; thence S 85°53'36" W, a distance of 15.01 feet; thence N 2°05'00" W, a distance of 151.47 feet; thence N 21°54'00" W, a distance of 60.00 feet; thence Northeastery on a curve to the left, said curve having an initial tangent bearing of N 88°06'00" E and a radius of 870.00 feet, an arc distance of 162.94 feet; thence N 77°22'09" E, a distance of 742.34 feet; thence S 32°37'51" E, a distance of 295.00 feet; thence S 22°57'56" E, a distance of 204.56 feet; thence S 26°18'14" E, a distance of 41.50 feet; thence S 31°17'21" E, a distance of 219.05 feet to a point on the North plot line of ESTATES OF WOLF CREEK, 6TH PLAT, a platted subdivision of land in the City of Spring Hill, Johnson County, Kansas; thence along the North plot line of said ESTATES OF WOLF CREEK, 6TH PLAT, for the following three (3) courses; thence S 86°14'51" W, a distance of 209.35 feet; thence S 86°05'53" W, a distance of 50.67 feet; thence S 75°55'17" W, a distance of 123.39 feet to the Northwest plot corner of said ESTATES OF WOLF CREEK, 6TH PLAT; thence along the Westery plot line of said ESTATES OF WOLF CREEK, 6TH PLAT, for the following eight (8) courses; thence S 8°12'21" E, a distance of 66.11 feet; thence S 3°31'03" E, a distance of 29.54 feet; thence S 1°54'21" E, a distance of 75.02 feet; thence S 0°72'57" E, a distance of 87.14 feet; thence S 12°42'13" E, a distance of 80.48 feet; thence S 11°22'26" E, a distance of 75.35 feet; thence S 86°07'11" E, a distance of 30.91 feet; thence S 88°28'54" E, a distance of 50.61 feet; thence N 83°32'17" E, a distance of 85.29 feet to the Southeast plot corner of said ESTATES OF WOLF CREEK, 6TH PLAT, said point also being on the Westery plot line of said ESTATES OF WOLF CREEK, 6TH PLAT; thence along the Westery plot line of said ESTATES OF WOLF CREEK, 6TH PLAT, for the following three (3) courses; thence S 10°48'00" E, a distance of 165.35 feet; thence S 5°48'00" E, a distance of 80.39 feet; thence S 1°12'00" E, a distance of 73.32 feet to the point of beginning, containing 26.2615 acres, more or less, unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "ESTATES OF WOLF CREEK, 7TH PLAT."

DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits or cables heretofore installed thereon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby abrogate and agree to indemnify the City of Spring Hill, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Spring Hill, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Spring Hill, Kansas.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress or egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby dedicated to the City of Spring Hill, Kansas, or their assigns.

An easement is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the Estates of Wolf Creek Homes Association to enter upon, plant, replace, replant, mow, clip, trim, spray chemically treat, repair, and otherwise maintain, and to authorize any such maintenance, of any and all grass, trees, shrubs, plants, and other landscaping and all fences and monuments installed by the undersigned proprietor and by the Estates of Wolf Creek Homes Association upon, over, or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

Tracts "J", "K" & "L" as shown hereon are to be dedicated as landscape easement or "L/E" to be owned and maintained by the Estates of Wolf Creek Homes Association. This tract is intended to be used as private open space and common areas and may include landscaping, fencing, subdivision monuments, storm water detention and amenities.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Spring Hill, 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 assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

RESTRICTIONS

All lots, parcels and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Estates of Wolf Creek", which will be executed as a separate instrument and recorded in the Office of the Register of Deeds of Johnson County, Kansas, which shall hereby become a part of the dedication of this plat as though fully set forth herein.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his hand this _____ day of _____, 20____.

WOLF CREEK DEVELOPMENT, L.L.C., a Kansas Limited Liability Company, owner of all Lots and Tracts shown on this plat.

By: Robert P. Garver, Member

ACKNOWLEDGEMENT

STATE OF KANSAS)
 COUNTY OF _____) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Robert P. Garver, Member of Wolf Creek Development, L.L.C., a Kansas Limited Liability Company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

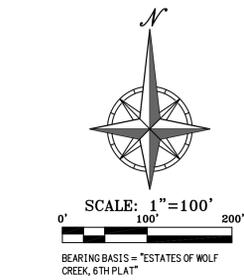
APPROVALS

Approved by the Planning Commission of the City of Spring Hill, Johnson County, Kansas, this _____ day of _____, 20____.

Planning Commission Chairman: Stephen Sly

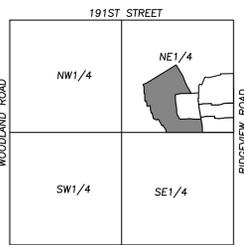
Approved by the Governing Body of the City of Spring Hill, Kansas, this _____ day of _____, 20____.

Mayor: Steven M. Ellis Attest: City Clerk: Glenda Gerrity



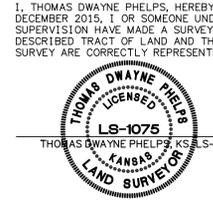
- LEGEND**
- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE
 - DENOTES FOUND 1/2" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE, UNLESS OTHERWISE NOTED
 - DENOTES FOUND MAG NAIL & SHINER
 - B.L. DENOTES BUILDING LINE
 - U/E DENOTES UTILITY EASEMENT

| PARCEL | AREA (S.F.) | AREA (AC.) | PARCEL | AREA (S.F.) | AREA (AC.) |
|--------|-------------|------------|---------|-------------|------------|
| 104 | 19307.50 | 0.4432 | 134 | 9044.91 | 0.2076 |
| 105 | 15182.36 | 0.3485 | 135 | 9049.08 | 0.2077 |
| 106 | 18009.77 | 0.4134 | 136 | 8627.56 | 0.1981 |
| 107 | 13789.25 | 0.3166 | 137 | 8485.97 | 0.1948 |
| 108 | 11315.32 | 0.2598 | 138 | 8797.49 | 0.2020 |
| 109 | 12392.20 | 0.2845 | 139 | 8707.11 | 0.1999 |
| 110 | 16654.44 | 0.3823 | 140 | 10941.02 | 0.2512 |
| 111 | 11228.07 | 0.2578 | 141 | 10331.02 | 0.2372 |
| 112 | 14997.12 | 0.3443 | 142 | 10395.06 | 0.2386 |
| 113 | 9996.00 | 0.2295 | 143 | 11031.99 | 0.2533 |
| 114 | 9928.61 | 0.2279 | 144 | 11182.04 | 0.2567 |
| 115 | 9042.30 | 0.2076 | 145 | 10795.36 | 0.2478 |
| 116 | 10128.13 | 0.2325 | 146 | 10419.42 | 0.2392 |
| 117 | 10265.10 | 0.2357 | 147 | 14215.65 | 0.3263 |
| 118 | 9000.21 | 0.2066 | 148 | 16853.39 | 0.3869 |
| 119 | 10200.00 | 0.2342 | 149 | 14406.57 | 0.3307 |
| 120 | 13343.49 | 0.3063 | 150 | 11864.64 | 0.2724 |
| 121 | 10596.33 | 0.2433 | 151 | 13279.33 | 0.3049 |
| 122 | 9000.00 | 0.2066 | 152 | 11952.40 | 0.2744 |
| 123 | 9788.67 | 0.2247 | 153 | 11921.63 | 0.2737 |
| 124 | 9839.32 | 0.2259 | 154 | 13854.21 | 0.3180 |
| 125 | 9530.42 | 0.2188 | 155 | 13102.65 | 0.3008 |
| 126 | 9452.44 | 0.2170 | 156 | 9107.59 | 0.2091 |
| 127 | 11557.19 | 0.2653 | 157 | 12219.24 | 0.2805 |
| 128 | 11180.24 | 0.2567 | PLAT 7 | 1143948.91 | 26.2615 |
| 129 | 9468.19 | 0.2174 | ROW | 206977.69 | 4.7516 |
| 130 | 9223.32 | 0.2117 | TRACT J | 20595.56 | 0.4728 |
| 131 | 9276.22 | 0.2130 | TRACT K | 299048.73 | 6.8652 |
| 132 | 9342.59 | 0.2145 | TRACT L | 4399.56 | 0.1010 |
| 133 | 9307.20 | 0.2137 | | | |



FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SPRING HILL, COMMUNITY NO. 200178, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0139 G, AND DATED AUGUST 3, 2009.



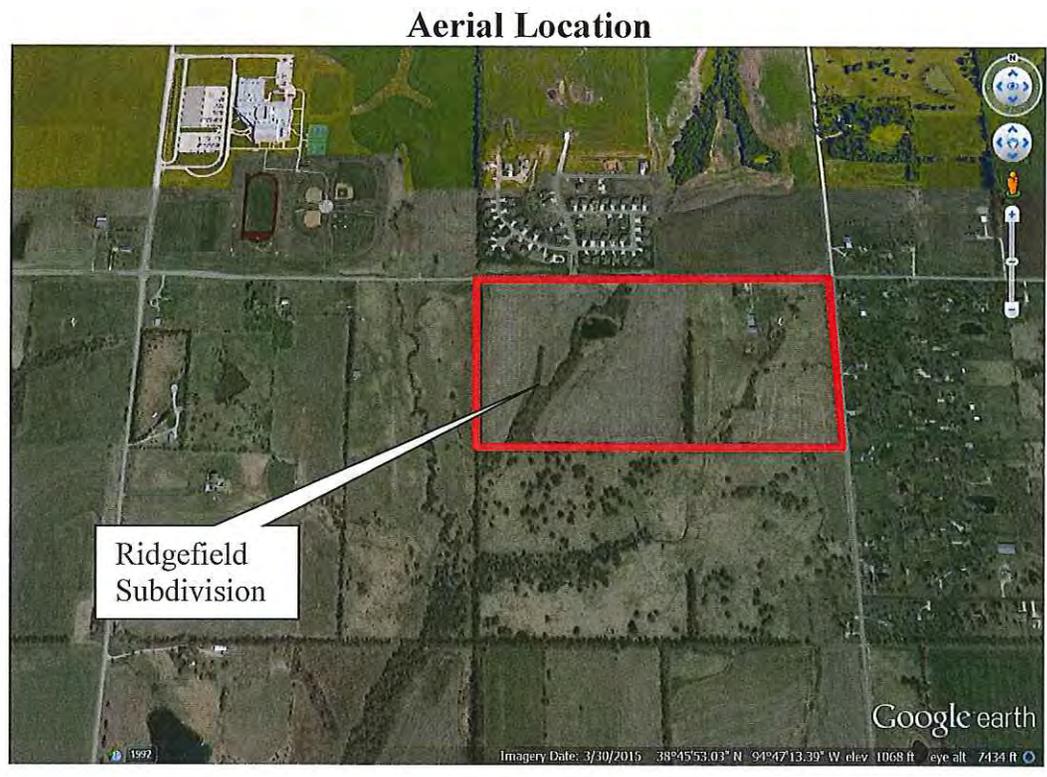
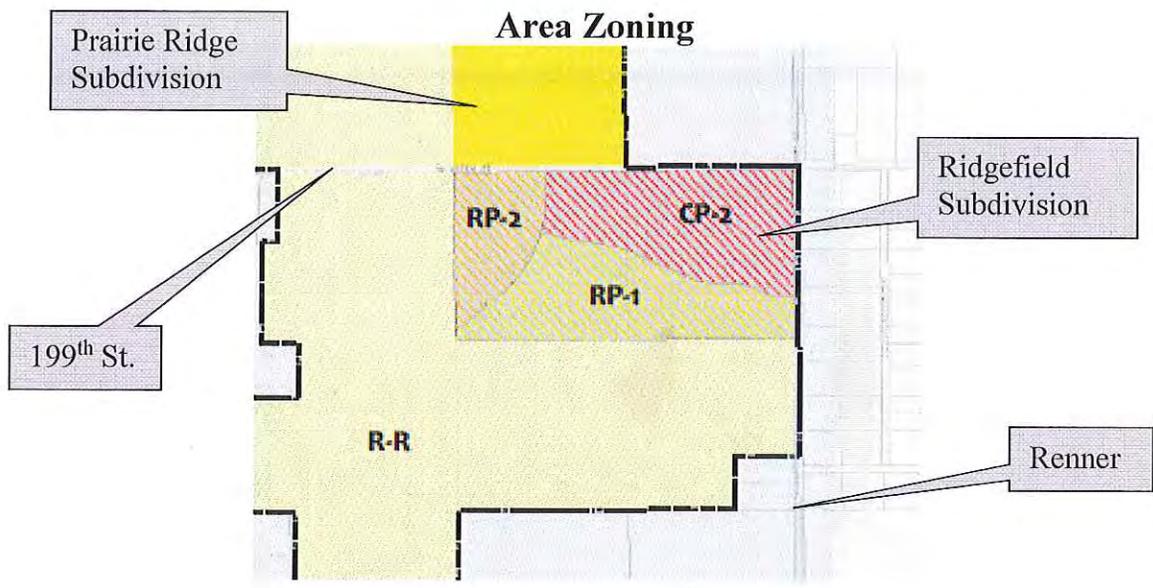
I, THOMAS DWAYNE PHELPS, HEREBY CERTIFY THAT IN DECEMBER 2015, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

PEI PHELPS ENGINEERING, INC.

1270 N. Winchester
 Olathe, Kansas 66061
 (913) 393-1155
 Fax (913) 393-1166

CERTIFICATE OF AUTHORIZATION
 KANSAS
 LAND SURVEYING - LS-82
 ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
 MISSOURI
 LAND SURVEYING - 200700128
 ENGINEERING - 200700528



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 199th 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 199th 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 199th 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 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 Remer 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 Ridgefield 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 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 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 Ridgefield 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

**SPRING HILL PLANNING COMMISSION
ZONING STAFF REPORT**

Case #: Z-8-06, Z-9-06, Z-10-06, PP-6-06 **Meeting Date:** December 7, 2006

Description: Proposed Rezoning from "RR" to "RP-1", "RP-2", and "CP-2"
Proposed Preliminary Plat

Location: South of 199th Street, west of Renner Road

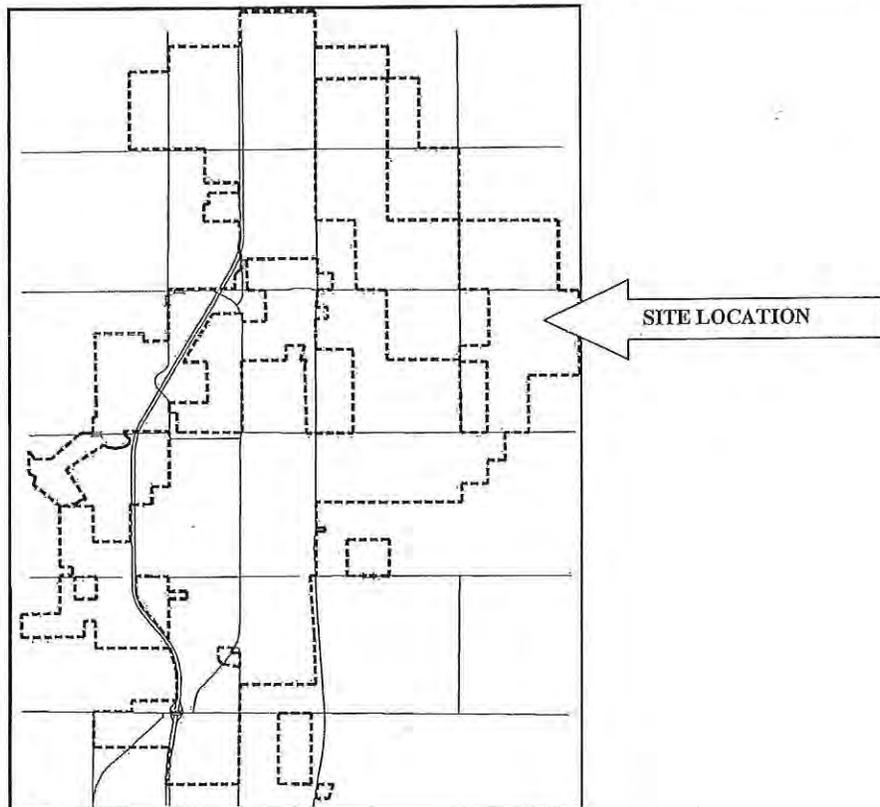
Applicant: Pete Opperman

Engineer: Phelps Engineering

Current Zoning: "R-R" **Proposed Zoning:** "RP-1", "RP-2", and "CP-2"

Site Area: 81.26 acres **Number of Lots:** 166 Residential Units

| | Current Zoning | Existing Land Use | Future Land Use Map |
|----------------------|--|-------------------|---------------------|
| Site: | "R-R" | Vacant | Residential |
| North: | "R-1"/"RUR" | Vacant | Residential |
| South: | "R-R" | Rural Residential | Residential |
| East: | "RUR" | Rural Residential | Not Available |
| West: | "RUR" | Vacant | Residential |
| Proposed Use: | Planned Residential and Commercial Subdivision | | |



BACKGROUND:

The applicant, Pete Opperman, has submitted a request for a rezoning of the property south of 199th Street and west of Renner Road from “R-R” Rural Residential to “RP-1” Planned Single-Family Residential; “RP-2” Planned Two-Family Residential; and “CP-2” Planned General Business. The legal descriptions and a map showing the proposed zoning districts are attached. The applicant is interested in rezoning the property for a subdivision with planned commercial and residential uses.

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. Neighborhood Character.** The surrounding neighborhood is rural and suburban residential, as shown on the aerial map, but includes a new High School to the northwest and a future single-family subdivision on the north side of 199th Street. This is a major change to the area and it will impact the neighborhood. The only way to make the proposed uses be compatible and minimize the impact with the surrounding neighborhood is with a planned district which dictates the buffering and building design.



2. **Adjacent Zoning.** Adjacent parcels are zoned for rural residential and single-family residential uses. The proposed planned district zoning for the site will reduce the impact of the development to make it more compatible with existing zoning.
3. **Suitability for Current Zoning.** The site has been used in a manner consistent with "R-R" Rural Residential. The rezonings will allow for single-family residential, two-family, and general business uses as designated by the Future Land Use Map of the Comprehensive Plan.
4. **Detrimental Effect of Zoning Change.** The existing neighborhood is currently used as rural residential which is a less intense land use than the proposed development. The proposed rezonings to planned zoning districts will allow the city to impose development and performance standards to minimize the impact that the proposed development will have on nearby properties through buffering and building design.
5. **Length of Time at Current Zoning.** The site has been zoned "R-R" Rural Residential since it has been recently annexed, and the length of time should not be a consideration for the rezoning.
6. **Public Gain Balanced by Landowner Hardship.** Public gain includes developing a property as a planned district which will require a public hearing if the applicant changes approved preliminary building designs, lot configurations, or the road system.
7. **Conformance with Comprehensive Plan.** The proposed rezoning would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as residential, mixed-use residential, and mixed-use commercial. However, staff recommends that the proposed two-story commercial buildings be built to allow residential uses in the second story and not just noted as potential residential on the plan. This would assure that the proposed neighborhood commercial area would be compatible with the mixed residential area shown on the Future Land Use Map. This residential use in the "CP-2" will require the applicant to apply for a Protective Overlay District when they are ready to construct the buildings in that part of the subdivision.

PRELIMINARY PLAT:

There are 166 residential units in the Preliminary Plat of Ridgefield. The applicant is applying for the Planned Zoning to reduce the minimum size, width, and building setbacks of the lots. (A copy of the proposed preliminary plat and landscape plan is included with this staff report.)

The City Engineer, the Public Works Director, the Police Chief, the fire department, the City Traffic Engineer, and the Hillsdale Water Quality Project have reviewed the preliminary plat. (See attached information from the City Engineer, the Public Works Director, and the Hillsdale Water Quality Project.)

The comments from the Public Works Director and the City Engineer have not been addressed at the time that this staff report was prepared. They will be addressed with the storm water study that the City Engineer is in the process of reviewing. Staff will provide an update to the Planning Commission at their meeting on December 7, 2006, if any items still need to be addressed.

Comments from the Hillsdale Water Quality Project will be addressed with the submission of a Notice of Intent for storm water discharges.

The utility easements are shown with dimensions meeting the minimum easement requirements for the City.

The City Traffic Engineer is in the process of reviewing the traffic study for this subdivision and will provide comments before the Planning Commission meeting. Staff will provide an update to the Planning Commission at their meeting on December 7, 2006.

There are three access points on 199th Street and two access points on Renner Road. However, due to the County plans for 199th Street only one median break for a full access intersection will be allowed at Norton Street when 199th Street is built to four-lane standards. The other intersection on 199th Street will be allowed full access until 199th Street is built as a four-lane road with medians. This full access to the other intersections until the road improvements are completed must be shown on the preliminary plat.

The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision. This property is participating in the north sewer benefit district. Construction of the sewer is scheduled to be completed by spring 2007.

Staff has reviewed whether the park land/open space is in conformance with the Spring Hill regulations. (See attached drawing showing the proposed park and open spare areas.)

1. The subdivision is 80 acres and is required to provide 3.2 acres (four percent) of public or private active open space. The applicant has identified Tract E with 3.33 acres as an Active Park and Tract C and Tract D with 3.45 acres as Active Open Space. If all of Tract E is accepted by the City it would meet the required four percent. However, staff will not be able to determine if all of Tract E is acceptable to the City until the final plat is submitted. Also, parts of Tract C and Tract D that have the regional trail running through them may be eligible for acceptance by the City as park land, but that will not be determined until the final plat is submitted.
2. The Comprehensive Plan does not show any park land or open space in the area of this subdivision. However, the Comprehensive Plan does show a regional trail extending through the subject property along the tributary to Sweetwater creek. The applicant is showing a regional trail next to the major entrance into this

subdivision which is approximately where the Comprehensive Plan shows it. In addition, the applicant is showing the following amenities: 1) a parking lot in Tract E that can be used by the City-at-large to park and ride the regional trail; 2) a possible water feature in Tract E; and 3) a secondary neighborhood trail system that feeds off the regional trail. This secondary trail system would be required to be maintained by the home owners association, but staff will require that the public-at-large have access to it.

Staff recommends that: the City only accept the park land, trail, and water feature if they meet the City standards when the final plat is submitted; the improvement agreement that is provided with the final plat to ensure construction of the amenities to be dedicated to the City; a home owners association maintain the neighborhood parks, open space and trail system that the City does not accept; and 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.

ADDITIONAL STAFF COMMENT:

The attached proposed site layout and building elevations have been reviewed:

- 1) The RP-1 area proposes lot size reductions from the minimum standards required for standard R-1 developments. The minimum lot width would be reduced from 75-feet to 60-feet. The Comprehensive Plan recommends developments with reduced lot sizes and widths comply with minimum architectural standards (Guideline 10, Page A-5, Appendix A, Planning Principles and Design Guidelines).
- 2) The RP-1 and RP-2 areas propose building setback reductions: side setback reduction from 7-feet to 6-feet; rear setback reduction from 25-feet to 20-feet; and front setback reductions from 35-feet to 25-feet. A typical lot diagram is provided on the Preliminary Plan to identify how a vehicle can park in a driveway with a 25-foot building setback without encroaching into the street right-of-way or extending over the sidewalk.
- 3) The portion of the preliminary development plan identified as "RP-1" is designated as "Residential" by the Future Land Use Map and is considered appropriate for "low-density residential" uses generally 2-4 dwelling units per acre.
- 4) The portion of the preliminary development plan identified for "RP-2" zoning with duplexes is designated by the Comprehensive Plan Future Land Use Map as "Mixed-Use Residential". This category promotes a variety of "moderate density" residential uses, ranging from attached residential dwellings to apartment buildings. The proposed RP-2 zoning is appropriate for areas with this "Mixed-Use Residential" designation.

- 5) The portion of the preliminary development plan identified as Neighborhood Commercial in the "CP-2" district and Tract E are also designated by the Future Land Use Map as "Mixed-Use Residential". As defined in the Comprehensive Plan Chapter 4, Future Land Use (Page 4-3), in addition to residential uses these areas may include *"live-work, offices, and limited retail stores under strict architectural and land use controls. Such nonresidential uses are intended to provide services only to residents of the surrounding area and placed in locations with a design character that blends into the neighborhood."* While not designed as a residential area, the proposed development plan includes conceptual two-story building designs with residential above the ground-level non-residential uses and could be considered meeting the intent of the "Mixed-Use Residential" designation.
- 6) The remaining portion of the "CP-2" area is designated "Mixed Use-Commercial" by the Future Land Use Map. The Comprehensive Plan recommends such areas include a mixture of *"neighborhood-oriented office, retail-commercial, institutional, civic, and medium to higher density residential uses intermixed through compatible site design and building design. Nonresidential uses should be limited to compact, pedestrian / neighborhood-oriented services rather than large-scale or automotive-oriented uses."* The proposed preliminary development plan would deviate from the description of Mixed Use-Commercial in that it would include a 70,000 square foot retail space (possible grocery store), and several automotive-oriented businesses such as a bank with a drive-through, convenience store, and both drive-in and drive-through restaurant pad sites. Given the likelihood that 199th Street will in the future serve as a significant cross-county expressway with large traffic volumes, the Planning Commission may wish to consider allowing such automotive-oriented uses in limited locations, subject to development and performance conditions.
- 7) Chapter 5 Community Development Recommendations of the Comprehensive Plan provides a ratio for an ideal mix of uses in a neighborhood (Page 5-10). This recommendation is generally intended to address situations where a developer is proposing multifamily or non-residential uses in an area identified by the Future Land Use Plan for low-density residential development. In the case of the proposed planned rezoning applications, the zoning districts and the development plan are generally consistent with the land use designations of the Comprehensive Plan, and no multifamily and non-residential uses are proposed in areas identified for low-density residential development. Therefore, the ratios of land uses for an ideal neighborhood mix recommended on Page 5-10 of the Comprehensive Plan are not applicable.
- 8) Chapter 5 Community Development Recommendations of the Comprehensive Plan and the Appendix A, Planning Principles and Design Guidelines recommend locating buildings along streets (with no parking or paving

between the building and the street) and placing parking where generally not visible from roadways. When parking is located between buildings it should be screened by installing landscaping, berms, and low architectural walls. An existing waterline easement is located along Renner Road and therefore may impact the ability to provide a long-term landscape screen of parking areas since any work on the water line could damage or destroy such landscaping. Therefore in addition to landscaping along Renner Road, it is recommended the entire parking lot frontage be screened with meandering and undulating berms of no less than 4-feet in height above the grade of Renner Road and/or a low architectural screen wall.

9) The submitted building elevations are conceptual in nature. However, the building elevations for the CP-2 commercial buildings are consistent with the architectural recommendations of the Comprehensive Plan that all facades would be finished to the same level of detail as the front façade including windows, awnings, variety of high quality material finishes, etc.

10) The Commercial Design Guidelines recommend commercial centers in proximity to residential uses be designed with architectural features creating a residential character. The Design Guidelines further indicate that buildings near residential uses must include sloped roofs, or the appearance of sloped roofs (mansard and gables) to maintain a residential appearance, unless other architectural features and site design provide residential compatibility. Final development plans for buildings in the CP-2 area along the east-west collector roadway (Buildings A, B, K, L, and O) will need to address such compatibility issues at the time of development.

RECOMMENDATION:

If the comments from the City Engineer regarding the storm water study have not been addressed by the date of the Planning Commission meeting and/or the comments from the City Traffic Engineer regarding the traffic impact study have not been addressed by the date of the Planning Commission meeting, staff recommends that the public hearing on the zoning applications and the preliminary plat application be continued until January 4, 2007. If these issues have been addressed then:

Recommend approval of Z-08-06 ("RP-1" rezoning) subject to the following conditions for all residential structures:

- 1) Roofline and building line offsets, such as projections, recesses, and changes in floor level, shall be required for all residential structures.
- 2) Garages oriented toward the street shall not exceed fifty (50) percent of the width of the residential structure facing the street. The front entry and the habitable portion of the dwelling shall be the dominant elements of the structure.

- 3) Garages shall be flush with the principal front building façade, recessed, side-loaded, rear-accessed, or detached. However, garages oriented toward the street may be allowed to project in front of the habitable portion of the front façade, provided such projection does not exceed five (5) feet.
- 4) Any dwelling with a garage projecting from, or flush with, the principal front building façade shall have a front porch or similar enclosed front stoop feature that projects in front of the garage and the front building façade.

Recommend approval of Z-09-06 ("RP-2" rezoning) subject to the following conditions for all residential structures:

- 1) Roofline and building line offsets, such as projections, recesses, and changes in floor level, shall be required for all residential structures.
- 2) Garages oriented toward the street shall not exceed fifty (50) percent of the width of the residential structure facing the street. The front entry and the habitable portion of the dwelling shall be the dominant elements of the structure.
- 3) Garages shall be flush with the principal front building façade, recessed, side-loaded, rear-accessed, or detached. However, garages oriented toward the street may be allowed to project in front of the habitable portion of the front façade, provided such projection does not exceed five (5) feet.
- 4) Any dwelling with a garage projecting from, or flush with, the principal front building façade shall have a front porch or similar enclosed front stoop feature that projects in front of the garage and the front building façade.

Recommend approval of Z-10-06 ("CP-2" rezoning) subject to the following conditions and land use restrictions:

- 1) The following CP-2 uses shall be prohibited on the entire property:
 - a. Convenience stores, truck stops, or other similar businesses which provide services to semi-trucks and other similar large vehicles. (However, a convenience store that does not allow semi-trucks would be permitted.)
 - b. Businesses or tenant spaces with a footprint exceeding 15,000 square feet of floor area. Except drug stores, grocery stores, and offices may be allowed to exceed the 15,000 square foot limitation. Exceptions to the maximum square foot limitation may only be granted upon consideration of a revised development plan in accordance with required public notice and hearings for rezoning.
- 2) The following CP-2 uses shall be prohibited within 250 feet of residential zoning and within the entire area designated as "CP-2 Neighborhood

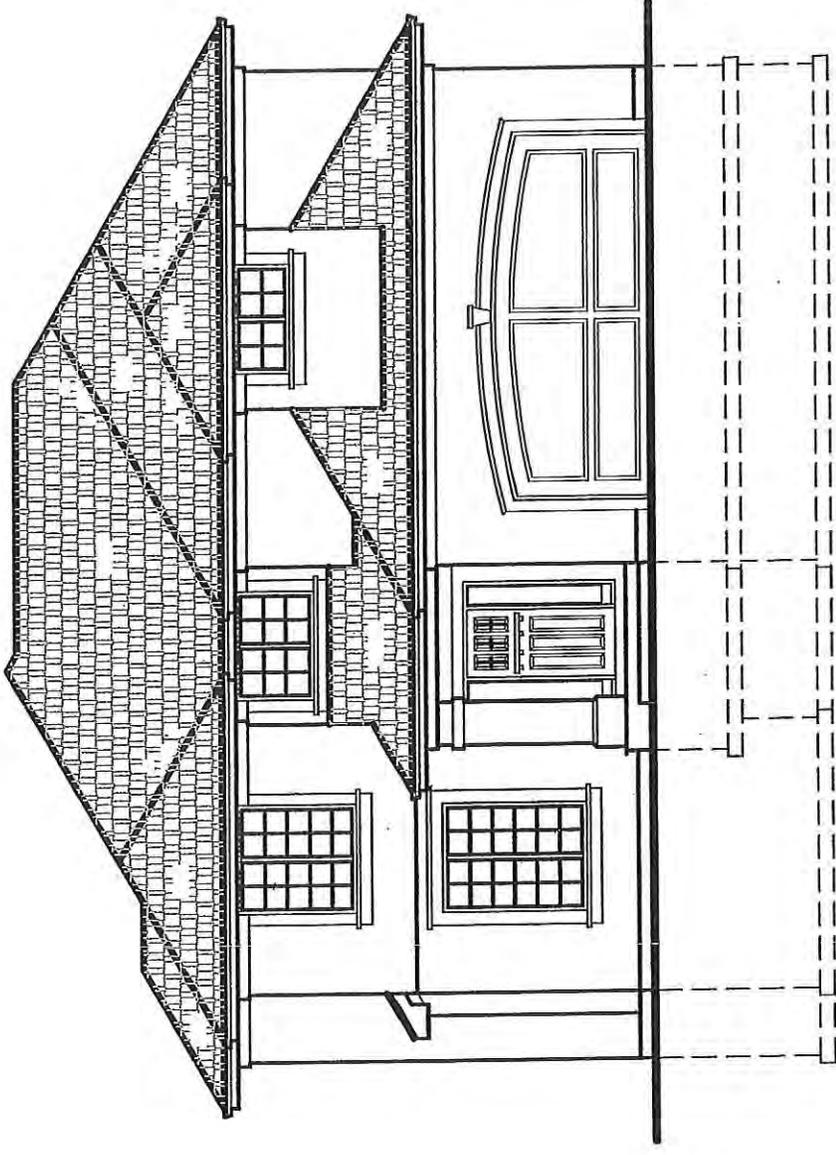
Commercial”:

- a. Car wash
 - b. Convenience store
 - c. Businesses with drive-through or drive-in facilities
 - d. Businesses with 24-hours of operation
- 3) Buildings in the area designated as Neighborhood Commercial in the CP-2” district shall be designed to incorporate residential uses. Prior to development within the “Neighborhood Commercial” area the property owner shall apply for approval of a Protective Overlay District (or the appropriate zoning district classification) to allow for mixed use development. No single-story non-residential buildings shall be permitted in the area designated as “CP-2 Neighborhood Commercial”.
 - 4) Buildings placed at the intersection of 199th Street and Renner Road shall consist of exceptional architectural design and create a visual focal point.
 - 5) Nonresidential buildings along local or collector streets adjacent to residential zoning shall be designed in a manner compatible with a residential character, including sloped roofs, or the appearance of sloped roofs (mansard and gables), unless other architectural and site design features provide residential compatibility.
 - 6) All parking lot lighting (poles and fixtures) shall be limited to a maximum height of 15-feet.
 - 7) Internally illuminated wall signs shall not be permitted in any location where visible from residential dwellings.
 - 8) The side or rear of any buildings along perimeter streets shall include the same level of architectural detail as the front facades, including windows, awnings, material finishes, etc.
 - 9) Parking lot screening and landscaping along the Renner Road frontage shall be coordinated with the requirements of the Water District. In addition to landscaping, the parking lot frontage shall be screened with meandering and undulating berms of no less than 4-feet in height and/or a low architectural screen wall.

Approve PP-6-06, the Ridgefield Preliminary Plat subject to:

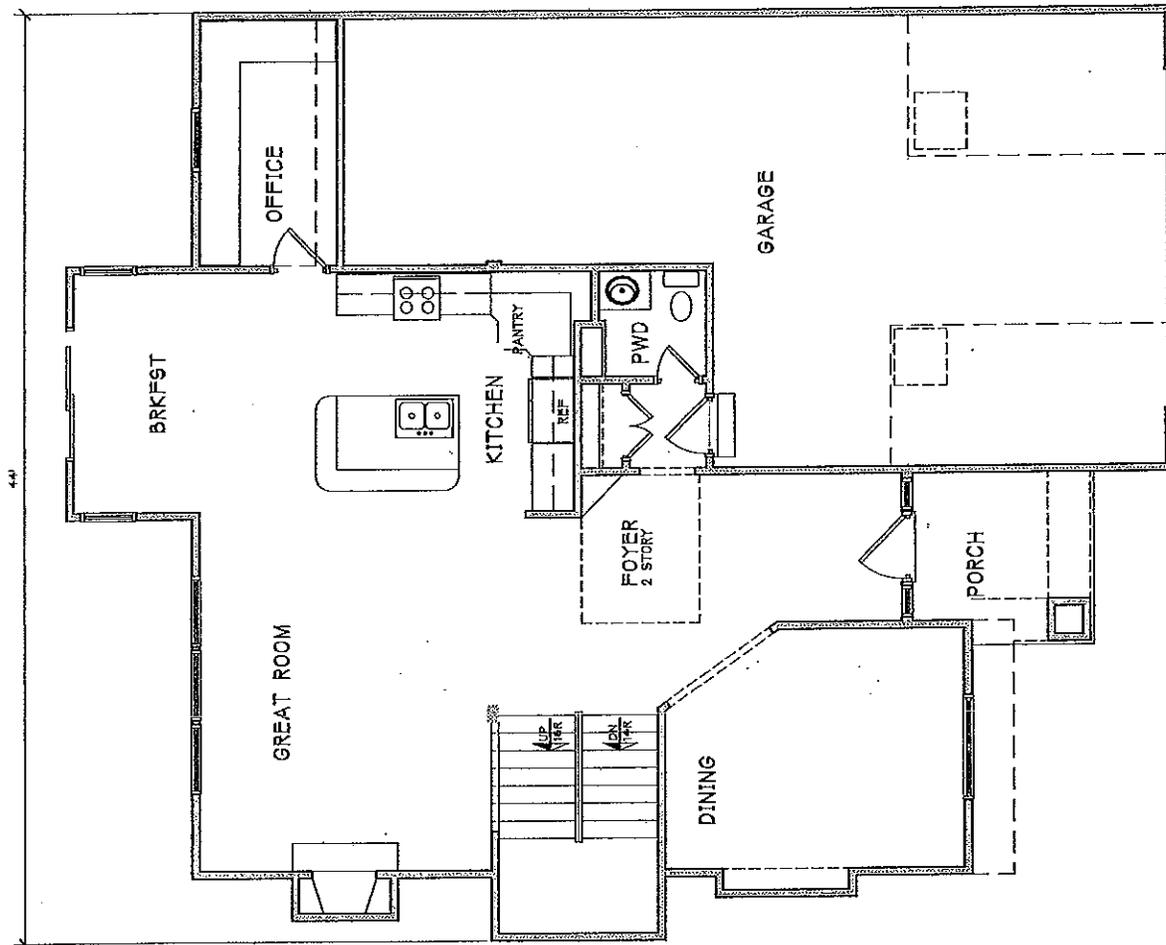
- 1) The preliminary plat and final plat shall clearly designate future access to 199th Street to be limited to one full access intersection at Norton Street and a right-in/right-out access to the CP-2 area when the road is built to four-lanes with a median. All other access to 199th Street shall be prohibited.

- 2) The City only accepts the park land, trail, and water feature if it meets 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; and
- 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).
- 7) The final plat(s) for residential areas abutting 199th Street or Remer 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.

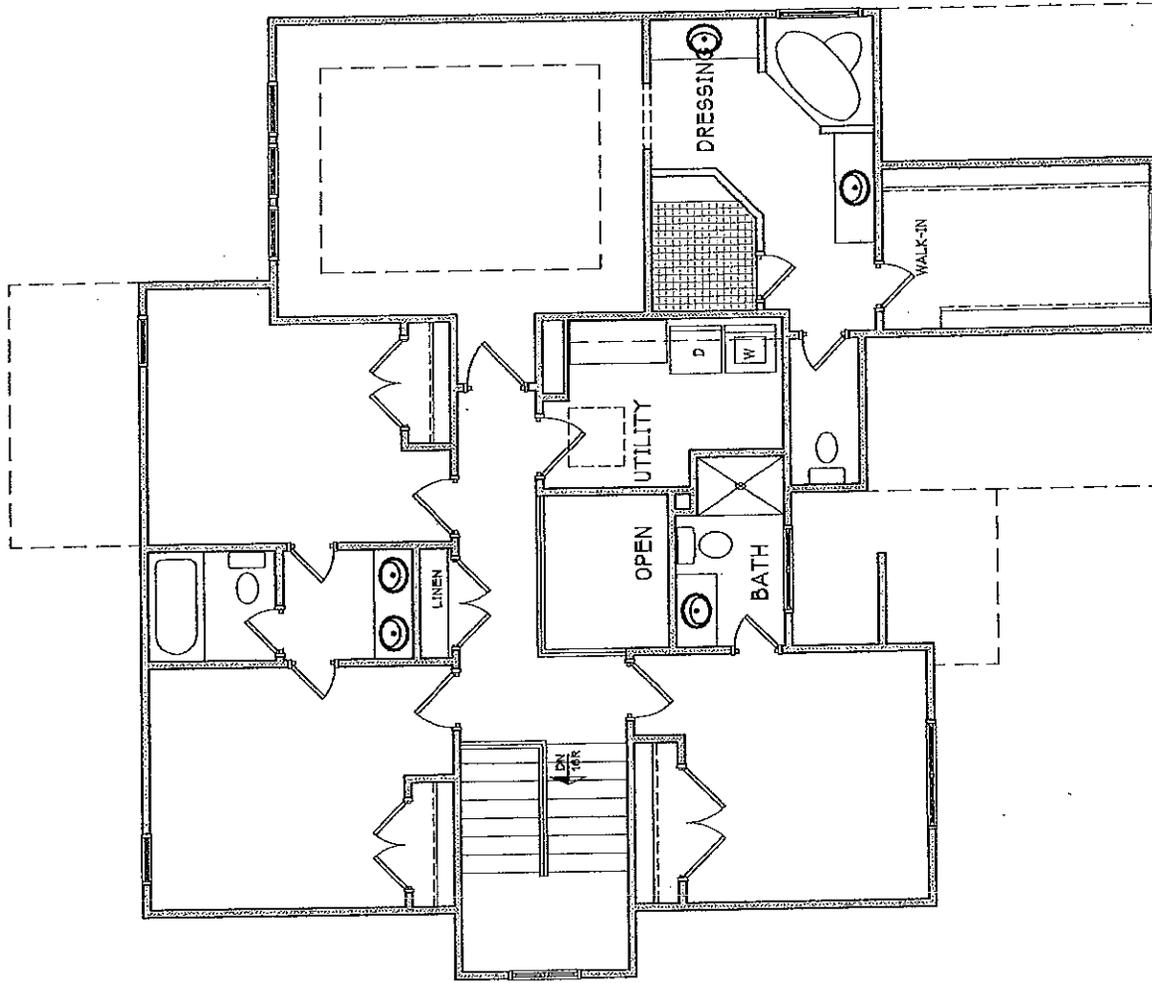


JEFFERSON

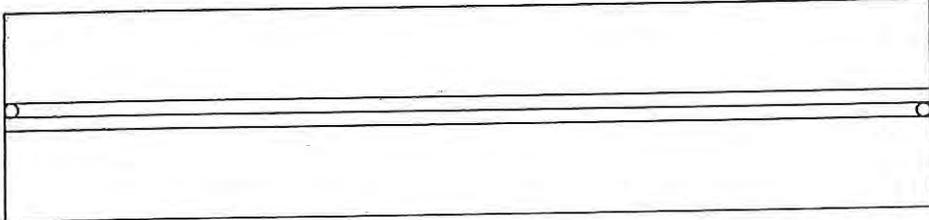
PFAFF HOMES



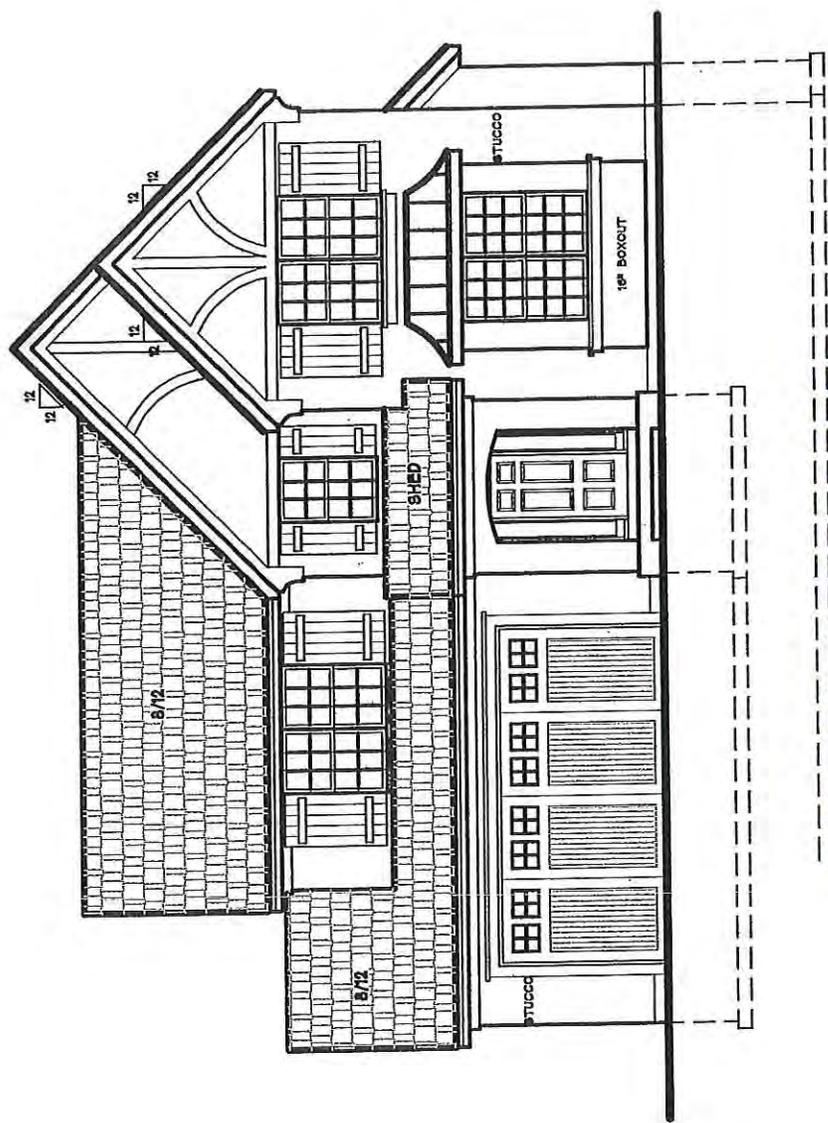
FIRST FLOOR PLAN



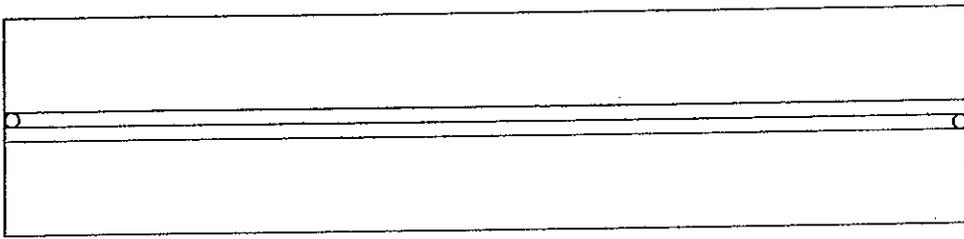
SECOND FLOOR PLAN



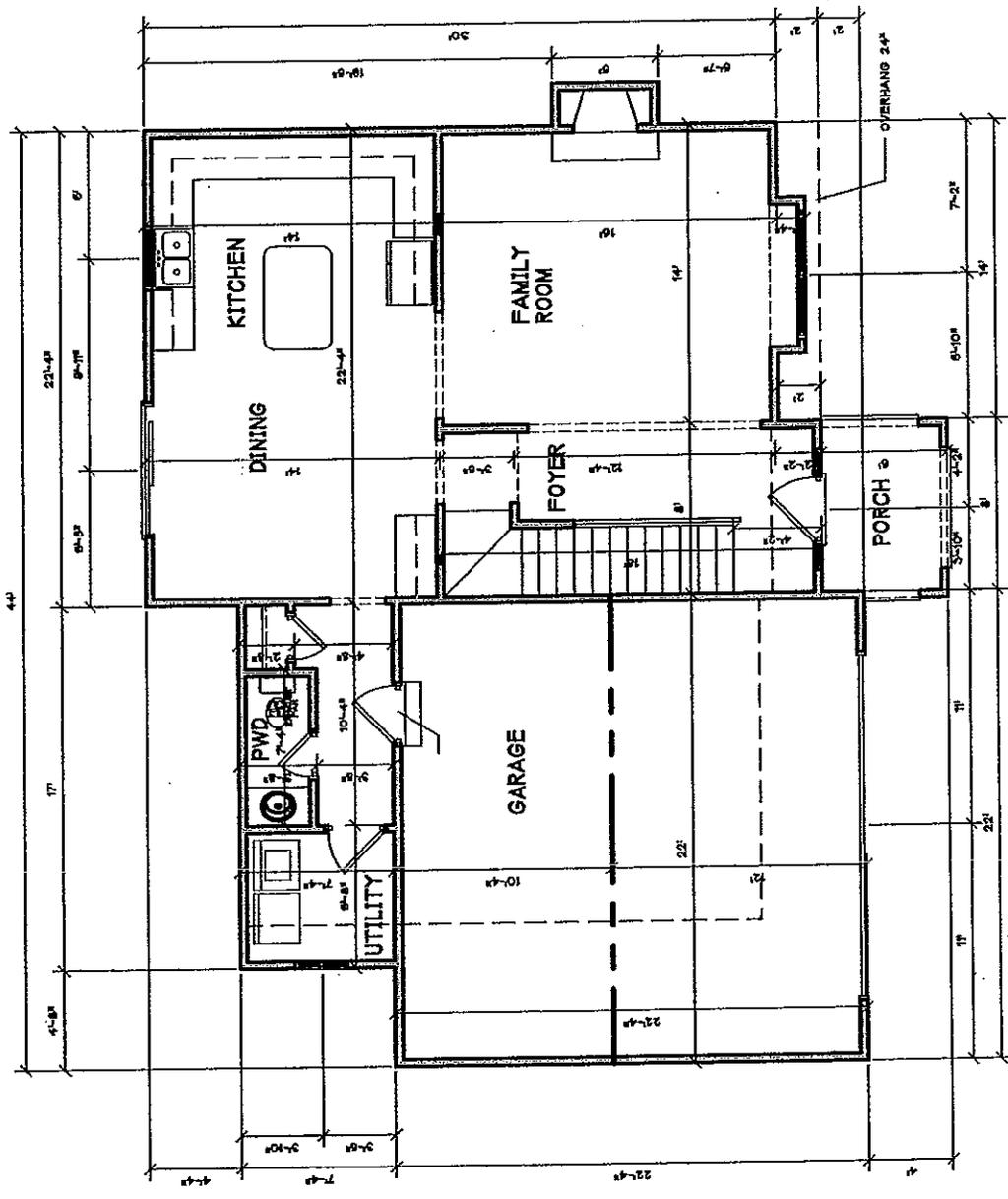
| |
|----------------------------------|
| PLAN # 08-0841 |
| REVISIONS: |
| DATE: 11-1-08 |
| PROJECT: 100-100-100-100-100-100 |
| ARCHITECT: ARCHITECT, INC. |



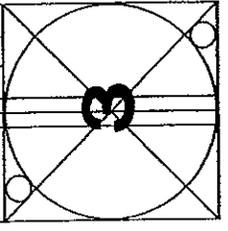
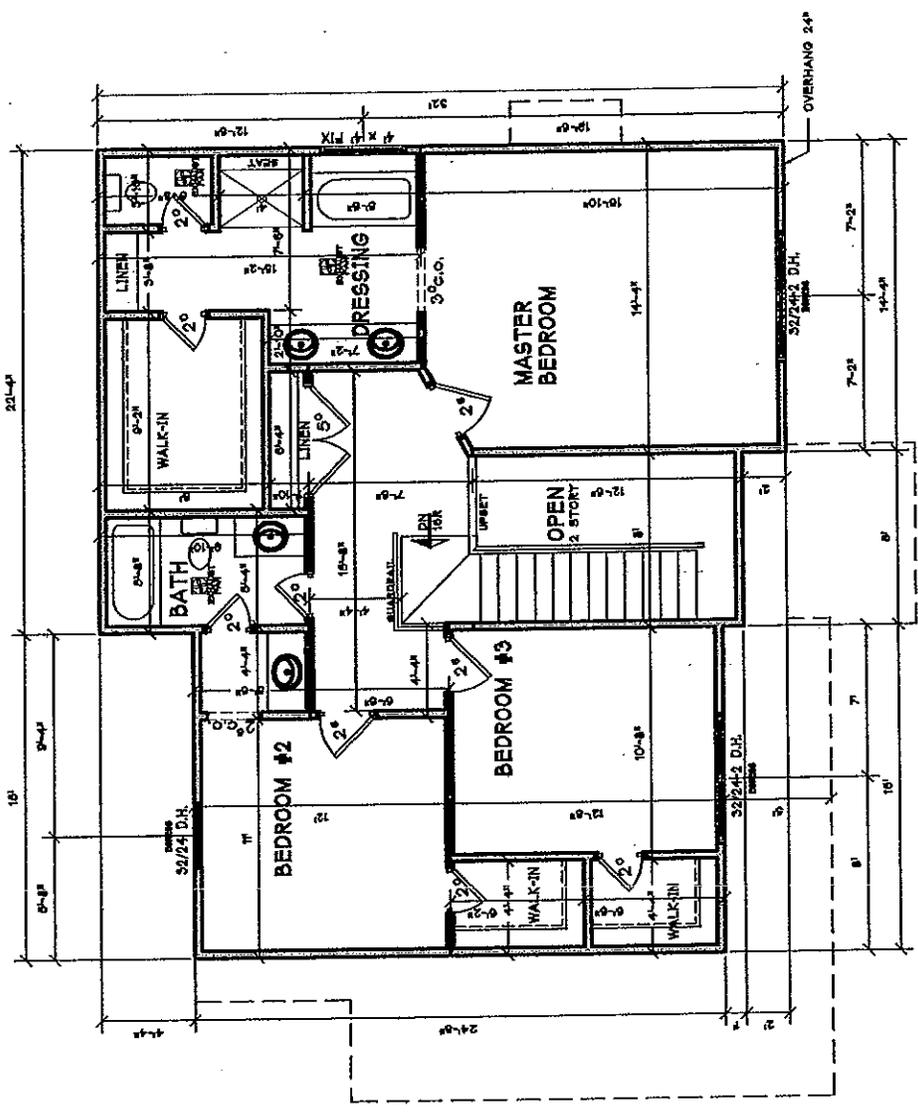
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



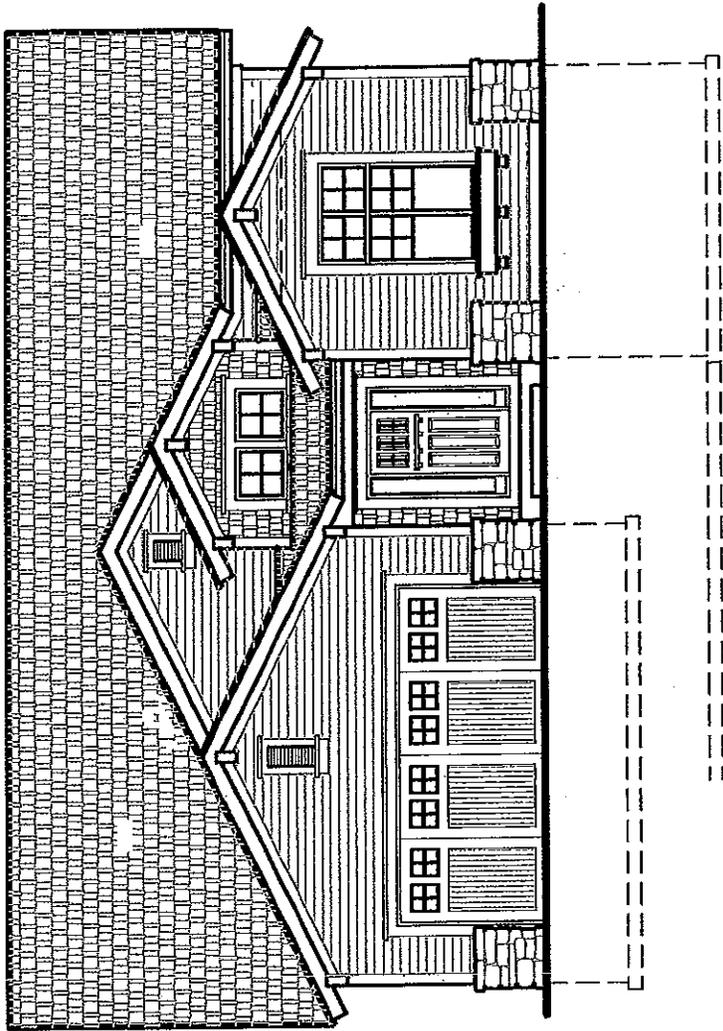
| | |
|---|--|
| PLAN # 08-041 | |
| REVISIONS: | |
| DATE: | |
| PROJECT: 618-408-1018 FAX: 618-408-1018 | |
| | |

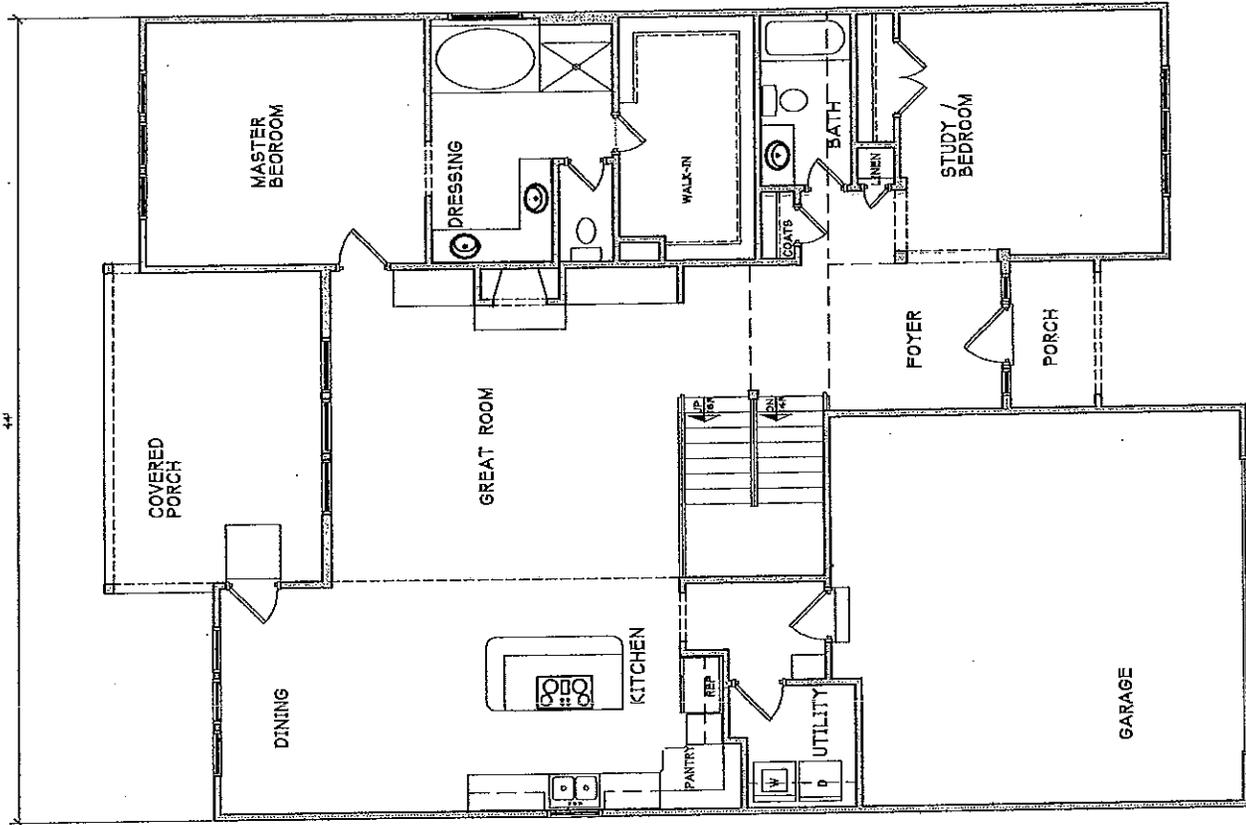


| | |
|--|---------|
| PLAN #: | 08-024T |
| REVISIONS: | |
| DATE: | |
| DATE: | |
| ARCHITECTS, INC. 1000 W. 10TH AVE. SUITE 1010 DENVER, CO 80202 | |

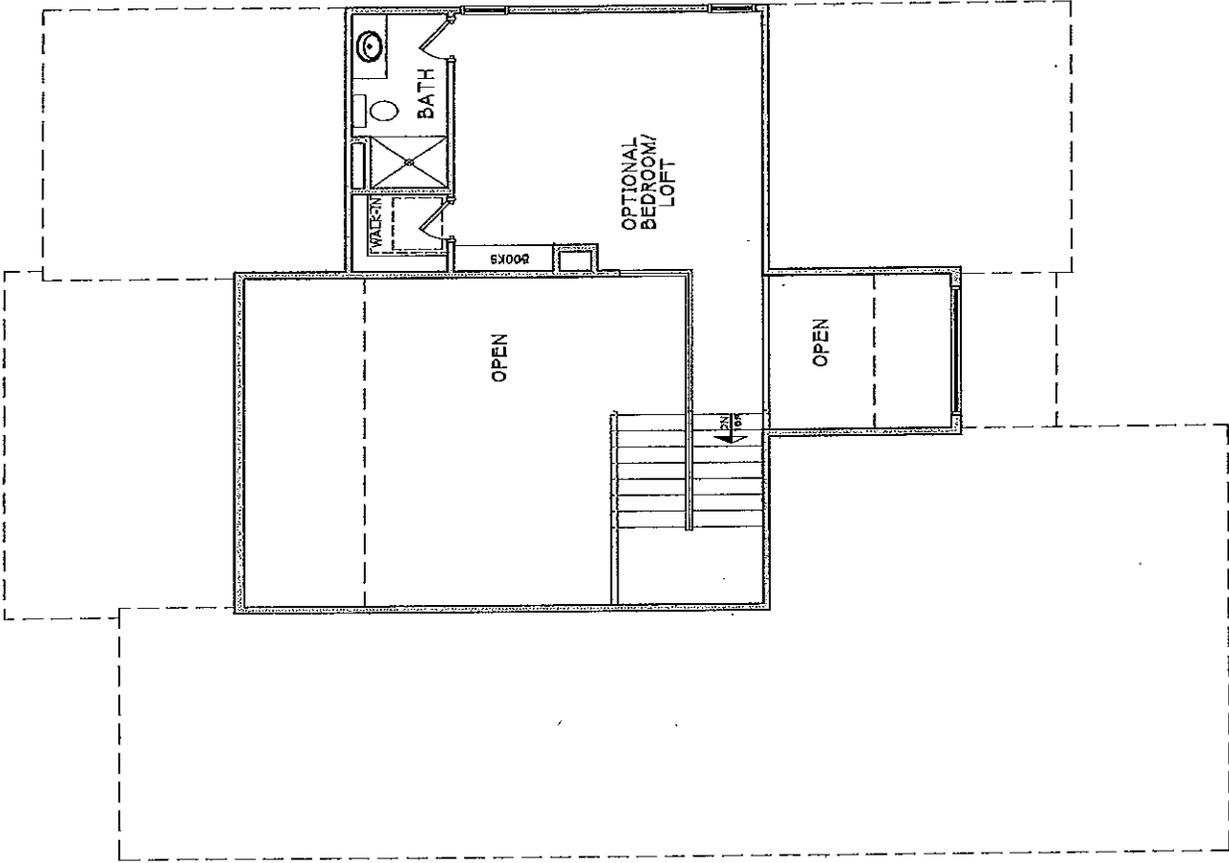



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 960 sq.ft.

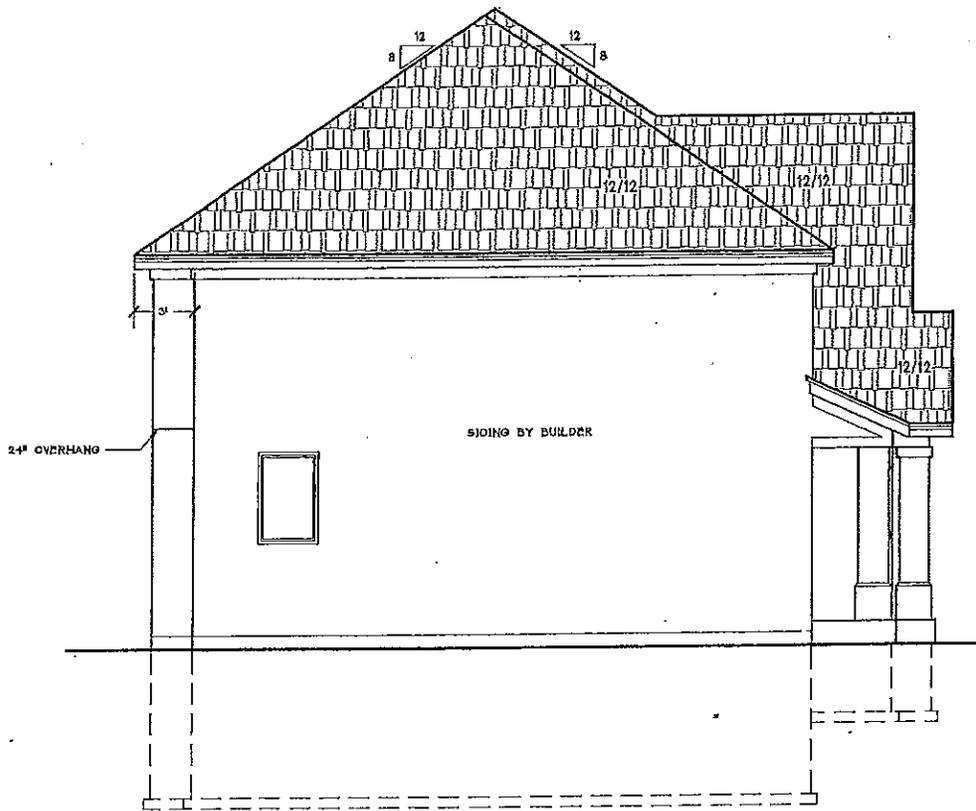




FIRST FLOOR PLAN



SECOND FLOOR PLAN



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

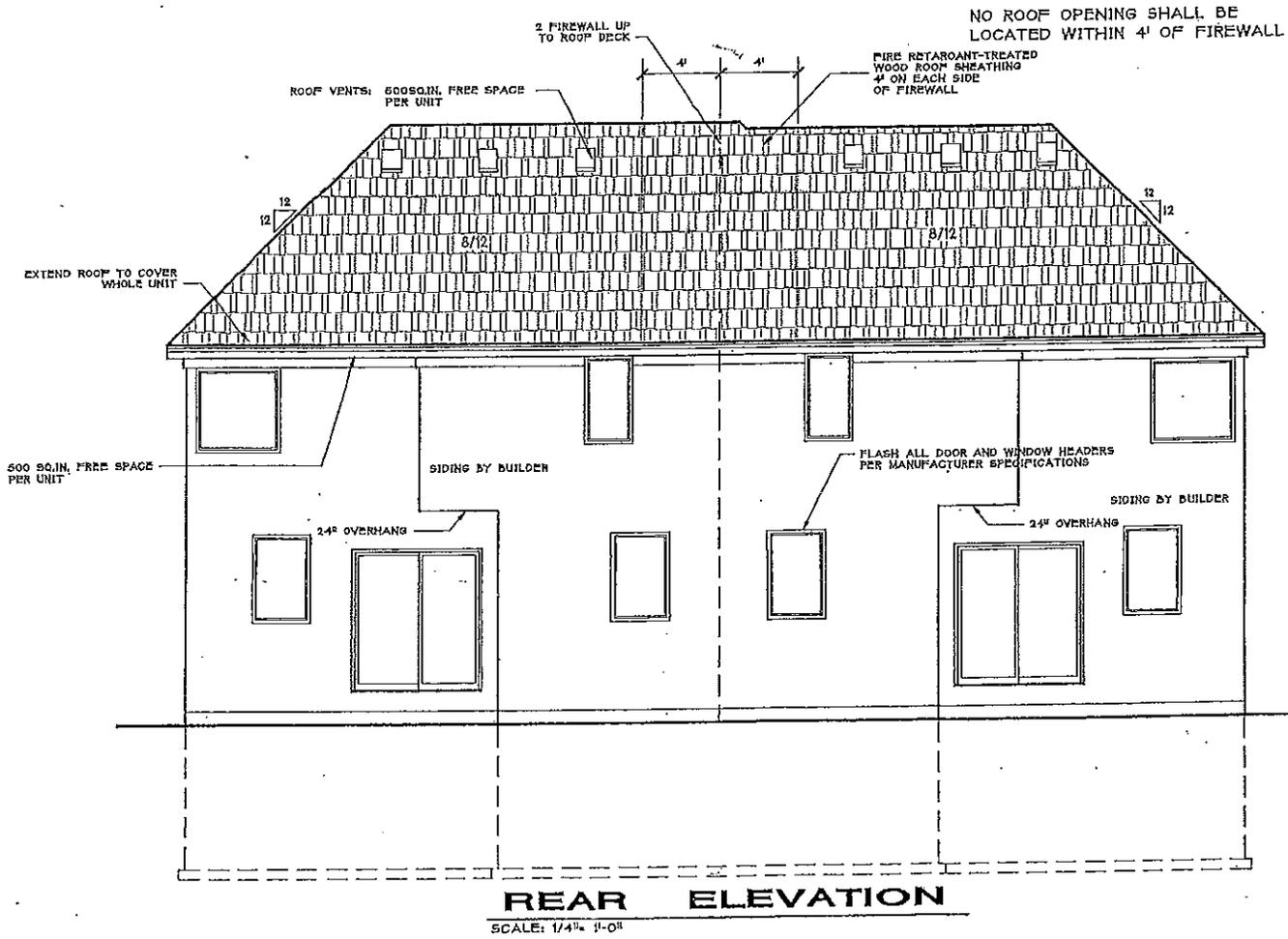
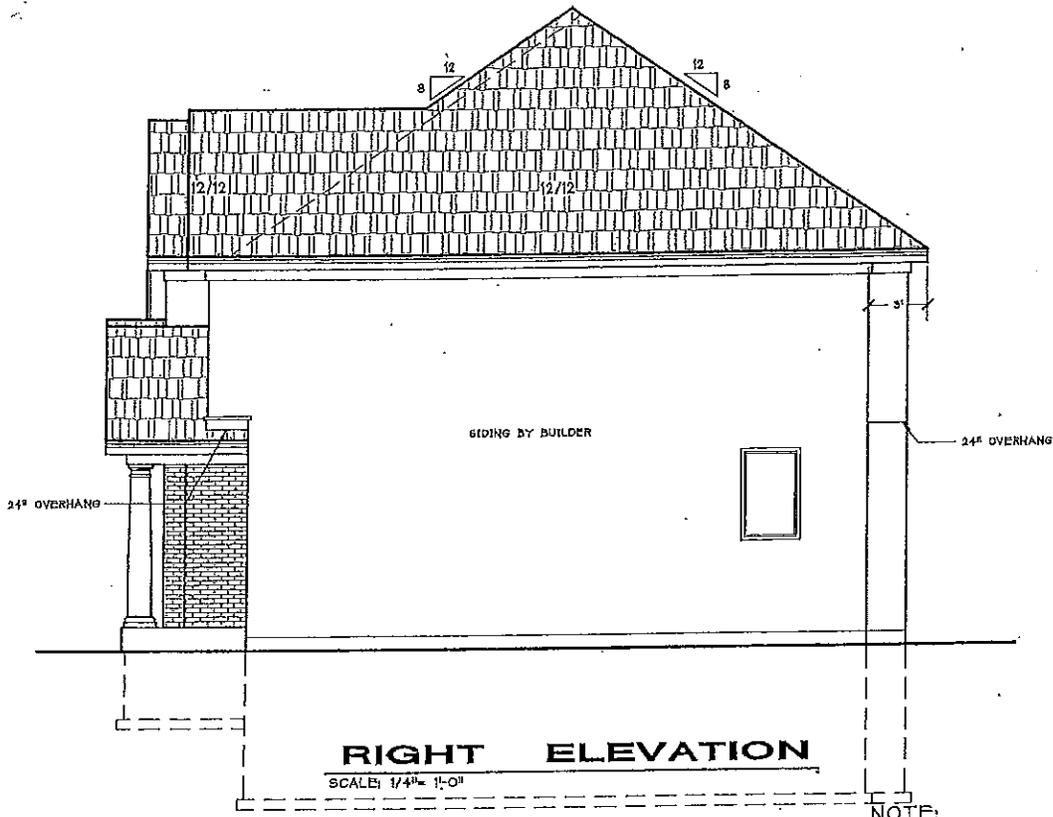
LAMBIE-GEEER HOMES, INC.



LAMBIE-GEEER
 Architects, Inc.
 PHONE: 610-402-5515 FAX: 610-402-3510
 3000 BIRCHWOOD DRIVE, HARRISBURG, PA 17112

| |
|------------------|
| DATE: 10-30-06 |
| REVISIONS: |
| PLAN #: 06-078TH |

4



LAMBIE-GEEER HOMES, INC.

3

LAMBIE-GEEER

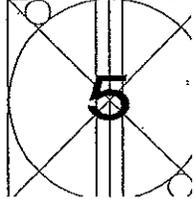
ARCHITECTS, INC.

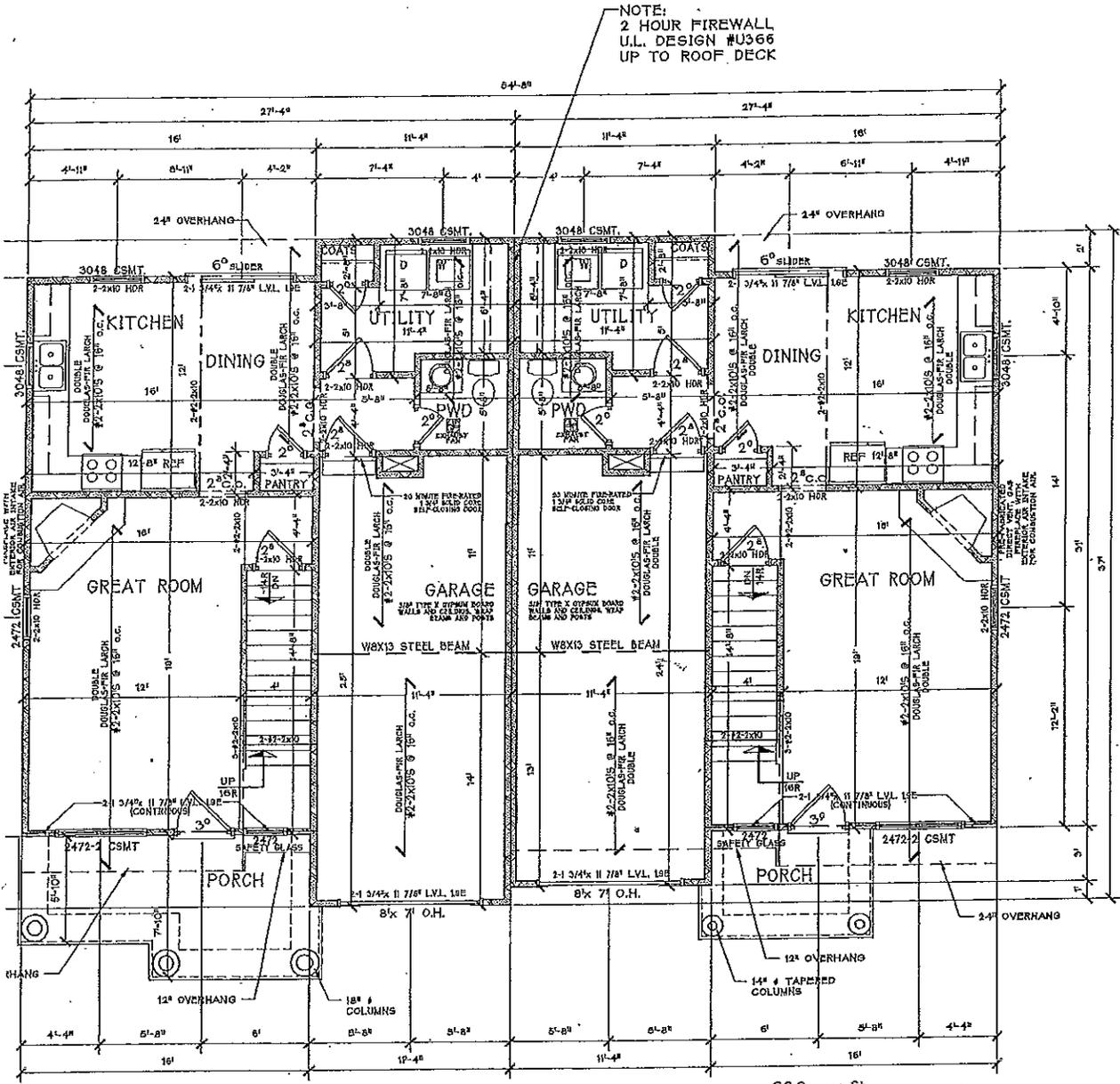
3800 N. 93rd - 482-1414 FAX: 482-482-1414

1414 14th AVE. S.W. ALBUQUERQUE, NM 87104

DATE: 10-30-06

REVISIONS:





NOTE:
2 HOUR FIREWALL
U.L. DESIGN #U366
UP TO ROOF DECK

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

639 sq.ft.

EACH CONTRACTOR AND SUBCONTRACTOR SHALL REVIEW THE PLANS AND LOCAL BUILDING CODES IN ORDER TO ENSURE THAT THE FINISHED WORK IS IN COMPLIANCE WITH ALL CODES.

WINDOW SIZES SHOWN ON THE PLANS ARE GENERIC CONTRACTOR AND WINDOW SUPPLIER SHALL CONSULT AND COMPLY WITH THE LOCAL BUILDING CODES, ESPECIALLY FORSA AND SAFETY GLASSING REQUIREMENTS. CONTRACTOR SHALL DETERMINE THE MOUTH BAR ANCHORAGE AND ROOM-TO-ROOM SPACE FOR THROUGHOUT DOUBLE HONEY UNDER ALL PARALLEL PARTITIONS EXCEPT WHERE NOTED OTHERWISE.

ALL HEADERS AND FLOOR JOISTS SHALL BE #2 GRADE DOUGLAS FIR-LARCH OR EQUAL.

ALL LVL OR PSL HEADERS OR BEAMS WITH A 6' FOOT OR LONGER SPAN MUST HAVE AT LEAST 2" OF END BEARING.

THESE PLANS, ELEVATIONS, AND RELATED DOCUMENTS ARE COPYRIGHTED BY TEAM 3 ARCHITECTS, INC. ANY UNAUTHORIZED REPRODUCTION, ALTERATION, MODIFICATION OR USE OF THESE PLANS, ELEVATIONS AND RELATED DOCUMENTS IS A VIOLATION OF FEDERAL COPYRIGHT LAWS AND WILL RESULT IN THE PROSECUTION OF ALL RESPONSIBLE PARTIES BY TEAM 3 ARCHITECTS, INC.

SMOKE ALARM

PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR, INCLUDING BASEMENTS. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING. POWER SOURCE IS AC ELECTRICAL W/ BATTERY BACKUP.

ELECTRICAL

ALL ELECTRICAL OUTLETS SERVING BATHROOMS, KITCHEN COUNTERTOPS, IN THE GARAGE, AND WITHIN 6" OF ANY SINK SHALL BE GFCI PROTECTED.

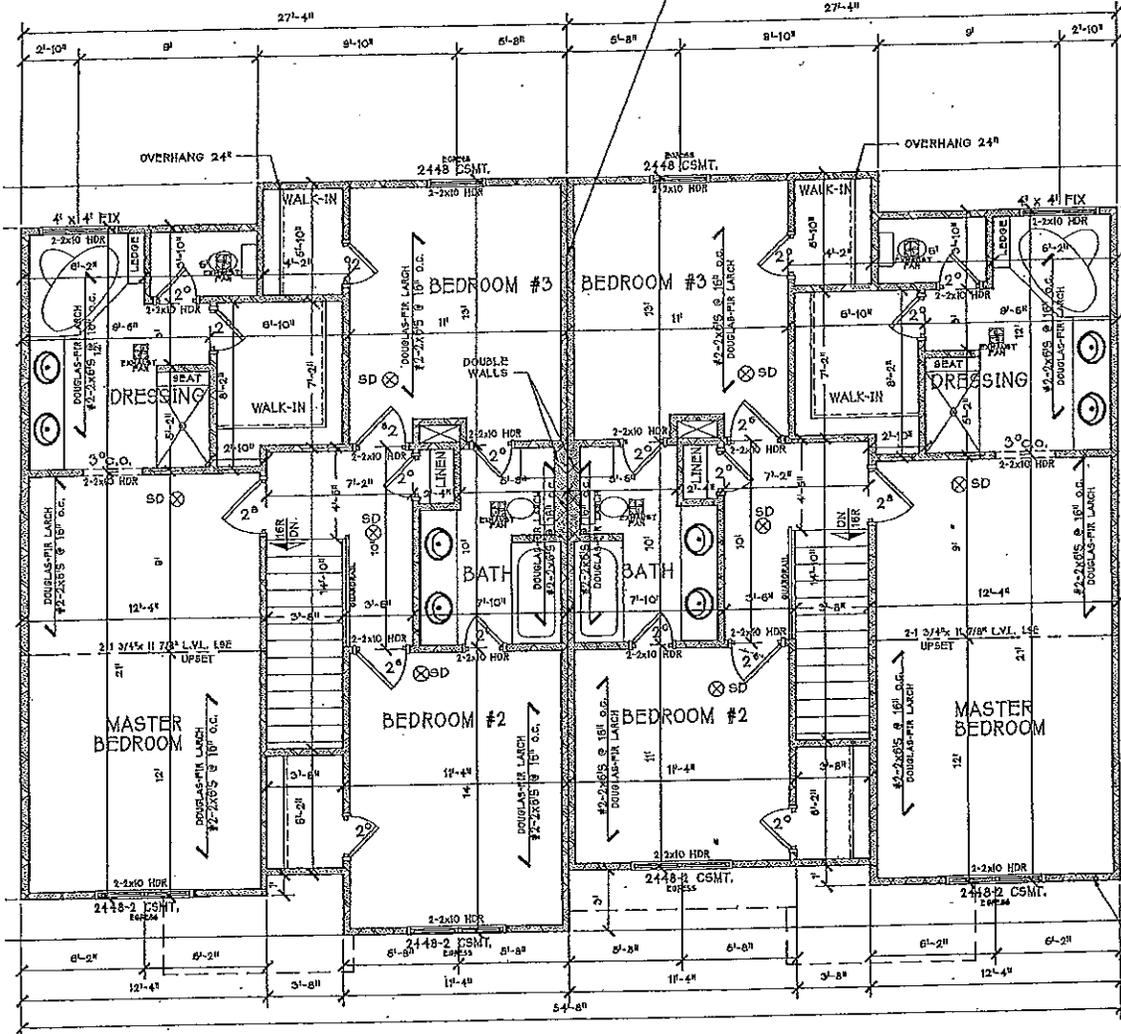
SAFETY GLASS IF BOTTOM OF WINDOW ARE 18" OR LESS ABOVE FINISHED FLOOR

GARAGE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET 80 MPH WIND LOAD (1002 KC B01013)

3

TEAM 3 ARCHITECTS, INC.
10-30-06
REVISIONS:
PLAN #: 06-076TH

NOTE:
2 HOUR FIREWALL
U.L. DESIGN #U366
UP TO ROOF DECK



EACH CONTRACTOR AND SUBCONTRACTOR SHALL REVIEW THE PLANS AND LOCAL BUILDING CODES IN ORDER TO ENSURE THAT THE FINISHED WORK IS IN COMPLIANCE WITH ALL CODES.

WINDOW SIZES SHOWN ON THE PLANS ARE GENERAL. CONTRACTOR AND WINDOW SUPPLIER SHALL CONSULT AND CONFIRM WITH THE LOCAL BUILDING CODES, PARTICULARLY ENERGY AND ENERGY EFFICIENCY REQUIREMENTS. CONTRACTOR SHALL DETERMINE THE WINDOW BAR ARRANGEMENT AND ROUGH-IN SPACE FOR TRANSOM.

DOUBLE JOINT SHOW ALL PARALLEL PARTITIONS EXCEPT WHERE NOTED OTHERWISE.

ALL HEADERS AND FLOOR JOISTS SHALL BE #3 GRADE DOUGLAS FIR-LARCH OR EQUAL.

ALL TOP OF PAL HEADERS OR BEAMS WITH A 10 FOOT OR LONGER SPAN MUST HAVE AT LEAST 1/4\"

THESE PLANS, ELEVATIONS, AND RELATED DOCUMENTS ARE CONTAINED BY TEAM 3 ARCHITECTS, INC. ANY UNAUTHORIZED REPRODUCTION, ALTERATION, MODIFICATION OR USE OF THESE PLANS, ELEVATIONS AND RELATED DOCUMENTS IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND WILL RESULT IN THE PROSECUTION OF ALL RESPONSIBLE PARTIES BY TEAM 3 ARCHITECTS, INC.

913 sq.ft.

879 sq.ft.

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SMOKE ALARM

PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR, INCLUDING BATHROOMS. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING. POWER SOURCE IS AC ELECTRICAL W/ BATTERY BACKUP.

ELECTRICAL

ALL ELECTRICAL OUTLETS, SWITCHES, BATHROOMS, KITCHEN COUNTERS, IN THE GARAGE AND WITHIN 4' OF ANY SINK SHALL BE GFCI PROTECTED.

LAMBIE-GEER HOMES, INC.

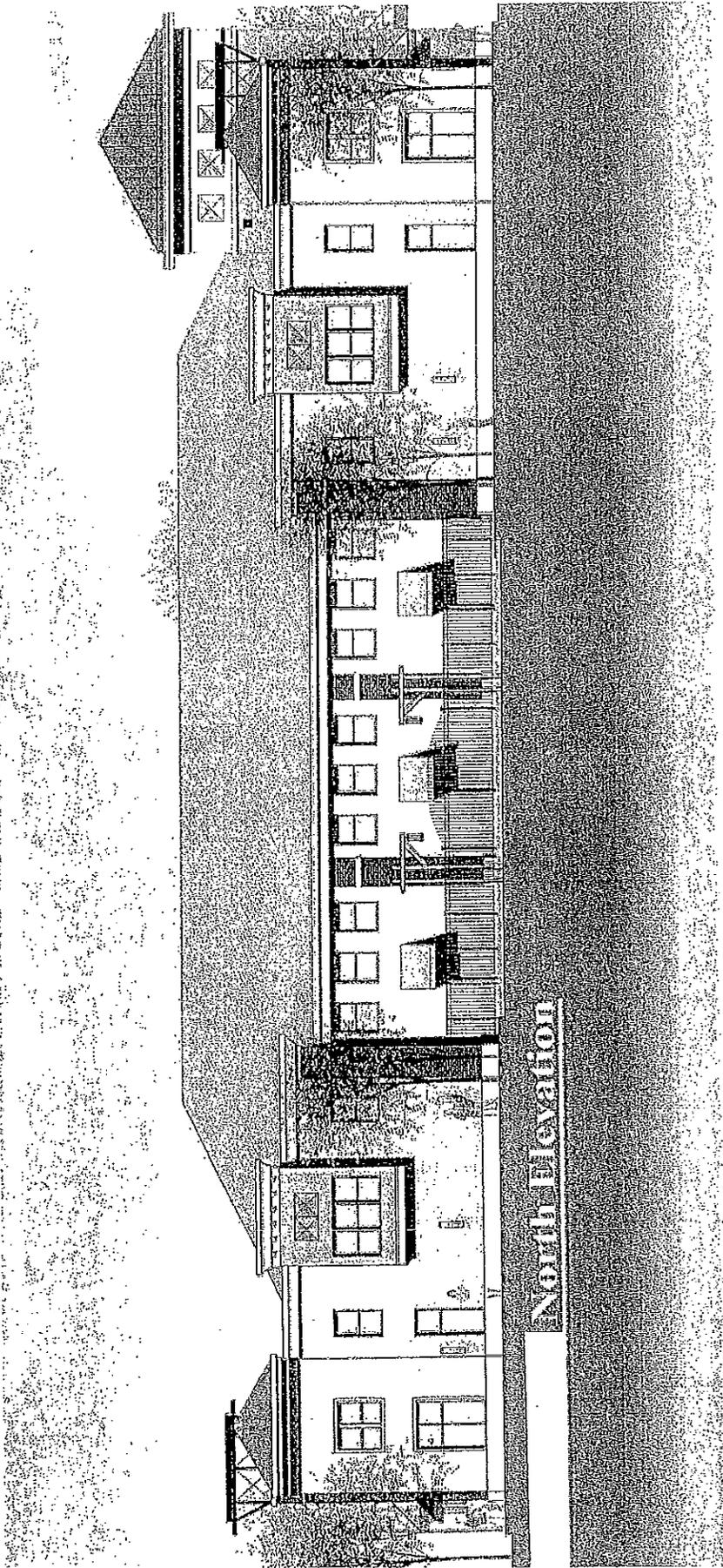
3

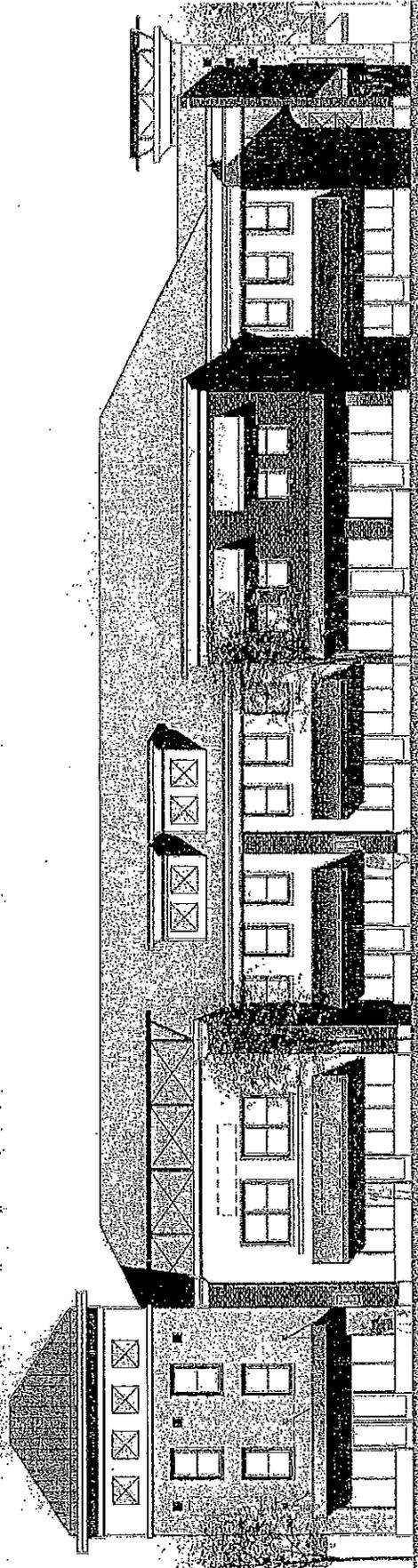
FOR LAMBIE-GEER HOMES, INC.

DATE: 10-30-06

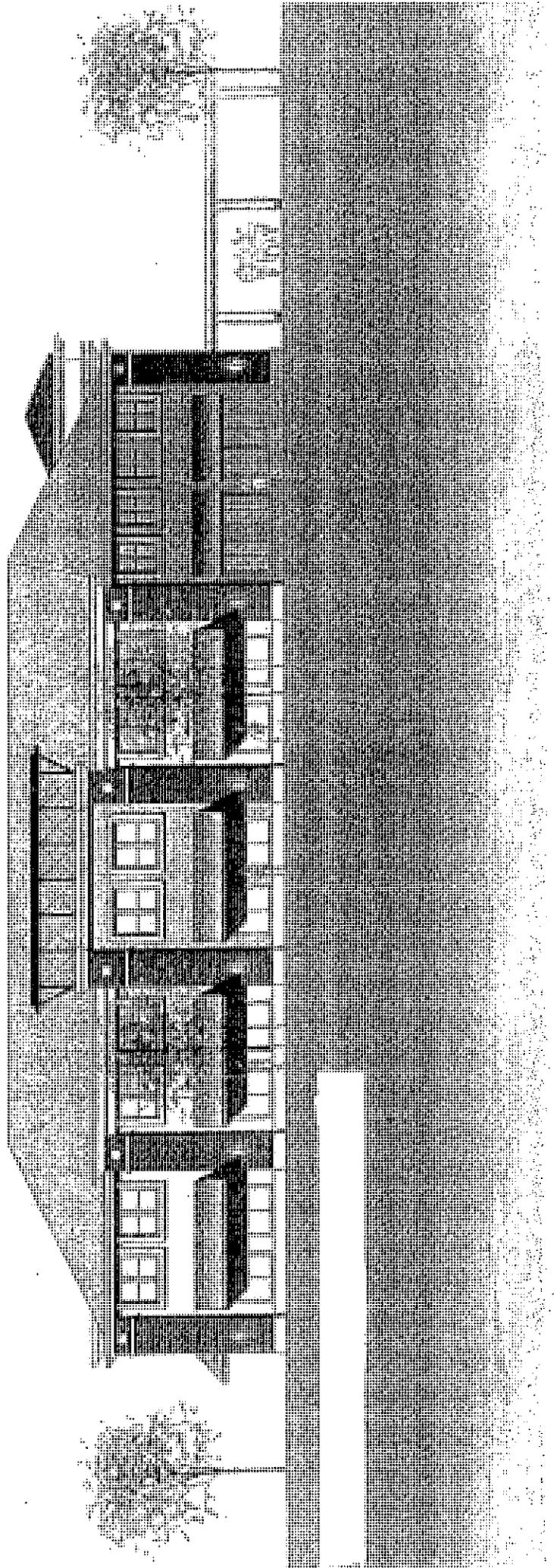
REVISIONS:

PLAN # 06-072714

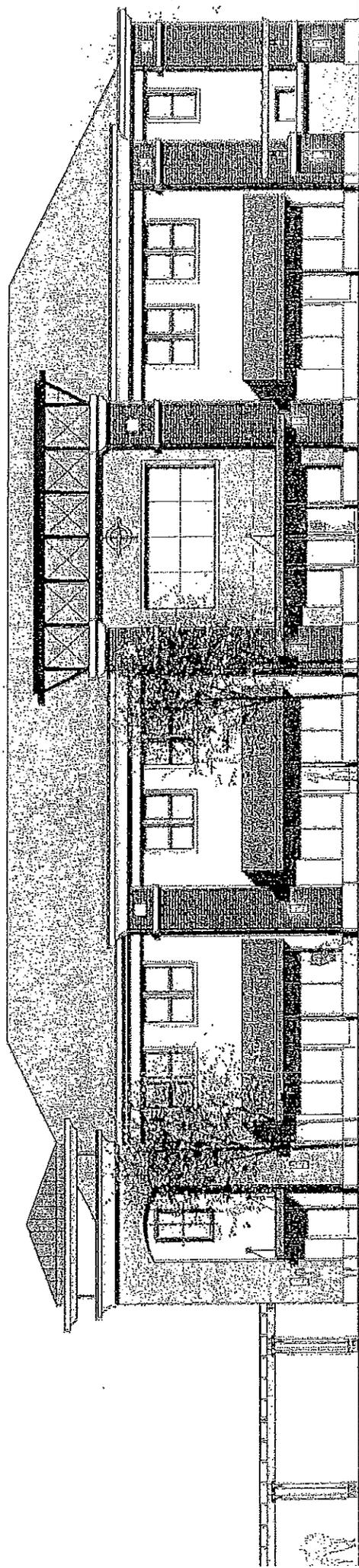




South Elevation



2
R
A
S



West Elevation

LEGAL DESCRIPTION (RP-1):

All that part of the Northeast Quarter of Section 7, Township 15, Range 24, in the City of Spring Hill, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 7; thence S $87^{\circ}46'57''$ W, along the North line of the Northeast Quarter of said Section 7, a distance of 1954.35 feet; thence S $02^{\circ}13'03''$ E, a distance of 195.91 feet; thence Southerly and Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 1000.00 feet, an arc distance of 287.33 feet to the point of beginning; thence S $75^{\circ}45'17''$ E, a distance of 177.71 feet; thence Southeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 800.00 feet, an arc distance of 123.37 feet; thence S $84^{\circ}35'26''$ E, a distance of 195.63 feet; thence Southeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 800.00 feet, an arc distance of 226.90 feet; thence S $68^{\circ}20'24''$ E, a distance of 500.68 feet; thence Southeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 500.00 feet, an arc distance of 207.51 feet; thence N $87^{\circ}52'53''$ E, a distance of 135.59 feet; thence Southeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 300.00 feet, an arc distance of 116.89 feet; thence S $69^{\circ}47'36''$ E, a distance of 167.49 feet; thence Southeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 300.00 feet, an arc distance of 117.88 feet; thence N $87^{\circ}41'38''$ E, a distance of 112.66 feet to a point on the East line of the Northeast Quarter of said Section 7; thence S $02^{\circ}07'35''$ E, along the East line of the Northeast Quarter of said Section 7, a distance of 324.75 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 7; thence S $87^{\circ}45'14''$ W, along the South line of the North One-Half of the Northeast Quarter of said Section 7, a distance of 2670.80 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 7; thence N $02^{\circ}34'20''$ W, along the West line of the Northeast Quarter of said Section 7, a distance of 80.18 feet; thence N $49^{\circ}59'51''$ E, a distance of 419.75 feet; thence Northeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 1000.00 feet, an arc distance of 624.00 feet to the point of beginning, containing 31.81 acres, more or less.

LEGAL DESCRIPTION (RP-2):

All that part of the Northeast Quarter of Section 7, Township 15, Range 24, in the City of Spring Hill, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 7; thence S 87°46'57" W, along the North line of the Northeast Quarter of said Section 7, a distance of 1954.35 feet to the point of beginning; thence S 02°13'03" E, a distance of 195.91 feet; thence Southerly and Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 1000.00 feet, an arc distance of 911.32 feet; thence S 49°59'51" W, a distance of 419.75 feet to a point on the West line of the Northeast Quarter of said Section 7; thence N 02°34'20" W, along the West line of the Northeast Quarter of said Section 7, a distance of 1243.44 feet to the Northwest corner of the Northeast Quarter of said Section 7; thence N 87°46'57" E, along the North line of the Northeast Quarter of said Section 7, a distance of 726.75 feet to the point of beginning, containing 15.24 acres, more or less.

LEGAL DESCRIPTION (CP-2):

All that part of the Northeast Quarter of Section 7, Township 15, Range 24, in the City of Spring Hill, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 7; thence S 87°46'57" W, along the North line of the Northeast Quarter of said Section 7, a distance of 1954.35 feet; thence S 02°13'03" E, a distance of 195.91 feet; thence Southerly and Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 1000.00 feet, an arc distance of 287.33 feet; thence S 75°45'17" E, a distance of 177.71 feet; thence Southeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 800.00 feet, an arc distance of 123.37 feet; thence S 84°35'26" E, a distance of 195.63 feet; thence Southeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 800.00 feet, an arc distance of 226.90 feet; thence S 68°20'24" E, a distance of 500.68 feet; thence Southeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 500.00 feet, an arc distance of 207.51 feet; thence N 87°52'53" E, a distance of 135.59 feet; thence Southeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 300.00 feet, an arc distance of 116.89 feet; thence S 69°47'36" E, a distance of 167.49 feet; thence Southeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 300.00 feet, an arc distance of 117.88 feet; thence N 87°41'38" E, a distance of 112.66 feet to a point on the East line of the Northeast Quarter of said Section 7; thence N 02°07'35" W, along the East line of the Northeast Quarter of said Section 7, a distance of 997.52 feet to the point of beginning, containing 34.21 acres, more or less.

TRANSPORTATION IMPACT STUDY

Proposed Ridgfield Mixed Use Project

199th Street and Renner Road
Spring Hill, Kansas

December 6, 2006



Prepared For: Mr. James Lambie
Lambie-Geer Homes

Prepared By: Peterson Transportation Solutions, Inc.

SUMMARY

The mixed use development plan includes the construction of two collector roadways (Norton Drive and W. 200th Street) through the site that separates the commercial from the residential areas. These two collector streets, along with two commercial site drives along 199th Street and Renner Road provide the access to the major street network.

Although the existing traffic volumes along 199th Street and Renner Road are relatively low and have ample capacity, the rate of development in this area should include the use of left- and right-turn lanes at key intersections so that the capacity of the two lane arterials can be maintained for several years until such time as the City and County can upgrade them. With this in mind, the developer proposes to construct left and right-turn lanes at the two collector intersections on 199th Street and at Renner, plus turn lanes at the two commercial site drives along the same arterials. The commercial and residential intersections that are located along the two internal collectors will also include left-turn lanes at each intersection as shown on the site plan.

Although Johnson County plans to construct left-turn lanes at all four approaches in 2007, the intersection of Ridgeview Road and 199th Street is projected to operate at LOS F on the Ridgeview approaches when all of the approved and proposed development is built. This may take several years for this to happen, but a traffic signal is recommended when conditions actually meet the MUTCD's warrants, preferably for multiple warrants. Right-turn lanes should be constructed at that time for the westbound and southbound approaches, based on the projected traffic volumes.

The north-south collector street (Norton Drive) at 199th Street should be constructed for left- and shared through/right-turn lanes leading south onto the collector (the Prairie Ridge development is responsible for the same turn lanes on the opposite directions). The northbound approach should be initially constructed for a left-turn lane and a shared through/right lane. However, additional right-of-way should be set aside for a second northbound left-turn lane when 199th Street is widened to four lanes. The northbound left-turn lanes should be at least 250 feet in length, not including tapers. The traffic projections show that a traffic signal will be warranted near the completion of the commercial site. Actual traffic conditions should be monitored periodically to determine when a traffic signal is truly warranted.

The intersection of 199th Street and Renner Road is expected to need left-turn lanes on the Renner Road approaches to minimize the delays on those approaches. Traffic volumes are not expected to be high enough to warrant traffic signals with this proposed project. The County is planning to construct left-turn lanes on 199th Street at Renner Road at some point in the near future, but the actual schedule for that project is unknown. Based on the traffic projections for this proposed project, the northbound left-turn lane should be a minimum of 150 feet. The southbound left-turn lane has very minimal traffic

Mr. James Lambie
December 6, 2006
Page 16 of 16

PTS

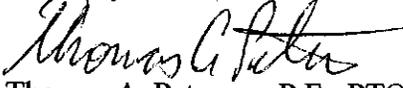
and could suffice with a 100 foot-long turn lane, although the County would likely require at least 150 feet to meet their standards.

The intersection sight distance for all four site intersections were reviewed in the field. All four locations were found to have more than adequate sight distance.

Within the next twenty years, 199th Street will likely need to be widened to a four-lane divided arterial with traffic signals at Renner Road, the north-south collector (Norton Drive) and at Ridgeview Road. These are the only locations along this one-mile stretch that will have full access to 199th Street.

I trust the enclosed information will be adequate for formal review by you, your design team, BHC Rhodes and the City of Spring Hill. If you have any questions, feel free to contact me.

Sincerely,



Thomas A. Peterson, P.E., PTOE
President

Enclosures

PTS

Peterson Transportation Solutions, Inc.
13210 Goddard Lane
Overland Park, KS 66213

December 6, 2006

Mr. James Lambie
Lambie-Geer Homes
8712 W. 151st Street
Overland Park, Kansas 66223

Re: Ridgefield Traffic Impact Study -- Final Report

Dear Mr. Lambie:

Peterson Transportation Solutions, Inc. (PTS) is pleased to present this traffic impact study conducted for the proposed commercial and residential development project located on an 80 acre parcel on the southwest quadrant of Renner Road and 199th Street. The results and recommendations of this traffic impact study are included in this report.

TRANSPORTATION SYSTEM

The site plan includes two collector roads cross the site in a north/south and east/west orientation, separating the residential areas from the retail center. The site plan proposes left-turn lanes at the two intersections along the east/west collector where commercial and residential access points are proposed. The north/south collector does not provide any direct connection to either the commercial or residential areas. However, it does provide access to the Richfield community pool area.

The project site shows two access intersections to 199th Street (a major arterial) and two intersections to Renner Road, also an arterial classified roadway. Of the four intersections, two directly connect to the internal retail areas, one each to 199th Street and Renner Road; the other two intersections are from the two collector roads described above. Intersection sight distance was also checked in the field and compared to the proposed site plan for the four locations along 199th Street and Renner Road.

In order to minimize disruption to the flow of traffic along Renner Road and 199th Street, the site plan proposes auxiliary left- and right-turn lanes at all four external intersections described above. This will help preserve the capacity of the two-lane arterials until such time as these roadways are widened in the future to a more urban, four-lane divided design. Based on the rural surroundings currently found in the study area with traffic

volumes less than 2,000 vehicles per day on either 199th Street or Renner Road, it will likely be many years before the City and/or Johnson County will need to improve these two roadways beyond the existing two-lane configuration. When the City of Spring Hill and/or Johnson County construct the four-lane divided roadways, some of the access to the retail area will be limited.

Prior to the development of the Ridgefield project, Johnson County plans to construct left-turn lanes on all four approaches to the intersection of 199th Street and Ridgeview Road (one of the study intersections described below). This construction project is slated for 2007. These improvements are related in part to the construction of the new Spring Hill high school north and east of this intersection.

SCOPE OF STUDY

The scope of the study was developed with the assistance of city staff and with BHC Rhodes. The scope included the following intersections:

- Ridgeview Road at 199th Street
- Prairie Ridge Drive/New North-South Collector at 199th Street (Near Future)
- Renner Road at 199th Street
- Site Drive A at 199th Street
- Site Drive B at Renner Road
- New East-West Collector at Renner Road
- Site Drives C and D along new East-West Collector
- New East-West Collector at New North-South Collector

The study evaluated the following development scenarios for the AM and PM peak hours:

- Existing Conditions
- Existing Plus Approved/Unbuilt Development
- Existing Plus Approved Plus Project
- Existing + Approved + Project + Pending
- Year 2026 Conditions

Information from two key traffic impact studies were used as the basis for evaluating the first two scenarios listed above. The two study documents are listed below:

- Estates of Wolf Creek, by Bucher Willis Ratliff, dated August 24, 2005
- Revised TIS for Prairie Ridge, by Mehrdad Givechi, dated September 2006

Approved Development Projects

The two studies identified above incorporated the traffic projections for the following approved, but unbuilt development projects located in the study area:

Estates of Wolf Creek- Included 505 single family lots, 264 dwelling units of apartments, 80 condo/townhome dwelling units, and 51,926 square feet of retail/general office use. This site is located along 191st Street, west of Ridgeview Road.

Spring Hill High School – according to the traffic reports described, this new school will have approximately 800 students that is drawn in from the entire Spring Hill School District, replacing the existing high school. New high school is scheduled to open for the 2007/2008 school year.

Biltmore Farms – 212 single family lots located south and west of 199th Street and Ridgeview Road.

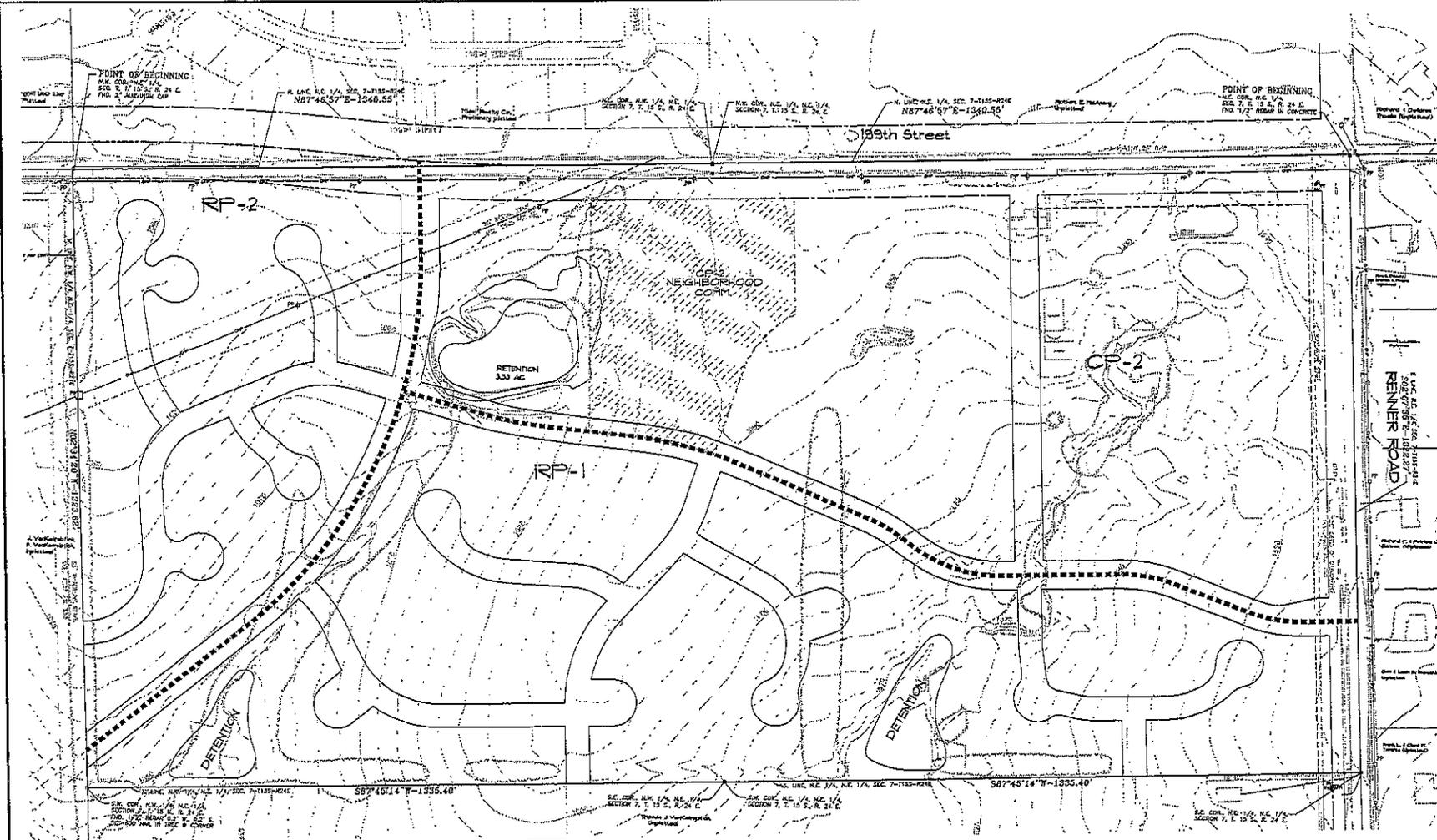
Prairie Ridge – 219 single family lots located directly north of the Ridgeview site, between the new high school and Renner Road.

Pending Development

There is also preliminary planning underway for the development of a sizeable portion of the remaining square mile section of land that includes the Ridgefield site. This area (approximately 261 acres) is not under signed contract for development yet, but a general concept plan with a road concept plan was provided to PTS to aid in the ultimate design of the proposed north-south collector roadway that will serve as the principle north-south roadway through this mile square section of land. These 261 acres are not a part of the Ridgefield project, but were included as “pending” development that is expected to happen while the Ridgefield project is under its initial phases of development. The areas of pending development are included in a large plan sheet with traffic project calculations. The pending uses for the land are mostly single family, but also includes 40 acres as apartment and condo/townhome uses.

Year 2026 Conditions

The Year 2026 conditions were estimated using an annual background growth rate of 4 percent plus the projected trip assignments for all of the approved and pending development projects described above. It was assumed that the two commercial site drives for Ridgefield would have full access during the interim years prior to the construction of a four-lane divided facility for both 199th Street and Renner Road. Turn lanes would be provided during the interim period at both site intersections.



LEGAL DESCRIPTION (RP-1):
 All that part of the Northwest Quarter of Section 7, Township 15, Range 24, in the City of Spring Hill, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 7, thence S 87°46'57" W, along the South line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet to the point of beginning; thence S 87°46'57" E, a distance of 1340.55 feet, thence S 87°46'57" W, along the West line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet to the point of beginning; containing 1340.55 acres, more or less.

AND
LEGAL DESCRIPTION (RP-2):
 All that part of the Northwest Quarter of Section 7, Township 15, Range 24, in the City of Spring Hill, Johnson County, Kansas, being more particularly described as follows:

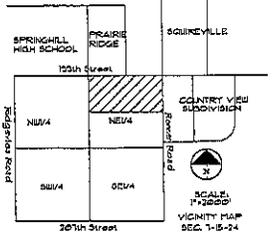
Commencing at the Northwest corner of the Northwest Quarter of said Section 7, thence S 87°46'57" W, along the North line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet; thence S 87°46'57" E, a distance of 1340.55 feet; thence S 87°46'57" W, along the West line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet to the point of beginning; thence S 87°46'57" E, a distance of 1340.55 feet, thence S 87°46'57" W, along the North line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet to the point of beginning; containing 1340.55 acres, more or less.

AND
LEGAL DESCRIPTION (CP-1):
 All that part of the Northwest Quarter of Section 7, Township 15, Range 24, in the City of Spring Hill, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 7, thence S 87°46'57" W, along the North line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet; thence S 87°46'57" E, a distance of 1340.55 feet; thence S 87°46'57" W, along the West line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet to the point of beginning; thence S 87°46'57" E, a distance of 1340.55 feet, thence S 87°46'57" W, along the North line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet to the point of beginning; containing 1340.55 acres, more or less.

AND
LEGAL DESCRIPTION (CP-2):
 All that part of the Northwest Quarter of Section 7, Township 15, Range 24, in the City of Spring Hill, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 7, thence S 87°46'57" W, along the North line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet; thence S 87°46'57" E, a distance of 1340.55 feet; thence S 87°46'57" W, along the West line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet to the point of beginning; thence S 87°46'57" E, a distance of 1340.55 feet, thence S 87°46'57" W, along the North line of the Northwest Quarter of said Section 7, a distance of 1340.55 feet to the point of beginning; containing 1340.55 acres, more or less.



SCALE 1" = 100'

Rezoning Plan Ridgefield
 Springhill, Kansas

Neighborhood Commercial

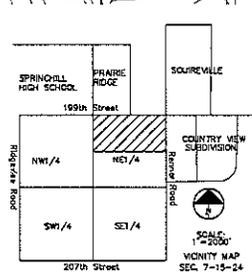
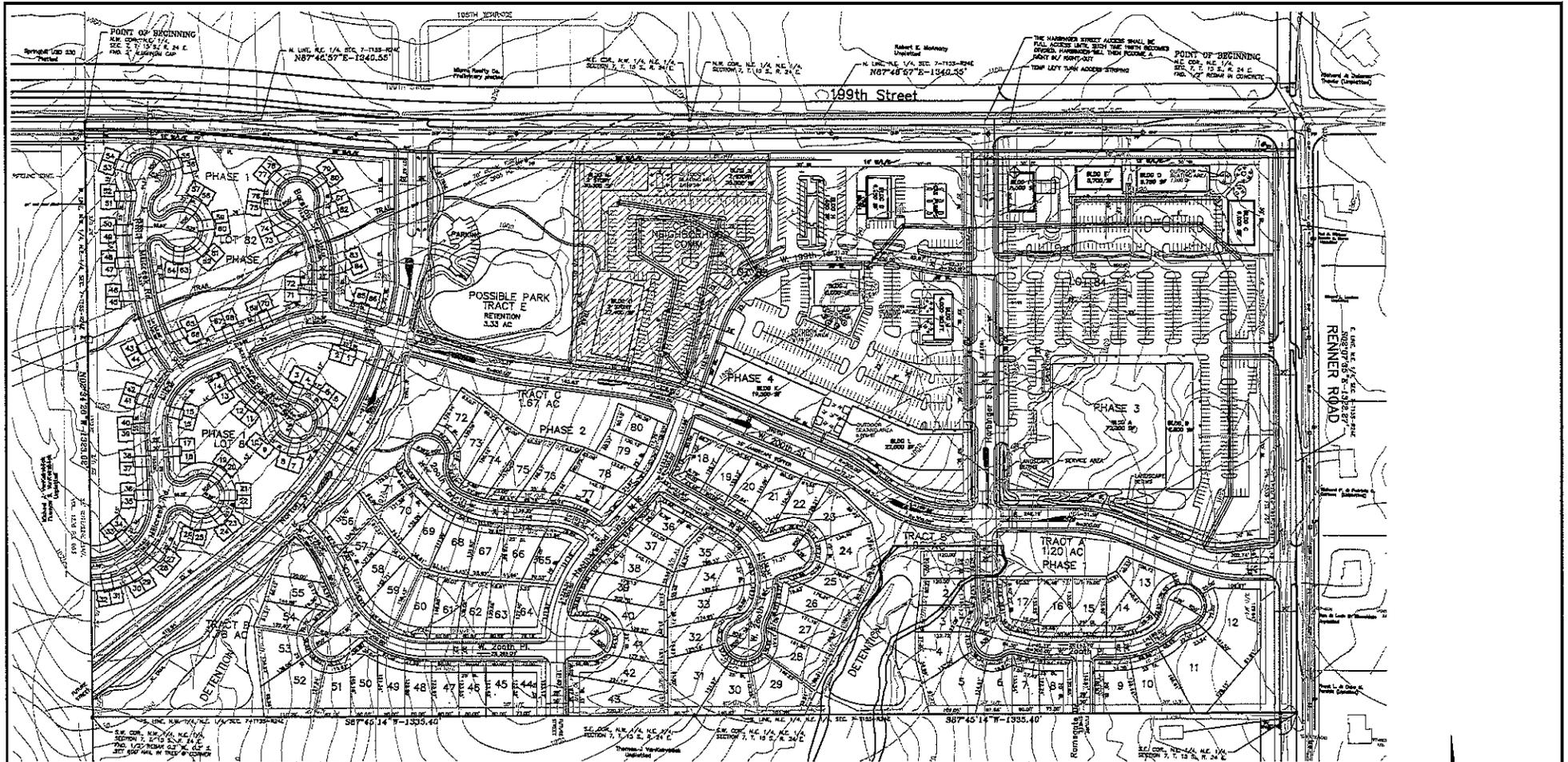
PHILIPS ENGINEERING, INC.
 PHILIPS ENGINEERING
 IMPLEMENTATION

PHILIPS ENGINEERING, INC.
 1200 N. Winchester
 Olathe, Kansas 66041
 (913) 251-1155
 Fax: (913) 251-1166
 www.philipsengineering.com

Oppermann LandDesign, LLC
 Land Planning & Landscape Architecture
 11523 Spring Hill Road • Lenexa, Kansas • 66215
 (913) 251-1155
 Fax: (913) 251-1166

PREPARED FOR:
 Renner 155 Investors, L.L.C.
 670 N. 59th St.
 Olathe, KS 66042
 (913) 251-1155
 (913) 251-1166 Fax

11-22-06



TOTAL ACRES (GROSS) 81.26
 EXISTING ZONING RR
 PROPOSED ZONING HP-1, RP-2, & OP-2
 Residential Summary

| ZONING | GROSS ACRES | NO. OF UNITS | DENSITY | SG. FT. OF SITE/UNIT | PARKING PROVIDED | PARKING REQUIRED | OPEN SPACE PROVIDED | FRONT | SIDE | CORNER |
|--------|-------------|--------------|---------|----------------------|------------------|------------------|---------------------|--------|-------|------------|
| RP-1 | 31.81 | 80 | 2.51 | N/A | 184 | 82 | 6.40 | 10.02% | 31.43 | 25' 5' 20' |
| RP-2 | 15.24 | 86 | 5.54 | 7,719 | 172 | 172 | 4.57AC (50%) | 9.90 | (63%) | 25' 7' 20' |
| TOTALS | 47.05 | 166 | | | 356 | 254 | | | | |

RP-1 AVERAGE LOT SIZE 60X120, AVERAGE SF 7,200SF
 Commercial (OP-2) 34.21 Acres

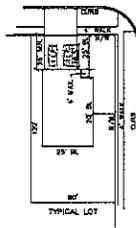
Anticipated Utility Companies:
 KOPAL (Electric)
 Water District #
 Springfield Sewers
 Emburg (Telephone)
 Atmos Energy (Gas)

| Building | Land Use | Square Feet | Parking Provided | Parking Spaces Required | Parking Ratio |
|----------|--------------------|-------------|------------------|-------------------------|---------------|
| A | Retail | 30,000 | 214 | 200 | 4.49/1000 SF |
| B | Retail/Office | 16,000 | 79 | 84 | 4.49/1000 SF |
| C | Retail/Office | 9,500 | 29 | 30 | 3.00/1000 SF |
| D | Retail/Office | 2,500 | 26 | 28 | 5.25/1000 SF |
| E | Retail/Office | 3,200 | 27 | 27 | 3.48/1000 SF |
| F | Restaurant | 4,200 | 14 | 42 | 3.50/1000 SF |
| G | Restaurant | 1,500 | 27 | 27 | 35.00/1000 SF |
| H | Restaurant | 1,000 | 20 | 20 | 5.00/1000 SF |
| I | Retail/Office | 24,000 | 110 | 110 | 3.00/1000 SF |
| J | Retail/Office | 25,000 | 120 | 120 | 2.80/1000 SF |
| K | Retail/Office | 22,000 | 120 | 121 | 2.82/1000 SF |
| L | Retail/Office | 12,000 | 60 | 60 | 2.50/1000 SF |
| M | Retail/Office/Shop | 25,000 SF | 110 | 110 | 2.50/1000 SF |

OPEN SPACE TRACTS

| TRACTS | ACRES |
|--------|---------------|
| A | 1.29 |
| B | 1.92 |
| C | 1.87 |
| D | 1.78 |
| E | 3.53 |
| TOTAL | 9.90 = 12.30% |

* ACTIVE OPEN SPACE
 ** POSSIBLE 3.33 AC PARK = 4.09%



Project Notes:
 All separate utility systems shall be provided to each building within the subject property.
 Safety access shall be provided to the property from the south thru an adjacent property access.
 The topography was supplied by ADLSE (Automated Interpolated Mapping System) based on LIDS data.
 Utility easements all areas shall be identified w/ utility companies to be incorporated as possible within the tract.
 There are existing trees on the site, the developer intends to take all practical measures to preserve existing trees.
 Tracts A, B, C, and E shall be parcel subdivided by the Home Association and are for the purposes of preservation of natural areas.
 and providing common and active open space areas. (SEE NEXT NOTE)
 If the City desires Tract E could become a public park & landscaped for the trail system.
 Street lighting shall be City of Springfield advanced residential public street light.
 Fire hydrants shall be located per City of Springfield Fire Marshal direction.
 Drive in and drive thru uses will not be allowed in the Neighborhood Commercial Area.
 Buildings located in the Neighborhood Commercial (OP-2) shall be designed two story and incorporate residential uses.

Legend:
 4' sidewalk or 5' asphalt trail
 On street R/W of sidewalk
 In street space (walk & wheelchair use)

Neighborhood Commercial

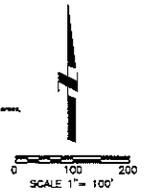
PHASE TABLE:

| PHASE | START DATE | COMPLETE DATE |
|-------|------------|---------------|
| 1 | 3-1-07 | 9-1-07 |
| 2 | 3-1-08 | 9-1-08 |
| 3 | 3-1-09 | 9-1-09 |
| 4 | 3-1-10 | 9-1-10 |

PREPARED FOR:
 Renner 155 Investors L.L.C.
 8712 W. 151st St.
 Overland Park, MO 66223
 913-238-0181
 913-238-8183 fax

PEI PLANNING ENGINEERING
 11255 Strong Line • Leawards, MO 64086
 913-238-0181
 www.peiinc.com

Oppermann
 Land & Construction
 11255 Strong Line • Leawards, MO 64086
 913-238-0181



Preliminary Plan / Plat
 Ridgefield
 Springfield, Kansas

BUSINESSES W/ DRIVE THRU WINDOWS WILL NOT BE ALLOWED IN THE NEIGHBORHOOD COMMERCIAL AREA

PUBLIC HEARING: 2006 BUDGET AMENDMENT

The public hearing for the 2006 Budget Amendment was opened at 7:06 p.m. The 2006 Budget allowed for payment of \$306,000 to the Johnson County Rural Fire District #2. The contract amount was \$360,000, but the contract was not finalized at budget time. In order to allow for the 2006 contract to be fulfilled, the City will need to transfer \$34,000 from the General Fund and \$20,000 from the Fire Fund.

The public hearing closed at 7:08 p.m.

CONSENT AGENDA

MOTION: Council member Fortney made a motion to approve the Consent Agenda as presented. Council member Beck seconded. Motion carried 5, 0, 0.

The items on the Consent Agenda are listed below:

Approval of Minutes: December 14, 2006

Appropriation Order 2006-12-28

November 2006 Financials

2006 Budget Amendment

Approval of Sesquicentennial Committee Budget

Award of Contract: North Sanitary Sewer Benefit District #3, Bazin Excavating

Res. #611: Sesquicentennial Bank Account

Columbia Road Concept Plan

FORMAL ACTION

ORD. 2006-44: Z-11-06 REZONING R-R RURAL RESIDENTIAL TO R-1 SINGLE-FAMILY RESIDENTIAL, COLUMBIA PARTNERS

The applicant, Columbia Partners, has submitted a request for rezoning of property south of 215th Street and west of Columbia Road from R-R Rural Residential to R-1 Single Family Residential.

MOTION: Council member Fortney made a motion to approve Ordinance 2006-44 authorizing the rezoning of Z-11-06 from R-R to R-1. Council member Ellis seconded. The roll call vote: Fortney-yes, Hanson-yes, Leaton-yes, Ellis-yes, Beck-yes, Squire-yes. Motion carried 6, 0, 0.

ORD. 2006-45: Z-8-06 REZONING R-R RURAL RESIDENTIAL TO RP-1 PLANNED SINGLE-FAMILY RESIDENTIAL, PETE OPPERMANN

The applicant, Pete Opperman, has submitted a request for Planned District rezoning of property south of 199th Street and west of Renner Road from R-R Rural Residential to RP-1 Planned Single Family Residential. A protest petition has been filed but 20% of the protests are required to be valid. Only 16% of the petitions were considered valid.

Council member Beck disclosed that he had been contacted by a resident concerning this matter. Mayor Squire and Council members Leaton and Fortney disclosed that they had received e-mails concerning this matter. Mayor Squire and City Administrator Roberts met with Lambe but did not talk about this project. The Mayor and Council members noted that they would still render a fair and impartial decision.

MS

RECESS

There was a recess at 8:36 p.m. The meeting resumed in open session at 8:43 p.m.

Concerns were expressed from several area residents on traffic safety issues, the need for additional buffering and the location of commercial property.

MOTION: Council member Fortney made a motion to approve Ordinance 2006-45 subject to approval of findings of fact. Council member Ellis seconded. The roll call vote: Hanson-yes, Leaton-yes, Ellis-yes, Beck-yes, Squire-yes, Fortney-yes. Motion carried 6, 0, 0.

ORD. 2006-46: Z-9-06 REZONING R-R RURAL RESIDENTIAL TO RP-2 PLANNED TWO-FAMILY RESIDENTIAL, PETE OPPERMANN

MOTION: Council member Fortney made a motion to approve Ordinance 2006-46 subject to approval of findings of fact. Council member Ellis seconded. The roll call vote: Leaton-yes, Ellis-yes, Beck-yes, Squire-yes, Fortney-yes, Hanson-yes. Motion carried 6, 0, 0.

ORD. 2006-47: Z-10-06 REZONING R-R RURAL RESIDENTIAL TO CP-2 GENERAL BUSINESS DISTRICT, PETE OPPERMANN

There was discussion on the applicant providing a landscaping plan to be brought back with the final plans. Concerns were expressed that the maximum buffer should be used between the residential and commercial across the street.

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.

RECESS

There was a recess at 10:40 p.m. The meeting resumed in open session at 10:51 p.m.

Note for the record: Council member Fortney left the meeting at 10:54 p.m.

AWARD OF PROPOSAL: COMPREHENSIVE PARKS MASTER PLAN, BUCHER-WILLIS & RATLIFF

Three companies were interviewed for the Comprehensive Parks Master Plan proposals. This plan will be funded out of the General Fund.

MOTION: Council member Beck made a motion to approve the award of proposal for the comprehensive Parks Master Plan to Bucher, Willis & Ratliff not to exceed \$50,000. Council member Leaton seconded. Motion carried 4, 0, 0.

M 3