

**SPRING HILL PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 1, 2016
7:00 P.M.
SPRING HILL CIVIC CENTER
401 N. MADISON – ROOM 15**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

FORMAL COMMISSION ACTION

1. **Approval of Minutes: October 6, 2016 (no meeting in November)**
2. **Public Hearing for Conditional Use Permit Renewal (CU-2016-0003) – Communication Tower**
Address/Vicinity: 19005 Webster St.
Applicant: Jeff Barnett, Crown Castle
Owner: John W. Gochenour, Jr.
3. **Final Plat Application (FP-07-16) – Brookwood Farms 3rd Plat**
Address/Vicinity: W. 200th Terr & Barker St.
Applicant: Matt Schlicht, Engineering Solutions
Owner: Leonard Marks, Catch Investments, LLC

DISCUSSION

REPORTS

4. Conditional Use Permit (02-11) – Spring Hill Cemetery – 5 Year Staff Review
5. Conditional Use Permit (01-11) – Spring Hill USD 230 – 5 Year Staff Review

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
October 6, 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 October 6, 2016. The meeting convened at 6:59 p.m. with Chairman Stephen Sly presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell
Janell Pollom
Paul Ray
Stephen Sly
Cindy Squire
Tyler Vaughan

Commissioners absent: Josh Nowlin
Vacancy
Vacancy

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

Public in attendance: Michael Grann, Applicant for Site Plan (SP-02-16)
Mark Murdick, Sullivan Palmer Architects
Mark Squire

ROLL CALL

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

APPROVAL OF THE AGENDA

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

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

Motion carried 6-Aye, 0-Nay, 0-Abstain

FORMAL ACTION

1. Approval of Minutes from the September 1, 2016 PC Meeting

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

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

Motion carried 6-Aye, 0-Nay, 0-Abstain

2. Site Plan Application (SP-02-16) – Office Building (Michael Grann)

Beginning of Staff Report

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

Case #: SP-02-16 **Meeting Date:** October 6, 2016

Description: Michael Grann Office Building

Location: 801 N. Webster St.

Applicant: Michael Grann

Engineer/Architect: Sullivan Palmer Architects, Merriam, KS – Mark Murdick

Site Area: 1.03 ac.

Minimum Lot Area: N/A **Related Case:**

Current Zoning: C-2 **Proposed Use:** Office Building

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	C-2	Commercial	Mixed Use Comm.
North:	C-2	Commercial	Mixed Use Comm.
South:	C-2	Commercial	Mixed Use Comm.
East:	C-2	Commercial	Mixed Use Comm.
West:	R-1	Recreational (ball fields)	Residential

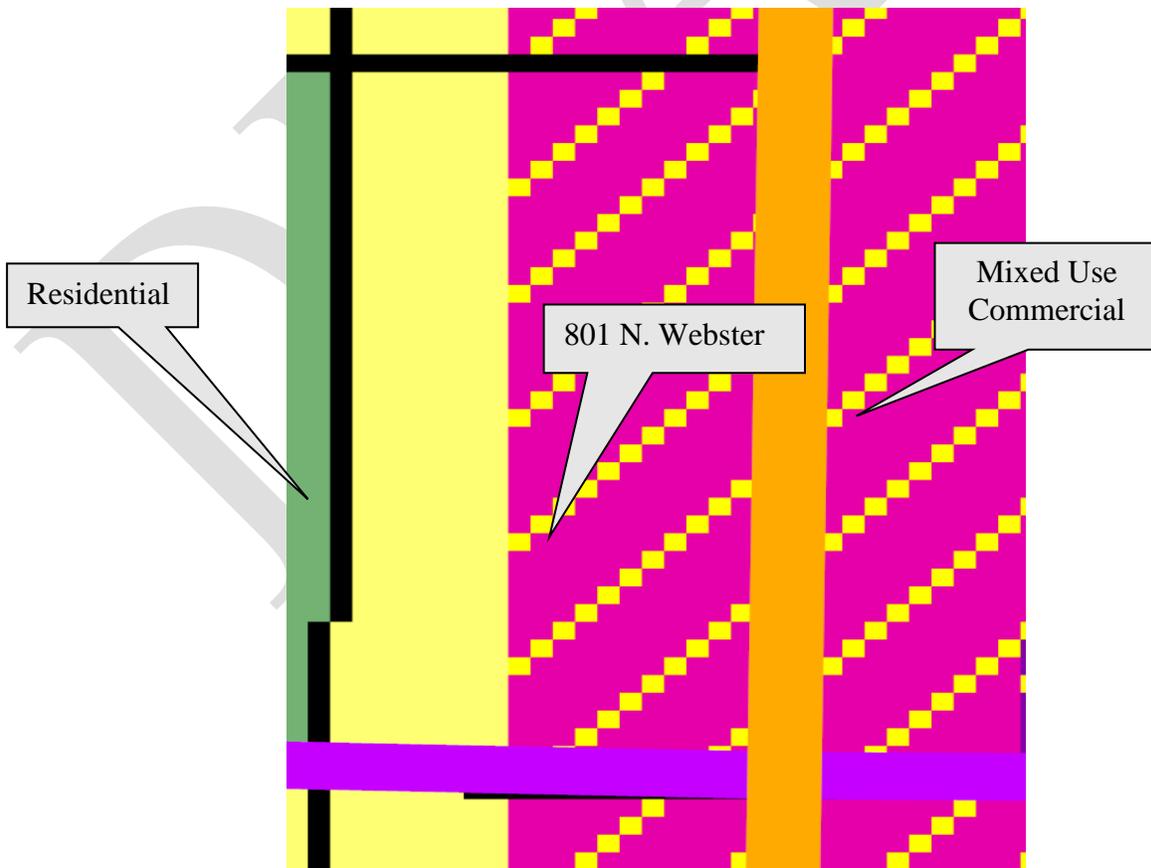
Aerial Photo



Zoning Map



Future Land Use Map



BACKGROUND: The applicant has submitted a request to construct a new office building with one storage / garage unit. The building is proposed to be constructed on the lot in conjunction with the existing buildings on the lot at 801 N. Webster St. This lot and the existing building have had a multitude of commercial uses over the previous years. The larger existing building presently has a commercial use in it. The proposed new building shows 8 offices, conference room, restrooms, kitchen area for employees and small one bay garage. The site plan also reflects the installation of new parking and entrance off of Webster Street. Included with this packet is a site plan, building elevations and floor plan for the proposed project.

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 areas and the type of surface have been identified, including the ADA requirements and parking space markings.
- No trash receptacle is shown. The owner is going to have a small roll out trash container.
- The exterior finish of the building is shown to be enhanced by the use of some stone type veneer material.
- Utilities are available and will be identified on the revised site plan.
- The exterior lighting will be provided by lights mounted on the surface of the building. Staff will review all lighting for compliance with zoning regulations to ensure no negative impact on traffic and surrounding neighborhood
- 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
- Parking is provided and in compliance with applicable regulations

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 existing use is an allowed use in a C-2, General Business District. The building is a legal use as it is within the 25 foot rear yard setback required for commercial properties adjacent to residential districts.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*
The site is in compliance with the Subdivision Regulations adopted in 2006. Landscape shown is in compliance.
3. *The extent to which the development would be compatible with the surrounding area.*
The new building and use is in conformity with general uses of the zoning district and surrounding future land use areas.
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 mixed-use commercial.
5. *The extent to which the proposal conforms to customary engineering standards used in the City.*
The building 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.*
As detailed in the site plan, this proposed entrance onto Webster Street has good visibility.

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

STAFF RECOMMENDATION:

Staff recommends approval of site plan application SP-02-16, Michael Grann Office Building with the following conditions:

1. All Utilities and connection point be shown on the site plan.
2. Storm water discharge will be reviewed by the City Engineer for compliance.
3. The applicant will supply the City with a signed agreement dealing with the sewer connection.
4. All exterior lighting must be approved at the building permit stage and inspected to ensure lighting will not negatively affect traffic and the neighborhood.
5. All Staff Comment and Additional Staff Comments must be applied and complied with on the revised site plan.

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

Attachments: Site Plan
Building elevations
Floor Plan

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission recommend approval of site plan SP-02-16 for Michael Grann Office Building as per Staff's report and recommendations.

End of Staff Report

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

Commissioner Vaughan asked if the applicant already has tenant prospects to occupy the office space. The applicant, Michael Grann, stated that he does have prospects for the space. He added that the concept of the building is to create a regency center that caters to small businesses that have just a few employees; making it more affordable and efficient for the small business owner. These tenants would also have access to utility and technology options that are included with the leased space.

Commissioner Squire asked if there are any conflicts with the applicant's driveway and the adjacent driveway. Mr. Hendershot stated that the driveways are in the same general area, but there should not be a traffic flow issue due to the fact that there is a center turn lane along Webster Street. He added that Mid-Am's access road along Webster Street is not a primary access point for their business.

Commissioner Mitchell stated that he has had previous conversations with the applicant, Mr. Grann, about his business concept.

Motion by Ms. Squire, seconded by Ms. Pollom, to recommend approval of Final Plat Application, FP-06-16, Dayton

Creek, First Plat with the following five conditions as per Staff's report and recommendations.

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

Motion carried 6-Aye, 0-Nay, 0-Abstain

The Site Plan application (SP-02-16) will be forwarded to the City Council for consideration on October 27, 2016.

DISCUSSION

REPORTS

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

Staff reminded everyone that the next Planning Commission meeting will be Tuesday, November 1, 2016, instead of Thursday, November 3, 2016. Due to the fact that the Spring Hill Chamber of Commerce Annual Banquet is on November 3rd, it creates an attendance conflict for many members of the Planning Commission and City Staff.

ADJOURN

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

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

Motion carried 6-Aye, 0-Nay, 0-Abstain

The meeting adjourned at 7:30 p.m.

**SPRING HILL PLANNING COMMISSION
CONDITIONAL USE STAFF REPORT**

Case #: CU-2016-0003

Meeting Date: December 1, 2016

Description: Renewal of Conditional Use for operation and maintenance of telecommunications tower facility

Location: 19005 Webster Street

Applicant: Jeff Barnett, Crown Castle, St. Louis, MO 63141

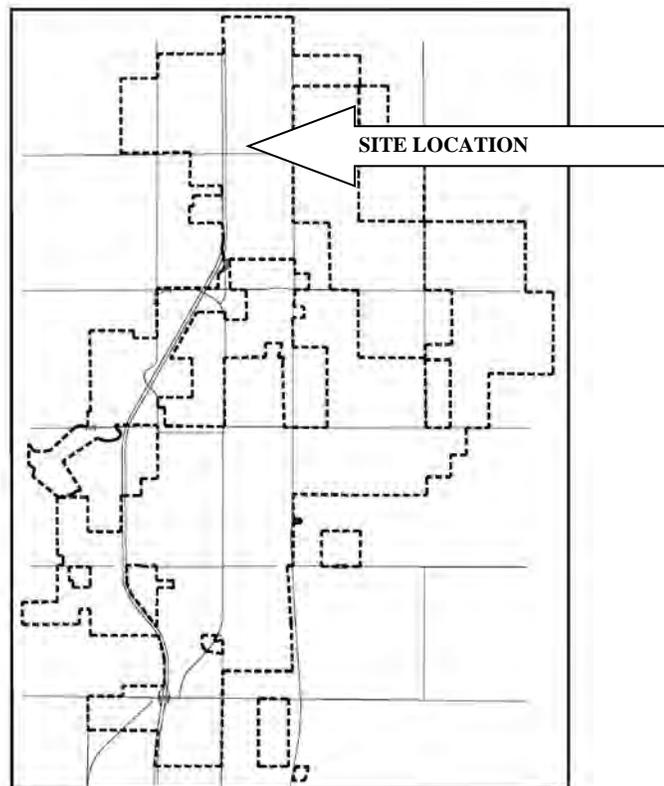
Engineer: Fullerton Engineering Design, Rosemont, IL 60018

Current Zoning: "M-1" Industrial

Site Area: 7.75 Acres (property) 2,500 sq. ft. tower site lease **Number of Lots:** 1

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	"M-1"	General Industrial	Industrial
North:	"M-1"	General Industrial	Industrial
South:	"M-1"	General Industrial	Industrial
East:	"M-1"	General Industrial	Industrial
West:		Highway R-O-W	

Related Applications: CU-03-11, CU-02-06





Zoning Map



BACKGROUND:

The applicant, Crown Castle, has submitted an application for the renewal of a conditional use permit for operations and maintenance of a telecommunications tower facility located at 19005 Webster Street. The tower was previously operated by SSC, Inc.

The previous conditional use permit was approved with the agreement that they would need to renew every five (5) years, and the Planning Commission would be required to conduct a Public Hearing. Staff recommends changing the conditions of the CUP to review annually and all aspects of the review to be conducted in-house with notification to the Planning Commission of the findings. This would bring this CUP into compliance with the matix policy put into place by the Planning Commission in 2014.

In addition, the conditional use permit approval contains conditions of no nighttime lighting, (except for red/white obstruction warning lights), no commercial advertising is permitted on the tower, and lease space for only two additional carriers shall be provided.

All required notification of neighboring property owners has been completed with no comments received by staff. In addition, the required publication of the public hearing notice was published in the official newspaper.

GOLDEN FACTORS:

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

- 1. Neighborhood Character.** The surrounding area is industrial in use or vacant.
- 2. Adjacent Zoning.** With the exception of the highway right-of-way to the west, all adjoining property is zoned industrial.
- 3. Suitability for Current Zoning.** The site is zoned industrial which allows communication towers as a conditional use. The tower is in compliance with Section 17.336.A.7 as required by the industrial conditional use regulations contained in 17.330.C.4.
- 5. Length of Time at Current Zoning.** The site has been zoned “M-1” General Industrial for many years.
- 6. Public Gain Balanced by Landowner Hardship.** Public gain includes regulating the property with a Conditional Use Permit.
- 7. Conformance with Comprehensive Plan.** The proposed conditional use permit would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as industrial.

RECOMMENDATION:

Staff recommends the approval of CU-2016-0003 for a communications tower located at 19005 Webster St. with the following conditions:

1. The conditional use permit is subject to annual review by staff and notification to the Planning Commission.
2. There shall be no nighttime lighting of or on the tower except for the red/white obstruction warning lights.
3. No commercial advertising shall be allowed on the tower.
4. Space for no more than two additional platforms shall be provided for lease to other companies.
5. The renewal for the CUP will be changed to annual review by staff.

Attachments:

- Publication of Public Hearing Notice
- 2014 CUP review and/or renewal policy

AFFIDAVIT OF PUBLICATION

NPG Newspapers, Inc., P.O. Box 29, St. Joseph, MO 64502

Reference: 182892
Ad ID: 6435908

P.O. : DESC. :CUP Renewal#CU-2016-0003.19005 Webster

GLEND A GERRITY
CITY OF SPRING HILL
PO BOX 424
SPRING HILL, KS 66083

Miami County Republic

(Published in the Miami County
Republic Wed., 11/09/16)

State of Kansas, Miami County, ss:

CITY OF SPRING HILL, KANSAS
NOTICE OF CONDITIONAL
USE PERMIT RENEWAL
PUBLIC HEARING

I, Sandra Ridings being duly sworn according
to law, state that I am the Legal Advertising
Coordinator of the Miami County Republic, a
weekly newspaper printed in the State of
Kansas, and published in and of general circula-
tion in Miami County, Kansas, with a general
paid circulation on a weekly basis in Miami
County, Kansas; and that said newspaper is not
a trade, religious, or fraternal publication.
Said newspaper is published at least weekly fifty
times a year and has been so published continu-
ously and uninterruptedly in said County and
State for a period of more than five years prior to
the first publication of the said notice; and has
been admitted to the post office of Paola, in said
county as second class matter.
That this notice, a true copy of which is hereto
attached, was published in the regular and entire
issue of said weekly newspaper as follows, to-
wit:

Real Property: NOTICE is hereby given
that the PLANNING COMMISSION of
the CITY of SPRING HILL, KANSAS,
will hold a Public Hearing at their regu-
larly scheduled meeting at 401 N. Madi-
son, Room 15, Spring Hill, Kansas on
the 1st day of December, 2016 at 7:00
P.M. at which time and place you may
be heard in regard to an application
for a renewal of a Conditional Use
Permit application number CU-2016-
0003, for the following described real
property, also known as 19005 Webster
Street, situated in the City of Spring Hill,
Johnson County, Kansas, to wit:

Run Dates: 11/09/16 to 11/09/16
Appearances: 1
AD SPACE: 103
TOTAL COST: \$99.76

Owner(s) / operator(s) requests a
renewal of a Conditional Use Permit
application number CU-2016-0003 to
operate a wireless communication
facility (communication tower).

LEGAL DESCRIPTION:

Lot 3, Country Meadows Industrial
Park, 2nd Plat, a subdivision in the
City of Spring Hill, Johnson County,
Kansas.
Tax Property ID
EP20300000 0003.
Also known as: 19005 Webster
Street, City of Spring Hill, Johnson
County, Kansas.

(Signed) [Signature]

This notice shall be published once in
the official city newspaper at least twen-
ty (20) days prior to the date of said
hearing.

Subscribed and sworn before me this
9th day of November 2016

Dated this 4th day
of November 2016

[Signature] Notary Public

SPRING HILL
PLANNING COMMISSION
Stephen Sly, Chairman

ATTEST:



(SEAL)

Glenda Gerrity, City Clerk

My Commission Expires: 7/25/20

CONDITIONAL USE PERMIT REVIEW/RENEWAL GUIDE

Review

Airport or Airstrip	Hospitals, Nursing or Convalescent Homes, Congregate Care Facilities, and Retirement Housing
Banks or Financial Institutions	Hotel/Motel
Basic Industry	Library
Bed & Breakfast Inn	Manufacturing, General
Boarding or Lodging Homes	Neighborhood Swimming Pool
Broadcast/Recording Studio	Off-Premise Billboard Signs
Cemetery	Personal Care Service
Church or Place of Worship	Personal Improvement Service
Communication Tower	Printing and Copying, Limited
Contractor Storage	School, Elementary, Middle & High
Cultural Group	Service Station
Day Care	Tavern & Drinking Establishment
Earth Sheltered Residence	Utility, Major
Golf Course	Vehicle Repair General
Government Service	Vehicle Repair Limited
Group Boarding Homes for Adults	Warehouse, Self-Service Storage
Group Boarding Homes for Minors	Wind Energy Conversion System

Renewal

Adult Business
Animal Care, General
Animal Care, Limited
Auto Wrecking or Salvage Yard
Extraction of Minerals
Kennel, Boarding, Breeding, Training
Recreation & Entertainment, Outdoor



Memo

To: Spring Hill Planning Commission

From: Jim Hendershot, Community Development Director

CC: file

Date: January 7, 2014

Re: Policy, Conditional Use Permits subject to review and/or renewal

BACKGROUND:

Over the course of several meetings in 2013 the Spring Hill Planning Commission (PC) discussed the topic of conditional use permits (CUP) subject to renewal or review. These discussions resulted in a directive to write a policy to serve as a guide in determining whether a CUP is subject to renewal or review.

What is a Conditional Use Permit? A conditional use permit allows a city or county to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, through a public hearing process. A conditional use permit can provide flexibility within a zoning ordinance. Another traditional purpose of the conditional use permit is to enable a municipality to control certain uses which could have detrimental effects on the community.

As per KSA 12-755, cities are authorized to issue conditional use permits in connection with the adopted zoning regulations. Section 17.354 of the Spring Hill Zoning Regulations details the process associated with a CUP application.

The attached spreadsheet identifies all uses listed in the Spring Hill Zoning Regulations that are permitted with an approved CUP. These uses have been grouped into two categories, review and renewal. Placement of a use into these two categories is based on the possible negative impact a use may have on a neighborhood or the community that may be best resolved through the formal hearing process associated with a renewal. Those listed in the review category are subject to an annual, no cost, review by city staff to verify compliance with any

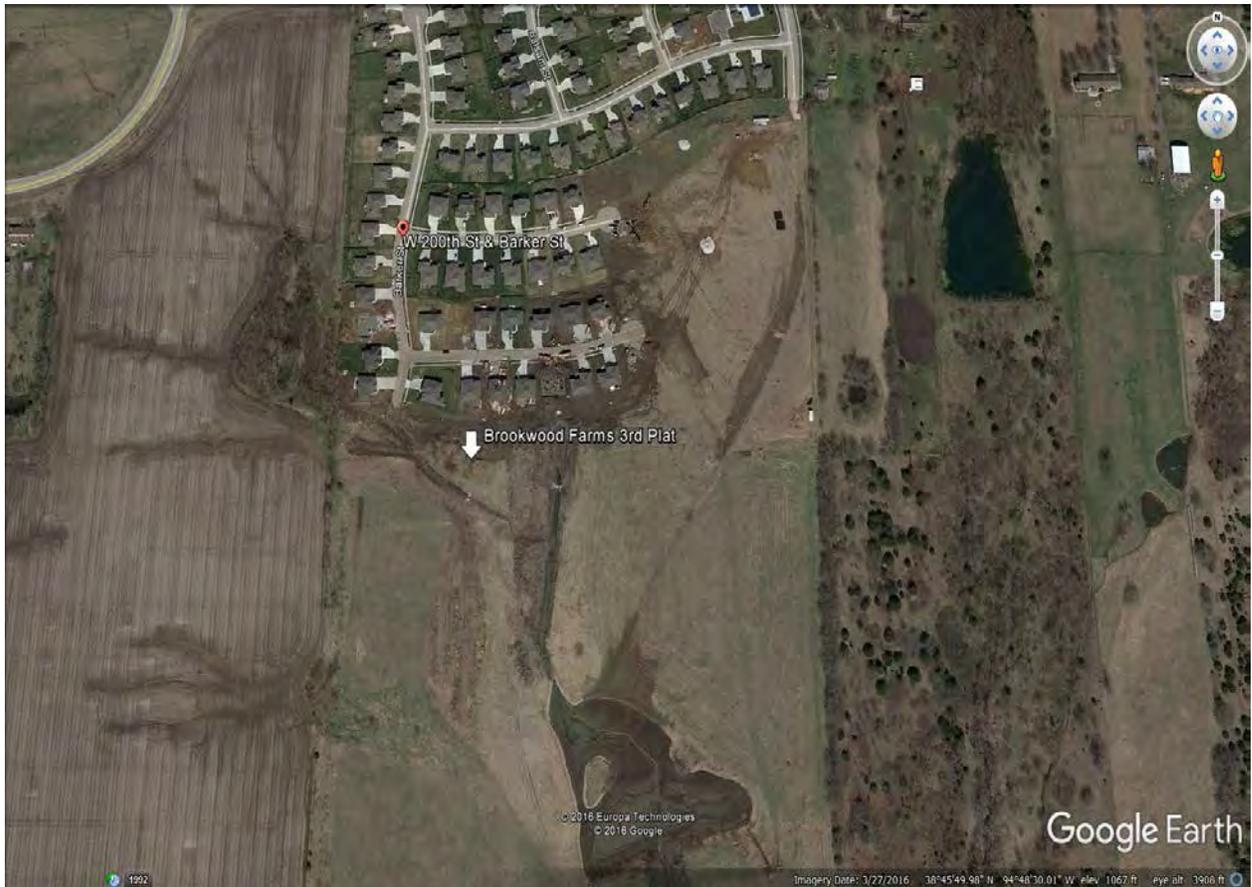
conditions placed upon the use in the approved CUP ordinance. Following the staff review a report will be presented to the PC along with any suggested recommendations, if any.

It is important to note that in many instances a use allowed in one zoning district with a CUP may be a permitted use in a different zoning district. For example, banks and financial institutions are a permitted use in a C-2 (Commercial Business District) but are allowed only with CUP in a C-O (Office Building District). The attached spreadsheet should only be used when the listed use is identified with a CUP in the zoning district in which the property is located.

It is also important to note that the spreadsheet is a guide for staff and PC reference and is not intended to be the sole factor in determining if a CUP is subject to renewal or review. Depending on the individual application, it is possible that a use listed in the review category could be subject to renewal if so determined by the PC in the public hearing process.

The subject of a change property ownership requiring a renewal is one that jurisdictions across the State of Kansas interpret in various manners. It is the policy of the City of Spring Hill that all CUP's are subject to renewal with a change in ownership of the real property. A change in tenants does not require a CUP to be renewed providing the new tenant is aware of and accepts all conditions placed upon the original CUP at the time of approval. If a property with an approved CUP remains vacant for six months or more the CUP is then null and void and subject to a new CUP application as applicable dependent on the new use.

All CUP's subject to renewal shall require the applicant to complete the application form and provide all documentation and fees as required for a new CUP application.



BACKGROUND:

An application has been received for the development of the next phase of Brookwood Farms located on 199th Street, approximately one-half mile east of Woodland Road. Brookwood Farms 3rd Plat consists of 29 residential tracts with extensions to Barker St., Skyview Lane and the addition of 201st Street.

The preliminary plat was approved by the Planning Commission in 2005, and staff finds this final plat conforms with the preliminary plat. A copy of the preliminary plat is included with this staff report.

STAFF COMMENT:

Brookwood Farms 3rd Plat consists of 29 residential lots. Staff finds the final plat to be in compliance with the previously approved preliminary plat and offers the following review of Section 17.372.D of the Spring Hill Subdivision Regulations:

1. Separate drawings of profiles and cross section of streets and public use areas have been forwarded to the City Engineer for review.
2. The Public Works Director, City Engineer, and various consultants have reviewed the plat and their comments have been implemented into the plat as applicable.
3. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat.

4. Staff has verified all due or unpaid taxes have been paid in full.
5. Drainage areas are subject to maintenance of adjoining homeowners or the homeowners association,
6. Public facilities are adequate and available to the site,
7. The proposed plat meets the City's design standards for the proposed streets and sidewalks.
8. Fire, police and school public services will be able to serve this subdivision adequately. The City of Spring Hill will provide sewer service, and Johnson County Water District Number One will provide water service.
9. Adequate control of storm water through appropriate BMP's have been detailed on drawings submitted to the City Engineer for approval.
10. Construction refuse will be disposed of in an appropriate manner,
11. 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.
12. Staff finds the proposed final plat in substantial compliance with the preliminary plat for the subdivision approved by the Planning Commission in 2005 and with the Comprehensive Plan for the City of Spring Hill.

Other Staff Comments. The applicant has been informed that the following information must be submitted and reviewed prior to plat consideration by the Spring Hill City Council:

1. The legal description should start from the nearest section corner which is the NE corner of the NW ¼ of Section 12-15-23. It should also state the course is along the east line of said NW ¼ and along the east line of Biltmore Farms 1st Plat and along the east line of Brookwood Farms Second Plat.
2. Line 1 of the legal description following "South 84°04'26" West", add "along the South line of Tract B, Brookwood Farms Second Plat.
3. Line 1 of the legal description following "South 56°00'00" West, add "along the south lines of Brookwood "Farms First Plat and Brookwood Farms Second Plat, both subdivisions in the City of Spring Hill, Johnson County, Kansas, the following eight courses:"
4. Line 3 of the legal description following "a distance of 134.54 feet, " add "to the Southwest corner of said Brookwood Farms First Plat;"
5. Line 7 of the legal description following "an arc distance of 36.73 feet," add "to a point on the East line of the Northwest ¼ of said Section 12;"
6. Line 7 of the legal description following "North 02°05'29" West," add "along said East line,"
7. In the plat drawing all changes of directions should show a symbol for a ½" bar set. I find 6 corners along the north line and 12 corners along the south line that do not have ½" bar set symbols.
8. The sum of Lots 107 thru 112 totals 310.09' and the overall distance is 310.10'.

9. The sum of Lots 121 thru 127 totals 545.25' and the overall dimension is 545.24'.
10. The sum of Lots 127 east thru the right of way of Balsam Street totals 180.17' and the overall dimension is 180.16'.
11. The center line of 201st Street between Lots 104 thru Lot 111 shows an overall dimension of 134.42' and I have calculated an overall dimension of 495.96' using the lot dimensions along the north right of way line and a dimension of 492.96 using the lot dimensions along the south right of way line. Not sure where the error is at.
12. The tangent length on 201st Street starting at the intersection of Skyline Drive is shown as 125.65' on the plat but totals 125.64 in the blow up detail of Tract E.
13. No utilities easements are shown on the rear lot lines on lots 101 thru 117 and on lot 129.
14. The residential lots and tracts shown on the plat must be listed with the square footages for each one.

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-07-16, Brookwood Farms 3rd Plat subject to the above listed conditions.

Attachments: Final Plat
Preliminary Plat

PLAT BOUNDARY DESCRIPTION

All that part of Northwest Quarter of Section 12, Township 15 South, Range 23 East, in the City of Spring Hill, Johnson County, Kansas, being more particularly described as follows:

Containing 425,880.62 square feet (9.78 acres) more or less.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"BROOKWOOD FARMS, THIRD PLAT"

EASEMENTS AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS, AND TO ALL PUBLIC UTILITY COMPANIES DULY INCORPORATED AND LICENSED TO DO BUSINESS IN JOHNSON COUNTY, KANSAS, TO ENTER UPON, LOCATE, CONSTRUCT, AND MAINTAIN, POLES, WIRES, ANCHORS, PIPES, CONDUITS, SEWERS, SURFACE DRAINAGE FACILITIES, ETC., UPON OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS UTILITY EASEMENT OR U/E, OR "DRAINAGE EASEMENT" OR "DE".

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 AND THEIR ASSIGNS.

CONSENT TO LEVY: THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HEREBY AGREES AND CONSENTS 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, FORM 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.

IN TESTIMONY WHEREOF: UNDERSIGNED PROPRIETORS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS DAY OF 2016.

CATCH INVESTMENTS, L.L.C.

LEONARD MARKS, MEMBER

NOTARY CERTIFICATION:

STATE OF MISSOURI COUNTY OF JACKSON

ON THIS DAY OF 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEONARD MARKS, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF CATCH INVESTMENTS, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

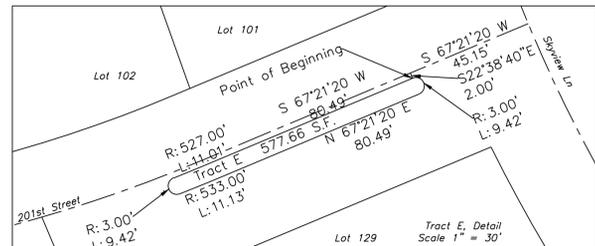
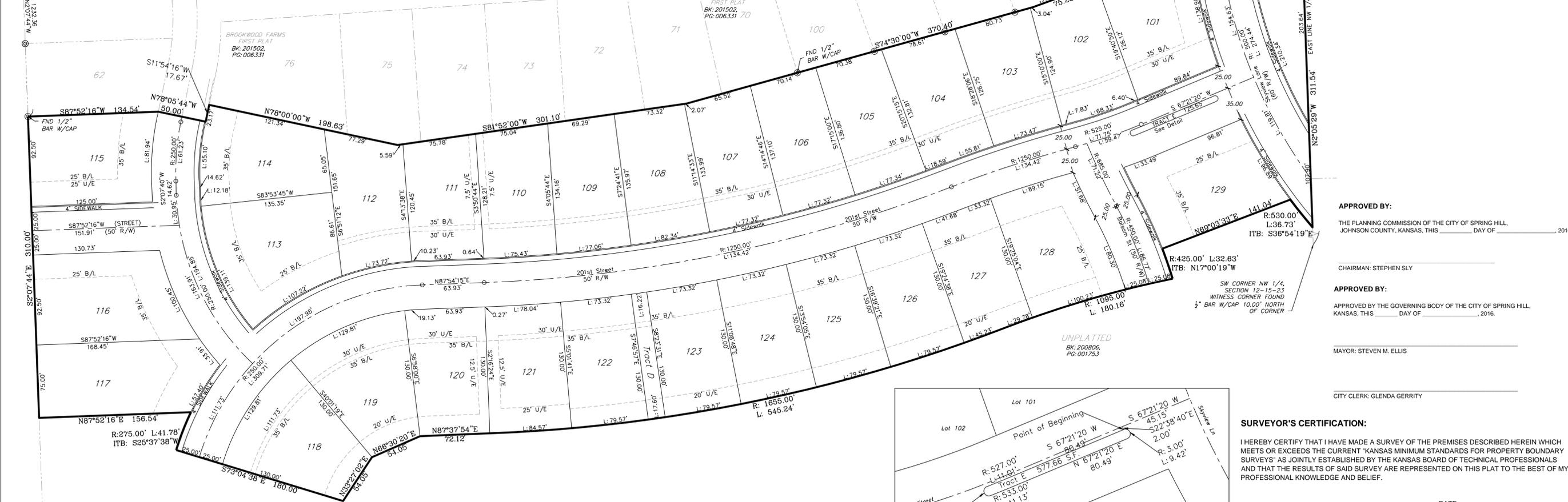
IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

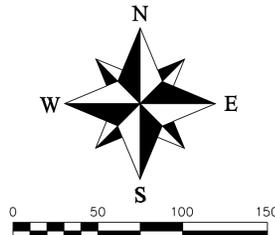
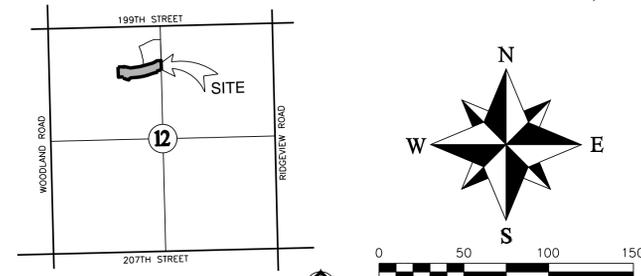
NOTARY PUBLIC

MY COMMISSION EXPIRES:

NE CORNER E 1/4 NW 1/4 SECTION 12-15-23 FND 1/2" REBAR W/ PHELPS CLS-82 PLASTIC CAP



Final Plat BROOKWOOD FARMS, THIRD PLAT LOTS 101 - 129 & TRACTS C - E A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 23 EAST, IN THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS



LEGEND

- These standard symbols will be found in the drawing.
• Set 1/2" Rebar & Cap in Concrete (LS 218)
⊙ Found Survey Monument (As Noted)

- SURVEYOR'S GENERAL NOTES:
1) This survey is based upon the following information provided by the client or researched by this surveyor.
(A) Plat of Biltmore Farms, First Plat, recorded in Book 200709, Page 004649
(B) Plat of Biltmore Farms, Second Plat, recorded in Book 200901, Page 004442
(C) Plat of Brookwood Farms, First Plat, recorded in Book 201502, Page 006331
(D) Deed recorded in Book 4658, Page 721
(E) Deed recorded in Book 200806, Page 001753
2) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Kansas Standards for Property Boundary Surveys.
3) No title report was furnished.
4) Bearings shown hereon are based upon BILTMORE FARMS, FIRST PLAT
5) The subject property surveyed lies within a flood zone designated zone (x), areas located outside the 100 year flood plain, per F.E.M.A. map, panel no. 139 of 161, Map No. 2009010139G effective date: August 3, 2009.
6) Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

APPROVED BY: THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS, THIS DAY OF 2016.

CHAIRMAN: STEPHEN SLY

APPROVED BY: THE GOVERNING BODY OF THE CITY OF SPRING HILL, KANSAS, THIS DAY OF 2016.

MAYOR: STEVEN M. ELLIS

CITY CLERK: GLENDA GERRY

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, KSPLS 1586 ENGINEERING SOLUTIONS, L.L.C., KS CORP LS 218-D

Table with columns for REVISIONS and DATE.

Final Plat - Brookwood Farms Third Plat Section 12, Township 15 South, Range 23 East Spring Hill, Johnson County, Kansas

Table with columns: SHEET, SECTION, TOWNSHIP, RANGE, COUNTY, JOB NO., DATE OF PREPARATION.

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS logo and address information.

