



## **TONGANOXIE PLANNING COMMISSION**

**Agenda**

**May 3, 2018**

**7:00 p.m.**

**City Council Chambers**

**321 S. Delaware St.**

\*Note – This meeting may be transmitted via Facebook Live on the City of Tonganoxie page

### **CALL TO ORDER – Planning Commission Meeting**

1. **APPROVAL OF PC MINUTES** – April 5, 2018
2. **OPEN AGENDA** – In order to speak during open agenda, you must sign in **before the meeting**. Please give your name and address to the City Clerk or designee. Comments will be limited to 3 minutes. Please wait to be recognized by the Chair and before speaking **state your name and address** for the record.
3. **NEW BUSINESS**
  - a) Unilock Final Development Plan Revision
  - b) Public Hearing – Text Amendments to Zoning Regulations Section 14 & Appendix A-Use Groups by Category
4. **OLD BUSINESS**
5. **GENERAL INFORMATION**
  - a) March Home Builders Association Permit Statistics
  - b) March Market Research Statistics
6. **ADJOURN**

Additional Packet Materials Available at:

[https://drive.google.com/open?id=1d\\_xJqIB9\\_i2UiDI0XskiS2Zw1FfAyaat](https://drive.google.com/open?id=1d_xJqIB9_i2UiDI0XskiS2Zw1FfAyaat)

**PLANNING COMMISSION MEETING DRAFT MINUTES**

April 5, 2018

7:00 p.m. Regular Meeting



**CALL TO ORDER**

- Chairman Morgan opened the meeting at 7:01 p.m.
- Roll Call: Planning Commissioners present were Chairman John Morgan, Monica Gee, Patti Gabel, and Jacob Dale. Zach Stoltenberg, Steve Gumm, and Steve Ashley were absent. City Manager George Brajkovic, Assistant City Manager Dan Porter, City Clerk Patricia Haag, Graham Smith with Gould Evans, and City Attorney Shannon Marcano were also in attendance.

**I. APPROVAL OF PC MINUTES – JANUARY 4, 2018**

- **Ms. Gee made a motion to approve the minutes from January 4, 2018 Planning Commission meetings.**
- **Ms. Gable seconded.**
- **Vote of all ayes, motion carried.**

**II. OPEN AGENDA**

- Several members of the public signed up for public comment, but all indicated that they wished to speak during the public hearings included in the agenda.
- Chairman Morgan closed the open agenda portion of the agenda.

**III. OLD BUSINESS**

- No items.

**IV. NEW BUSINESS**

**a) PUBLIC HEARING – REZONE FROM RESIDENTIAL RURAL DISTRICT TO GENERAL BUSINESS DISTRICT  
SUBMITTED BY KCRVR, LLC**

- Graham Smith, with Gould Evans, gave an introductory presentation on the item outlining the key points included in the staff report case # 2018-003P-KCRVR SUP and Commercial Rezoning. He also reviewed the rezoning considerations as outlined in City Zoning Ordinance, Section 27-011.
- Chris Armor with Hoefer Wysocki Architects, representing the applicants, stated they appreciated all the work from staff on the reports.
- Chairman Morgan asked for those to speak in favor of the project – No comments at this time.
- Chairman Morgan asked for those to speak in opposition of the project –
  - Patty Woodhead, 20441 State Avenue, stated that we have many existing General Business District lots for sale. She asked why does it need to be zoned GBD (General Business District) and not LBD (Limited Business District), GBD may bring things like exotic cabaret. She stated this is our retirement home, we

wanted a high end type of establishment, large residential lot development instead of a business district.

- Keyta Kelly, 512 E 4<sup>th</sup> Street, speaking in favor. We don't have many empty buildings downtown. We need to increase our tax base and help ease the burden on other existing homes and businesses. We aren't large enough on our own to have a hotel, but we would have an opportunity to host small to medium sized conferences if a hotel was available. She also stated the design was cohesive to the area along Hwy 24/40.
- Rachel Kelly, 703 E 1<sup>st</sup> Street, reiterates that this is an extremely positive inclusion to the community. More traffic and increase in the revenue to existing businesses.
- Andy Pierson, 2150 Hidden Valley Drive, said he was in support of rezoning to General Business District. Businesses need to be located near highways and high traffic areas. We need people to stop in the town and support business districts.
- James Cunningham, 20029 State Avenue, spoke in opposition. Developers on this have no housing development experience and they are not local. They aren't going to put the businesses in but they want to sell the lots. People get misled. We need more control over rezoning decisions. The properties aren't under contract and are offered for sale on the internet. Why weren't notices sent out on time. He stated the Planning & Zoning calendar states 24 days.
- Shannon Marcano, City Attorney stated the statutory requirement is 20 days. Notices were sent out on time.
- Marsha Smith, 1800 Fall Creek Drive, spoke in opposition to the park.
- Public Comment portion of the meeting is now closed.
- Monica Gee asked for clarification that the correct publication in the newspaper and nearby property owner mail notifications were met.
- Ms. Marcano noted that the correct approach was taken considering state statute and City ordinance requirements. She also noted that the limits are defined as calendar days.
- **Ms. Gee made a motion to approve the rezoning request with the recommendations and approval of zoning considerations included in the staff report.**
- **Mr. Dale seconded.**
- **Vote of all ayes, motion carried.**

**This item will be recommended and placed on the May 7, 2018 City Council agenda.**

**This motion was approved with the following staff recommendations:**

Staff recommends approval of the rezoning from "R-R" Rural District to "GBD" General Business District, subject to the following:

1. The rezoning is contingent on the overall development concept advancing as an integrated project as indicated in the submitted design guidelines. Specifically:
  - a. That the preliminary plat and final plat advance subject to all recommended conditions and the adequate level of infrastructure design, streetscape design, and other integrated open spaces and landscape are incorporated into the plat and development covenants, and approved.
  - b. That the RV Resort is approved through a Special Use Permit under existing R-R zoning, subject to the same design guidelines.
  - c. Otherwise commercial zoning in this area may be premature – should these projects not advance as planned, this property should be rezoned back to R-R until other or similar projects with a complimentary critical mass to become viable.

2. Any future development on any of the lots shall require a detailed site plan review that demonstrates the following:
  - a. Consistency with the design guidelines submitted with this application and any other applicable city standards.
  - b. Access strategies shall be coordinated across all lots; access shall only be from the frontage road, and internally links that coordinate future developments on all lots – including cross access easements, stubs and other long-term circulation strategies should be considered with each site plan.
  - c. Circulation for alternative vehicles, bikes or pedestrians – particularly in relation to the proposed RV Resort and its patrons should be integrated into each site plan, in anticipation of full build-out of the entire commercial area.
  - d. Bicycle, pedestrian as well as vehicle connections to adjacent areas – particularly commercial areas and the neighborhood to the west – be incorporated into each site plan.
3. Landscape plans for each site be developed to provide distinctive design themes that coordinate all sites, and designed open spaces link each site to the frontage road systems. All sides should also implement a landscape buffer along the State Avenue / 24-40 side of the lot.

**In addition the following steps are also required for this project to advance:**

1. A Special Use Permit for the RV resort on the north portion of the project must be reviewed and approved through the same process as this rezoning.
2. A revised preliminary plat shall be submitted according to the proposed layout (13 lots rather than 8; reduced size of Tract A; and reconfiguration of the frontage road). The actual boundary of the GBD zoning shall attach itself to the specific boundaries and how they are formally approved in a final plat. All conditions of the conditionally approved preliminary plat must be met, specifically:
  - a. The rezoning and special use permit actions must be acted upon favorably.
  - b. The future planning, design, and engineering specifications of all future roadways – and specifically the extension of proposed 206<sup>th</sup> Street and the Woodfield Drive (frontage road) must be reviewed by planning staff, the City Engineer and accepted by the City.
  - c. Each of the subsequent zoning approvals must meet the conditions for greater specificity in the “public realm” design (streetscape, gateways, entrances and frontages), and site design (lot access, building placement and design, landscape, parking and signs) in the submitted design guidelines.
  - d. All recommendations and details of the City Engineer report on the preliminary plat must be addressed – specifically utility capacity and construction; storm drainage; flood plain and grading issues; and both internal and external street construction and specifications must meet city standards.
3. A final plat that demonstrates all final engineering, construction specifications, including financial responsibilities for improvements and maintenance are detailed, and approved by the City.
4. All future development of the commercial property in the GBD zoning shall require a site plan review through the city processes, subject to the submitted design guidelines and any other specifically applicable city standards and criteria.
5. If for any reason after the approval of the SUP for the RV Resort, significant advancement on the completion of the resort as anticipated is in question, the City shall revisit the pattern and extent of the commercial rezoning. The City may consider rezoning the property back to R-R until such time that a practical and reasonable alternative land use concept that meets the long-range planning and urban design goals for this area exists.

**This motion was also made with agreement of the following Mandatory Zoning Considerations:**

**1. *Character of the neighborhood:***

The character of the surrounding area is a mix of agriculture and low-density residential uses; property further to the west (beyond the intervening 19.5-acre wooded lot) is a single-family residential subdivision. This property would be to the west of proposed 206<sup>th</sup> street, so that street would serve as a transition to the

neighborhood. The subdivision is not completed, so development has not yet reached the east boundary of that property, but the streets have been stubbed out and planned to eventually connect to future 206<sup>th</sup> street at two locations through the intervening 19.5-acre lot. The area south of this proposed project, across State Avenue / Highway 24-40 is rural and single family homes on lots ranging in size from approximately 4 to 18 acres.

**2. *Zoning and uses of properties nearby:***

Surrounding properties are zoned for rural and single-family in the unincorporated areas (RR-2.5). The incorporated property (within the City of Tonganoxie) to the west is zoned for a combination of single-family (R-SF), multi-family (R-MF-3) and commercial (GBD). The highway frontage is reserved for commercial, yet is currently undeveloped except for three parcels between Stone Creek Drive and Laming Road (a service station and convenience, the County Annex, and a post office). The property immediately to the north (approximately 121.7 acres under the same ownership as this proposal) is zoned R-R Rural Residential and is conceptually planned for the RV Resort with the Special Use Permit request associated with this application.

**3. *Suitability of subject property for the uses to which it has been restricted:***

This property along State Avenue / Highway 24-40 has remained open pasture but has been eligible for rural residential development under the unincorporated Leavenworth County zoning. Upon annexation into the City (initiated in late 2015; officially redone in July 2016 to clear up technicalities and legal descriptions) the “R-R” Rural District is assigned by default. That permits a similar level of lower density residential use as the most comparable zoning under the previous unincorporated Leavenworth County zoning ordinance. However, as future growth in this area occurs, that low-level of development is likely not suitable along the highway frontage and at the significant intersections of arterial and collector roads with State Avenue / Highway 24-40. The 206<sup>th</sup> Street intersection is planned as one of the few full-access signalized intersections, generally warranting higher intensity development. Similarly, any future low density residential uses in this area are typically and appropriately buffered from these intersections and the highway corridor by either extensively large setbacks and frontage buffers (as seen to the east along corridor) or transitional uses, which tend to favor higher intensity uses on the corridor (as is beginning to be implemented to the west along the corridor).

**4. *Extent to which removal of the restrictions will detrimentally affect nearby property:***

Rezoning the property to the GBD should not detrimentally affect nearby property. The property has frontage on a high-speed, high-volume divided roadway. Any future development of the property will be accompanied by the required frontage road system to appropriately manage traffic and access. The system is planning for stubs to connect to the adjacent property so it can be integrated into this development pattern. As part of this overall proposal, the property to the north is proposed for an RV Resort. Should that element be approved (through Special Use Permit as outlined above, and based on all planning and engineering conditions of the attached to the previous preliminary plat), the proposed rezoning could permit compatible commercial development to support that land use and the overall development concept. However, future site development, landscape and urban design strategies on the proposed commercial lots, and the “public realm” design of the frontage road streetscape and entry points into the RV Resort should be coordinated to the greatest extent possible to create a cohesive and distinctive character for all future development in this area.

**5. *Length of time the subject property has remained vacant as zoned:***

The subject property is currently undeveloped pasture. It has been zoned RR-2.5 under the unincorporated County Zoning, and became R-R Rural residential under the City’s zoning upon annexation in December, 2015; re-initiated in July, 2016.

**6. *Relative gain to the public health, safety and welfare by the destruction of the value of the landowner’s property as compared to the hardship imposed upon the landowner:***

If the property remains as “R-R” Rural District zoning, only very low levels of future development will be likely in this area. None of them will amount to the investment level or intensity to warrant future infrastructure investments in this area. Development patterns similar to those on the south side of State Avenue / Highway 24-40 are likely to continue indefinitely (rural, large-lot residential and agriculture related uses with lots in the 4 to 20-acre range. However, this level of development would also have very little public infrastructure investment and long-term maintenance obligations associated with infrastructure investments.

**7. Conformance of the requested change to the adopted or recognized comprehensive plan of Tonganoxie, Kansas:**

This area is located at the edge of the Near-term Growth Area according to the 2006 Comprehensive Plan and is included in the City’s long-range planning area. The plan calls for a future Commercial Node at the intersection of State Avenue / 24-40 and 206<sup>th</sup> Street, with Mixed-Use Development extending east on the 24-40 corridor, and Rural Residential in the remaining areas. Further, the US 24-40 Corridor Study (2009) included comparable designations (a “T-4 General Urban” mixed use zone) at the node with rural / long-term development off of the corridor, and integrating natural amenities of the area into any future development. In general, the planning concepts in the 2006 Comprehensive Plan and the 2009 US 24-40 Corridor Study suggest some element of an integrated development that concentrates the greatest activity to the anticipated full access intersections (corner of 206<sup>th</sup> and US 24-40) and supporting or transitioning uses as you move both east and south from this intersection. Offering a unique destination, organized around the natural amenities of the area and topographic conditions of the site could be consistent with these long-range policies; particularly if this is a catalyst for a more dynamic mixed-use development along the corridor and at the Commercial Node of 206<sup>th</sup> Street and State Avenue.

However, generally all of the City plans affecting this area (Comprehensive Plan and US 24/40 plan) caution against proliferation of commercial development along the highway corridors in “strip commercial” patterns. The planning policy behind this is three-fold: (1) In general, the aesthetic and urban design impacts of several independent retail and commercial sites along a corridor begin to have cumulative negative impacts on a corridor over time, without appropriate transitions; (2) too much commercial zoning along major roads often undermines commercial zoning in other portions of the community – particularly where there are a lot of vacancies; and (3) automobile-oriented commercial development on major corridors is not efficient and often does not have “high productivity” (i.e. per-acre, long-term value compared to the per-acre infrastructure investments required and long-term maintenance obligations associated with infrastructure investments). For these reasons, commercial zoning of this property along the entire frontage should be a concern, unless it is well integrated with other complimentary uses and has a specific market rationale for this particular location. In both cases, the proposed resort can provide that rationale.

**b) PUBLIC HEARING – SPECIAL USE PERMIT – TO ALLOW A RESORT FOR LUXURY RV’S SUBMITTED BY KCRVR, LLC**

- Graham Smith, with Gould Evans, gave an introductory presentation on the item outlining the key points included in the staff report case # 2018-003P-KCRVR-SUP and Commercial Rezoning. He also reviewed the additional standards as outlined in City Zoning Ordinance, Section 22-011.
- Chris Armor with Hoefer Wysocki Architects, representing the applicants, again stated they appreciate the work and are amendable to the stipulations and are looking to move forward.
- Chairman Morgan asked to hear from those who are in favor of the project.

- Keyta Kelly, 512 E 4<sup>th</sup> Street, spoke in support. Public meeting held several weeks ago had a turnout of over 100 people and that the project stands to bring more revenue and activity.
- Chris Small, 16347 Chieftain Road, spoke in favor. He noted that it will increase property taxes as development occurs. This is about what is best for the town. We have other controls for what kinds of businesses come into the town.
- Rachel Kelly, 703 E 1<sup>st</sup> Street, reiterated the good things that we stated earlier about the project. Businesses will be available to the entire public, not just the users of the RV park.
- Chairman Morgan asked to hear from those in opposition of the project
  - Patty Woodhead, 20441 State Avenue, spoke in opposition. She gave the City Council a document that showed a prior project possibly proposed in KCK and also an online posting for the sale of the Tonganoxie RV park for \$13,000,000. She stated she heard it will cost \$45,000,000 to build out the project, she questioned where the money would come from and who the investors were. She asked if the city was providing incentives for this project. She also stated there is no way to hide it on the hill, and people coming into the City will see this. She thought anything else would be better than the RV park.
- Monica Gee noted that the City hasn't discussed incentives with the developers for this project in any manner.
  - James Cunningham, 20029 State Avenue, spoke in opposition. He has been here 50 years and said many businesses haven't come to our City. He stated he felt it fails we would have 500 mobile homes at the entrance to the City. He asked if the Planning Commission knows this resort is already for sale before it is even built. He said the examples the architects and developers have told us about were not significant to our area and they didn't exist in some cases. He felt we didn't have the demand for businesses to come here. He also stated his concern that we have no history on these developers and we don't know them.
  - Gregg Denholm, 21295 Hollingsworth Road, spoke in opposition representing Rural Water District #9. Water district has been perplexed on the notices. They are building on our wells. He stated they had not been contacted and didn't know anything about the plans for this. He stated concerns about contamination to the RWD #9 wells. He stated they have about 700 meters to the north of the property and they need to have good water for 700 households. We haven't received the notices we should have received on this.
  - Howie Brewington, 20260 Parallel Road. He stated is was not speaking particularly in opposition or support but thought the benefits only come if you see the lots sell and build the commercial. He felt what is key in the whole process is the code covenant restrictions. This is important to determine.
  - Andrew Birk, 2015 Rock Creek Court, asked several questions regarding the Special Use Permit. He wanted to know if they are sometimes restricted by years and asked if this is an indefinite special use permit or restricted by timelines. He also commented on housing developments are permanent the RV Park is mobile.
- Monica Gee – to answer your question, the special use permit is tied to several timelines.
  - Elizabeth Mullins, 20077 199<sup>th</sup> Street, spoke in opposition. She noted she has lived in Tonganoxie for four years. She stated that she thinks rural residential lots are so great in the community. I see this as people on wheels and not tied into the community by supporting the churches, activities such as parades and volunteering for the school and other organizations. She stated she does not feel the RV Park residents will be engaged with the community.
- Chairman Morgan closed the public hearing at 8:12.

- Ms. Gee asked staff for clarification of questions regarding the limits on the special use permits.
- Shannon Marcano, City Attorney responded that city could have the power to limit and or revoke the special use permit if the construction timelines and covenants/conditions are not followed.
- Ms. Gee asked the applicant to speak to the covenants
- Applicant speaker spoke to the draft design guidelines for the resort. The CCRs are designed to be restrictive; we want to be sure of the people who are investing in the property. He stated the Covenants haven't been fully developed yet, but the draft has design guidelines and will be a luxury development. The CCRs will be submitted to the City for review when completed.
- **Mr. Dale made a motion to recommend approval of the special use permit subject to the conditions as recommended by city staff.**
- **Ms. Gee seconded.**
- **Vote of 3-1 (Morgan voted nay), motion carried.**

**Chairman Morgan noted the requirements to complete a protest petition. This item will be recommended and placed on the May 7, 2018 City Council agenda.**

**This motion was approved with the following staff recommendations:**

Staff recommends approval of the Special Use Permit for an RV Resort in the R-R zoning district subject to the following conditions:

- a. The Special Use Permit is limited to the following from the date of City Council approval in order to demonstrate progress towards the overall concept for the Resort and commercial zoning to the south:
  - 1) Final platting and completion of all engineering within 2 years, including a detailed phasing plan;
  - 2) Commencement of Phase 1 within 3 years;
  - 3) Completion of a significant portion of the resort, whether in Phase 1 or through some other phasing included with the final plat, within 5 years.

Failure to reach these benchmarks may cause the City to revisit the SUP, as well as the associated commercial zoning on other parcels.
- b. Either in association with the final plat, but at least prior to commencement Phase 1, a final development plan for the resort shall be approved through the City's site plan review process, and specifically include:
  - 1) A detailed planting plan dealing with the buffer and the relationship to adjacent property;
  - 2) Details on the gateways demonstrating coordination with the streetscape and commercial area design;
  - 3) Specifications for the platinum, gold, and silver site options; and
  - 4) Other planting specification with the internal landscape design.
- c. The applicant shall submit final Codes, Covenants and Restrictions associated with the resort prior to approval of the final plan. The CCRs shall be subject to city review and approval to demonstrate meeting the intent of the development concepts, and to show full compliance with the design guidelines, as well as address all ongoing operation and maintenance concerns associated with the approval of the project.
- d. Any buildings or structures – particularly the proposed clubhouse, proposed gateways and gate houses, or other accessory buildings shall each require detailed site plans reviewed according to City processes, or they shall be detailed with location, extent, elevations and other planning and detailed design parameters in a final development plan.

**This motion was also made with agreement of the following Special Use Permit Standards:**

- i. **The location and size of the proposed use in relation to the site and to adjacent sites and uses of property, and the nature and intensity of operations proposed thereon.**

The proposed site is a large parcel on the edge of the City limits (recently annexed) and located in the "near term

growth area” of the comprehensive plan. In general, large-scale uses such as this should be proposed in areas where there are natural amenities, low potential for future growth in more compact patterns, since it will essentially reflect a barrier from coordinating development around the project. Future 206<sup>th</sup> Street does propose a potential transition between current and on-going development to the west, and the undeveloped/unincorporated areas to the east. The coordination of the frontage road is consistent with other plans for this area.

ii. **Accessibility of the property to police, fire, and refuse collection and other municipal services; adequacy of ingress and egress to and within the site; traffic flow and control; and the adequacy of off-street parking and loading areas.**

Utilities, access and other municipal services are being reviewed through the proposed preliminary and final plat. In general, the area has good access to major traffic routes, and for extension of municipal utilities. The plan is proposing a continuation of the frontage road system anticipated along the north side of US 24/40 and stubbing of this road to the west. The access point location and specific designs will need to be coordinated through KDOT.

iii. **Utilities and services, including water, sewer, drainage, gas and electricity, with particular reference to location, availability, capacity and compatibility.**

The proposed utilities and easements appear generally acceptable at a planning and conceptual level. More specific and technical comments will be provided in the City Engineer’s report and analysis, and more specific details will need to be reviewed at the revised preliminary and final plat stages.

Additionally, earlier submittals, review and discussions associated with this concept revealed that a well located in the northwest portion of this area may present some issues from the perspective of Rural Water District 9. Development of the site will need to coordinate with any well protection rights the water district may have in relation to the proposed development.

iv. **The location, nature and height of structures, walls, fences, and other improvements; their relation to adjacent property and uses; and the need for buffering or screening.**

The proposed plan includes primarily RV locations of three levels of amenity – silver, gold and platinum, with increasing degrees of accessory amenities and structures. Conceptual plans for each amenity area are provided along with general location of the proposed sites. The sites are shown to be at least 15’ from the property boundary at all locations, however there are only performance standards dealing with the design and landscape of this buffer in relation to adjacent property. Specific plans for each level will need to be submitted along with a final development plan showing the exact location of these spaces in relation to the internal amenities and open spaces, the internal circulation network, and the buffer surrounding the project. Amenities within the site also include structures, including a proposed club house and gateway entry features and other accessory buildings. Specific locations, extent and details for these buildings are not provided beyond a conceptual level. Each of these structures shall also require a detailed site plan prior to permits, or shall require a specific location, footprint, elevation and other siting plans in a final development plan.

v. **The adequacy of required yard and open space requirements and sign provisions.**

The conceptual plan and design guidelines are organized around public and private streetscapes, gateways and open space amenities, a 9-hole golf course, and individual RV slips each with their own private landscape and outside amenity. These areas have only been planned at a conceptual level but the concept plan generally illustrates a sufficient amount of open space, provided details for the landscape and amenity designs are further developed with a final development plan.

vi. **The general compatibility with adjacent properties, other properties in the district, and the general safety, health and comfort and general welfare of the community and surrounding neighborhood.**

The general nature of the use, as a lodging site, is compatible with the adjacent uses that exist or are proposed. However, given the auto-oriented nature of the site users, and the potential for impacts from sounds and light on adjacent properties, additionally buffering at the property edges is appropriate. Additional screening and buffering on the subject site should provide a semi-opaque screen to the adjacent properties, in particular the north, east and west sides where residential uses are either present or anticipate with future development.

- 5 minute break at 8:17.
- Meeting resumed at 8:22 p.m.

**c) PUBLIC HEARING – REZONE FROM RURAL-RR2.5 TO GENERAL BUSINESS DISTRICT-GBD AT 500 WEST ST SUBMITTED BY CASEY’S RETAIL COMPANY**

- Mr. Smith gave the Planning staff presentation on the item and reviewed the staff report dated March 1, 2018- Casey’s Subdivision /Casey’s General Store.
- Mr. Dale asked about the zoning and use of properties nearby as related to the landscaping to the west and south and asked why additional landscaping is not required to the north.
- Mr. Smith responded that they are asking for additional landscaping for residential development and the property to the north is zoned LBD-Limited Business District.
- Jeff Laubach, representing the applicant with Schmidt, Beck & Boyd Engineering LLC, also stated there is a utility easement on the north portion of the project. He stated his clients are agreeable to the additional landscaping screening in lieu of fencing around the property. He stated there will be improvements to West St as recommended by KDOT, a turn lane will be added and curb & gutter will be installed from 5<sup>th</sup> to 6<sup>th</sup> Street. He stated a concept plan has been submitted to KDOT and the review process is still on going.
- Chairman Morgan asked if Casey’s would vacate the current property and will there be non-compete restrictions placed in the selling document for the existing property.
- Mr. Laubach replied that the he could not speak for the company but thought there would be restrictions for fuel sales and pizza if the existing building is sold.
- Chairman Morgan asked to hear from those who are in favor of the project. – No one present spoke in favor.
- Chairman Morgan asked to hear from those who are opposed to the project.
  - Chris Ball, 16347 Chieftain Road, asked if Casey’s will be required to remove the tanks that are underground at the current property.
- **Ms. Gee moved to approve the rezoning with the conditions set forth from staff.**
- **Ms. Gabel seconded.**
- **Vote of all ayes, motion carried.**

**This motion was approved with the following staff recommendations:**

- A. Staff recommends approval of the rezoning from “RR” Rural District and “GBD” General Business District to “GBD” General Business District, with Site Plan, for Lot 1 of Casey’s Subdivision with the following conditions:
  - i. The installation of a significantly opaque / solid screening or fencing along the western and southern property line of the subject property.
    - a. Such that the landscape screening as proposed in the site plan is preferred, it is recommended that a doubling of the Keteleeri Junipers, and additional lower evergreen

shrubs be placed under the Honey locust trees. Additional Sea Green Junipers placed under the Honey locust trees would be recommended. These improvements would be to complete the screening to adjacent properties.

**This motion was also made with agreement of the following Mandatory Zoning Considerations:**

**1. *Character of the neighborhood.***

The character of the surrounding area is a mix of smaller scale commercial buildings, residential neighborhoods, and agricultural open space. The property in question is located along US-24/40, a four-lane state highway. Uses along this street include automobile repair shops, gas stations, retail, restaurants, single-family houses and undeveloped land. Adjacent land, to the south and west, lies within Leavenworth County and is agricultural and vacant.

**2. *Zoning and uses of properties nearby:***

Surrounding properties to the north and east are zoned for Limited Business. The property to the east is a combination of vacant land, a vacant commercial use and single-family house and a utility use. The property to the north includes a single-family house and a vacant commercial use. Rural residential zoning designations are located on currently undeveloped properties to the south and west, zoned RR 2.5 according to the Leavenworth County zoning ordinance. Other uses in the general area include general retail and food establishments and single-family homes.

The GBD zoning category requested requires the construction of a "8' architectural screen" between commercial development and adjacent residential development according to the Zoning Ordinances, Section 14-011f. This standard would be applicable along the western and southern boundary of the subject property relating to adjacent property identified within the Comprehensive Plan for Low-Density Residential development, yet remains in Leavenworth County. Additionally, a goal of the landscape standards within the City Subdivision Regulations (Article 9, Section 4 – Landscape Requirements) is to ensure that "buffering and screening sufficiently minimizes the impact of the development upon the neighborhood." And, identifies that screening or buffering of something short of a "completely opaque" is necessary.

**3. *Suitability of subject property for the uses to which it has been restricted:***

The southern portion of the property in question has recently been annexed from the County and is zoned R-R and remains in agricultural use. The northern portion of the property is currently zoned General Business. The subject property is adjacent to properties designated for Limited Business and is located on a major road in the City (US-24/40), making the subject property suitable for uses enabled in the General Business zoning designation.

**4. *Extent to which removal of the restrictions will detrimentally affect nearby property:***

Rezoning the subject property to "GBD" would not likely affect adjacent properties. The proposed zoning designation is consistent with adjacent properties within the City boundaries, notably along US-24/40. The removal of restrictions on this property would make the property more consistent with properties directly north and east along US-24/40. Property directly south and west is within Leavenworth County and undeveloped.

**5. *Length of time the subject property has remained vacant as zoned:***

The subject property has not been developed in the past and has recently been annexed from Leavenworth County.

**6. *Relative gain to the public health, safety and welfare by the destruction of the value of the landowner's property as compared to the hardship imposed upon the landowner:***

Until recently, a portion of the subject property laid outside the City of Tonganoxie. The "GBD" zoning category enables sufficient use of the property that supports the public welfare and is consistent with adjacent property.

If the property remains "RR", the land will be limited to primarily residential uses that may not be appropriate along this section of Us 24/40.

**7. Conformance of the requested change to the adopted or recognized comprehensive plan of Tonganoxie, Kansas:**

According to the 2006 Comprehensive Plan for Tonganoxie, the area is identified as a future growth area for residential development. Additionally, nearby 4<sup>th</sup> Street is identified as a commercial corridor that feeds into the Central Business District. The comprehensive plan also states the following with regard to future commercial development in Tonganoxie:

- US-24/40: The Plan calls for careful consideration for commercial expansion along this corridor and recognizes this corridor as a location for potential growth and traditionally car-oriented uses.
- Commercial Policies:
  - The Plan calls to centralize future commercial development around major intersections, wherever possible. "Strip commercial" development is generally discouraged in the city.
  - Services and retail stores should be concentrated in the downtown area.
  - Commercial uses along US-24/40 should be compatible and sensitive to surrounding neighborhoods.
  - Commercial development proposals should be examined where there is a lack of contiguous urban development.

The use of the subject property for general business use is appropriate as an extension of the 4<sup>th</sup> Street and US-24/40 commercial node based on the current zoning and surrounding uses in the area, particularly those along the highway corridor.

**d) PUBLIC HEARING - PRELIMINARY PLAT REVIEW SUBMITTED BY CASEY'S RETAIL COMPANY**

- Mr. Smith presented information regarding the preliminary plat along with the rezone information from his Staff Report dated March 1, 2018 Casey's Subdivision / Casey's General Store
- Chairman Morgan asked to hear from those who are in favor of the project. – No one present spoke in favor.
- Chairman Morgan asked to hear from those who are opposed to the project. – No one present spoke against.
- Chairman Morgan closed public comment.
- Mr. Porter noted that this property was previously part of an annexation ordinance but that further conversations with the County brought to light that the certificate of survey process was not completed by the applicant prior to the voluntary annexation. The County process has now been completed.
- Ms. Marcano noted that the next City Council meeting will include an ordinance to repeal the earlier adopted ordinance.
- Mr. Porter noted that the April 5 Planning Commission meeting agenda does include several items related to the property being annexed and the timeline of this annexation would result in the annexation being completed prior to any consideration of items related to the project by the City Council.
- **Ms. Gee made a motion to approve preliminary and final plats with conditions included in the staff recommendation.**
- **Mr. Dale seconded.**
- **Vote of all ayes, motion carried.**

**This item will be recommended and placed on the May 7, 2018 City Council agenda.**

**This motion was approved with the following staff recommendations:**

- A. Planning Staff recommends approval of the Preliminary and Final Plats with the following conditions:
  - i. The applicant will address the City Engineer comments regarding the Preliminary and Final Plat in his letter dated February 21, 2018 to the City Manager.
  - ii. The applicant will address the City Engineer comments regarding the Site and Utility Plans, Traffic Impact Study and Storm Water Study in his letter dated February 21, 2018 to the City Manager.
- B. "The applicant shall resolve any remaining issues related to the annexation legal description to the satisfaction of the County Surveyor and City Attorney prior to the submittal of the Planning Commission's recommendation on the application to the City Council."

**City Engineer review comments:**

- C. The Casey's Engineer has requested that the Casey's development be considered for approval with contingent approvals for outstanding issues/required documents. This would allow staff authority to administratively approve outstanding items. If contingent approval is granted, I recommend the approval "contingent upon the applicant addressing the issues included in 02-21-2018 development review by BG Consultants, Inc. including additional issues that may be identified during the process of working through these issues with the applicant".

**02-21-2018 Engineer review**

**Preliminary Plat**

- 1) Proposed Utilities should be shown on the Preliminary Plat.
  - a. The existing City waterline should be shown and a public Utility Easement (U/E) should be provided for the waterline.
  - b. The proposed City Sanitary Sewer extension should be shown and appropriate easements provided for the sanitary sewer.
  - c. Public Improvement Construction Plans for the Sanitary Sewer Extension should be provided. Construction Plan approval is required for approval of the Final Plat.
  - d. Offsite Sanitary Sewer U/E's need to be obtained by the Developer.

**Final Plat:**

- 1) KDOT permit requirements should be determined to verify that adequate road right-of-way is provided.
- 2) Construction Plans for Public Infrastructure are required with the Final Plat. Approval of the Construction Plans are required for approval of the Final Plat.
- 3) U/E's should be provided for the proposed Sanitary Sewer.

**Site and Utility Plans:**

- 1) KDOT permit requirements should be determined to verify general layout. See Traffic Study review comments.
- 2) Storm Water Study review comments should be addressed included later in this memo.
- 3) Proposed water service utility connection location should be verified with the City Superintendent.

**Traffic Impact Study (TIS):**

- 1) KDOT Access Permit(s) will be required for any driveway(s) accessing US-24/40. KDOT will need to review and approve, at a minimum, the TIS, permit applications, and improvement plans.
- 2) The TIS should address the US-24/40 Corridor Study. The Access Management Standards (Table 7.3) state that in all areas, new access onto US-24/40 highway should only be allowed for public streets. The developer appears to be showing two new private driveways accessing US-24/40, one aligned with 5th Street and one aligned with

6th Street. The Corridor Study would indicate these driveways are not allowed. Private access to the site should be from the adjacent local/collector street system (which currently doesn't exist west of US-24/40).

3) If interim approval of access to US-24/40 is granted for this development, the site will need to be configured to allow future relocation of the access from US-24/40 to the future local/collector street network. This issue may need to be addressed as part of a development agreement and/or as a condition of the Plat (timing, responsible party for improvement, etc.).

4) The TIS recommends auxiliary lanes, specifically a northbound left-turn lane approaching the south entrance (6th Street) and a southbound right-turn lane approaching the north entrance (5th Street). This segment of US-24/40 is also slated for a future 3-lane improvement and we believe the center left-turn lane should connect to the left-turn lane immediately north of the US-24/40 and 5th Street intersection to avoid excessive changes in widening/narrowing on US-24/40 within 1 city block.

5) Figure 2B of the TIS shows the swept path of a right-turning truck crossing well over into northbound US-24/40. The size of the south entrance may need to be revisited on the improvement plans to assure sufficient driveway size is provided.

#### **Storm Water Study:**

1) Provide a soils report for the site and use the hydrologic soil groups to determine the existing and proposed curve numbers.

2) Provide the existing calculations for the existing runoff.

3) Provide time of concentration calculations.

4) Provide hydrograph reports for each hydrograph.

5) Provide the Hydraflow and StormTech documents as separate sheets, not on the plan sheets.

6) Report does not indicate the precipitation rates that were used. The 24 hour precipitation rates shall be in accordance with the 2014 KDOT Rainfall Tables for Leavenworth County. These are 2.88, 3.60, 5.28 and 8.40 in/hr for the 1, 2, 10 and 100 year storm events, respectively.

7) Provide information about the design storm used. A 3 hour storm with a 1 minute time step can be used if time of concentration is less than 12 minutes.

8) The orifices in the south outfall structure do not appear to be modeled correctly. The model indicates that they are 30' long pipes at 1% but the detail indicates that they are orifices in the center wall of the structure.

9) Slopes for the pipes leaving the north outfall do not appear to be correct.

10) Provide freeboard of at least 6" between the 100 year WSE and the top of the overflow weir.

11) Are two openings planned in the top of the south outfall structure so both sides can be accessed?

12) Provide information about how and at what frequency the StormTech facilities will be maintained.

13) The proposed storm sewer outfall pipes connect to existing storm sewer facilities. Provide information about the capacity in the existing pipes and their ability to accept the proposed flows.

14) Additional comments may be provided after submittal and review of the requested items.

**g) SITE PLAN REVIEW – URBAN HESS BUSINESS CENTER LOTS 4 AND 5. SUBMITTED BY HOBBY MONSTER CUSTOM DBA HMC.**

- Mr. Smith delivered the presentation of the staff report for this item.
- Amy Bristol, 1625 Tonganoxie Rd, delivered a presentation on behalf of the applicant.
  - Elizabeth Mullins, 20077 199<sup>th</sup> Street, spoke in opposition to the project. She stated that she has seen that site grow in the past and has been complaining about the cargo shipping containers on the site and the work going on in between them. She thanked HMC for their presentation and for their work in solving the problems. She also stated she would like to see them stop working outside and get rid of the containers. She stated she also has concerns about the parking in front of the new building and the existing building. She stated that loading and unloading areas are at the level of detail that needs to be asked before approving the site plan.
  - Kent Porter, 19801 Tonganoxie Road, owner of Stone Haven Farm spoke in support of the project. He noted his experience as a customer of the business and his satisfaction with the group and encouraged approval of the site plan.
  - Mike Ryan, 424 Shawnee Street, spoke in support of the project. He noted the rate of employment and the quality of the business. He also stated his excitement for the growing business.
  - Chris Ball, 16347 Chieftain Road, spoke in support of the project. He noted the participation of the business within the local community.
  - Noah Bedell, 906 Church St., spoke in support of the project stated he was proud to be an employee of the company and this new building shows growth for Tonganoxie.
- **Mr. Dale made a motion recommend approval of the site plan with staff recommendations.**
- **Ms. Gee seconded.**
- **Vote of all ayes, motion carried.**

**This motion was approved with the following staff recommendations:**

Staff recommends approval of the proposed site plan at 1625 Tonganoxie drive subject to the following conditions:

1. The applicant execute a lot line adjustment, to be approved by City Staff, pending the appropriate disposition of the easement and any other specific requirements to deal with any abandonment or relocation of the easement.
2. The City Engineer and Fire Chief accept the propose gravel area in terms of location, duration and materials.
3. Any change of use or alteration of businesses on this site or the site to the west may require restriping and reconfiguration of the proposed parking area, or additional paving to meet ordinance requirements for hard surface parking.
4. The materials and colors for the walls and roof match the existing building to the west, including

the same types, details and spacing for windows and doors.

5. Specific materials for the trash enclosure be identified and it is assumed that wood or masonry will meet the ordinance requirements.

6. The proposed street trees be a minimum 2.5 inch caliper at planting; be selected from the species Swamp White Oak, Hybrid Elm, or Kentucky Coffee Tree; and two additional trees be located in the frontage buffer to the west to complete the buffer design and coordinate the sites.

**H) WITHDRAWN BY STAFF – PUBLIC HEARING ON REZONING FROM GBA TO I-MD**

**I) TEXT AMENDMENT DISCUSSION – AMENDING TEXT IN ZONING REGULATIONS & APPENDIX A – USE GROUPS BY CATEGORY**

- Mr. Brajkovic noted the reason for the text amendment was research findings saw that self storage was allowed in most General Business Districts.
- Mr. Smith said it made sense to allow in commercial districts. He stated architectural steel sided buildings are acceptable in the General Business District zoning.
- Text amendment changes require a public hearing and this will be added to the May 3<sup>rd</sup> Planning Commission Agenda.

**V. GENERAL INFORMATION**

**a) DECEMBER/JANUARY HOMEBUILDERS ASSOCIATION PERMIT STATISTICS**

**b) DECEMBER/FEBRUARY MARKET RESEARCH STATISTICS**

**VI. ADJOURN**

- **Ms. Gee, made a motion to adjourn the meeting.**
- **Mr. Dale seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 9.35 p.m.**

Respectfully submitted,



Dan Porter, Assistant City Manager



## City of Tonganoxie, Kansas

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### PLANNING STAFF REPORT

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**Case#:** 2018-006P

**Date of Report:** May 3, 2018

**Applicant Name:** GBA, Inc. (Harland Russell)

**Property Owner Name:** Unilock (Bob Moser)

**Subject Property Address:** Southeast Corner of 222<sup>nd</sup> Street and Kansas Avenue, Tonganoxie, KS 66086

**Application:**

*Zoning District:* BP – Business Park

*Type of Approval Desired:* Approval of a Revised Final Development Plan, Lot 5 of Tonganoxie Business Park

*Date of Application:* March 8, 2018

*Date of Meeting:* May 3, 2018

**Surrounding Property – Zoning and Use:**

*West:* RR-2.5 Rural District; Agriculture and Undeveloped (Leavenworth County)

*South:* RR-2.5 and RR-5 Rural Districts; Residential and Undeveloped (Leavenworth County)

*East:* BP Business Park District; Undeveloped (City of Tonganoxie)

*North:* BP Business Park District; Undeveloped (City of Tonganoxie)

*Vicinity:* The property in question represents the southwest corner of a portion of a proposed business park development, planned for light and moderate industrial and business uses. The adjacent property is proposed for future residential uses and a business park, to the east.

**Staff Recommendation:**

Recommend approval with conditions.

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**SUMMARY:**

Approximately one year ago the Planning Commission and City Council approved a Preliminary Plan and Plat that established the Tonganoxie Business Park. Accompanying the establishment of the park, the property was rezoned to BP, Business Park, and a Final Development Plan was approved for the subject property for the use of the site. The proposed uses included manufacturing, storage, distribution and sales of landscape materials such as pavers, walls, fireplace features and grills for use in outdoor applications, both residential and commercial. The current application does not change the intended use of the site; however, it does change the configuration of the buildings on the site. Additionally, Design Guidelines were adopted for the Business Park as part of the Preliminary Development Plan, which are not proposed to change and remain applicable to the proposed development.

The previously approved Preliminary Development Plan rezoned approximately 140 acres from “BP” Business Park District to “BP” Business Park District with a Preliminary Development Plan. The previously approved Preliminary Plat divided the property into 6 lots and 1 tract, and establishes the rights-of-way easements and building lines. The previously approved Final Development Plan was for Lot 5 of the Tonganoxie Business Park, a 34.43-acre site located at the southwest corner of the Business Park adjacent to 222<sup>nd</sup> Street to the west. The final plan is for three buildings to be constructed over time, with the first building being located at the north central section of the site, along the new Business Park Drive, to serve as a “check-out and storage” building to support the pick-up, delivery and storage of material on-site. Subsequent buildings were proposed for the manufacturing of products on site in addition to the storage and distribution uses.

**ANALYSIS:**

The proposed Final Development Plan for Lot 5 of the Business Park conforms to the preliminary development plan for the Business Park. The plan identifies the immediate development of the northern portion of Lot 5 for the construction of an office, show garden, outdoor product storage area and 35 paved parking spaces. The outdoor storage area is approximately 5 acres in size (15% of the site) and is proposed to be surfaced with aggregate. The initial office building is proposed to be approximately 6,800 square feet in size and be utilized for office space and product pick-up/checkout. The show garden space is proposed to be approximately 10,700 square feet in size and be used to display company products.

Landscaping is proposed at the northern and western edges of the site along Business Park Drive and 222<sup>nd</sup> Street, where current development is proposed. Subsequent areas of landscape will be installed as construction occurs. The revised Final Development Plan identifies two additional buildings on site for future manufacturing or product. The size of the future buildings is similar to what was previously approved, however their exact size is not delineated. The location of one of the future buildings has changed to move the buildings to the north and west and move the proposed future outdoor storage to the southern and eastern portions of the site. The timing of future development on Lot 5 is governed by the real estate agreement between the City of Tonganoxie and Leavenworth County.

**Staff Recommendations:**

Staff recommends Approval of the Final Development Plan for Lot 5 of the Tonganoxie Business Park with the following conditions:

- A. All current and future development adhere to the Business Park Design Guidelines as established for the Tonganoxie Business Park.
- B. The outdoor storage area identified be paved.
  - i. OR, at a minimum the aggregate only be allowed for a limited time, tied to the construction of the first manufacturing facility on the site, and that pavement of the

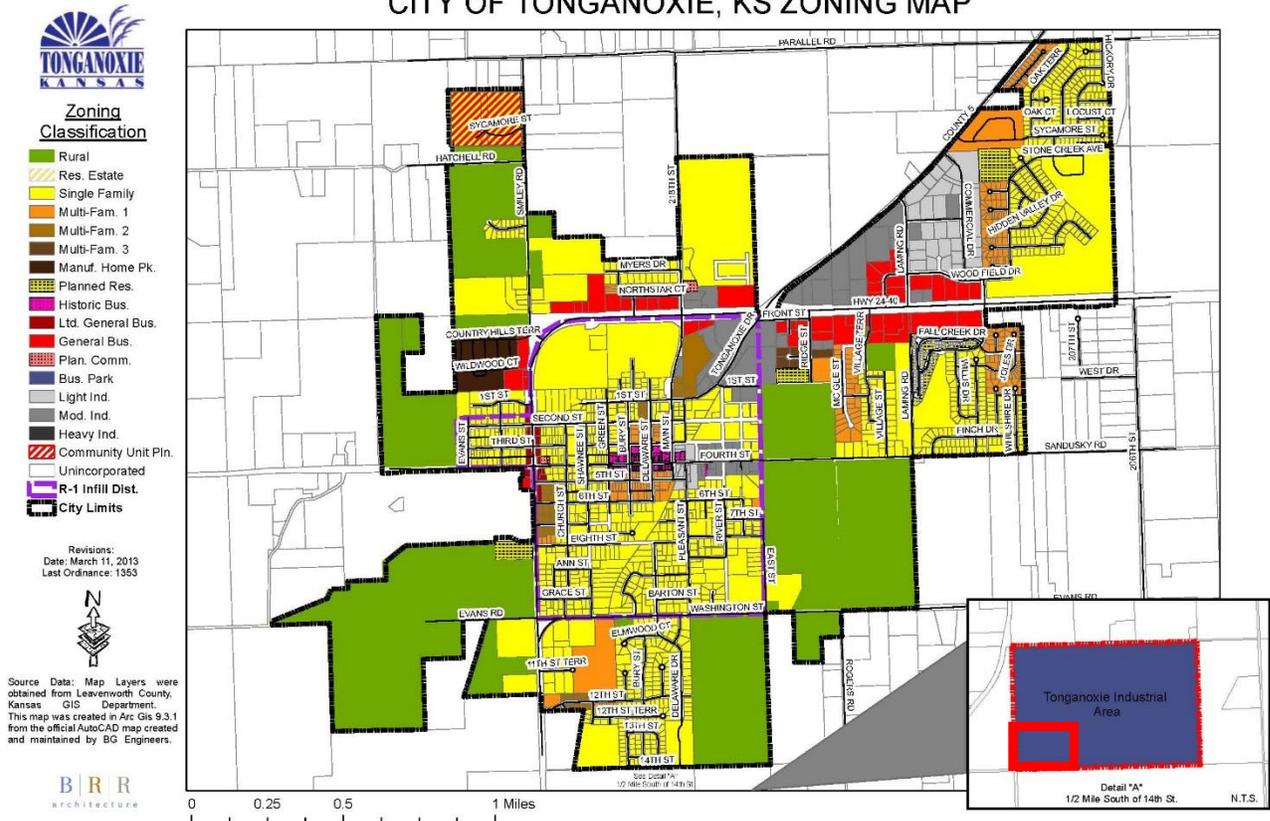
outdoor stage area be paved within one-year of completion of the first manufacturing building.

- ii. If aggregate is allowable, either permanently or temporarily, a design detail of the edging used to contain the aggregate should be provided as a design element of the plan documents.
- C. Identify the location of site lighting and demonstrate that it will not adversely affect adjacent properties.
- D. Provide dimensions of the initial building to be built prior to the issuance of a building permit.
- E. The development of all future buildings along or near the 222<sup>nd</sup> Street right-of-way, will treat the west façade, that closest to the street, as the front of the building and design it as such.

*Graham Smith*

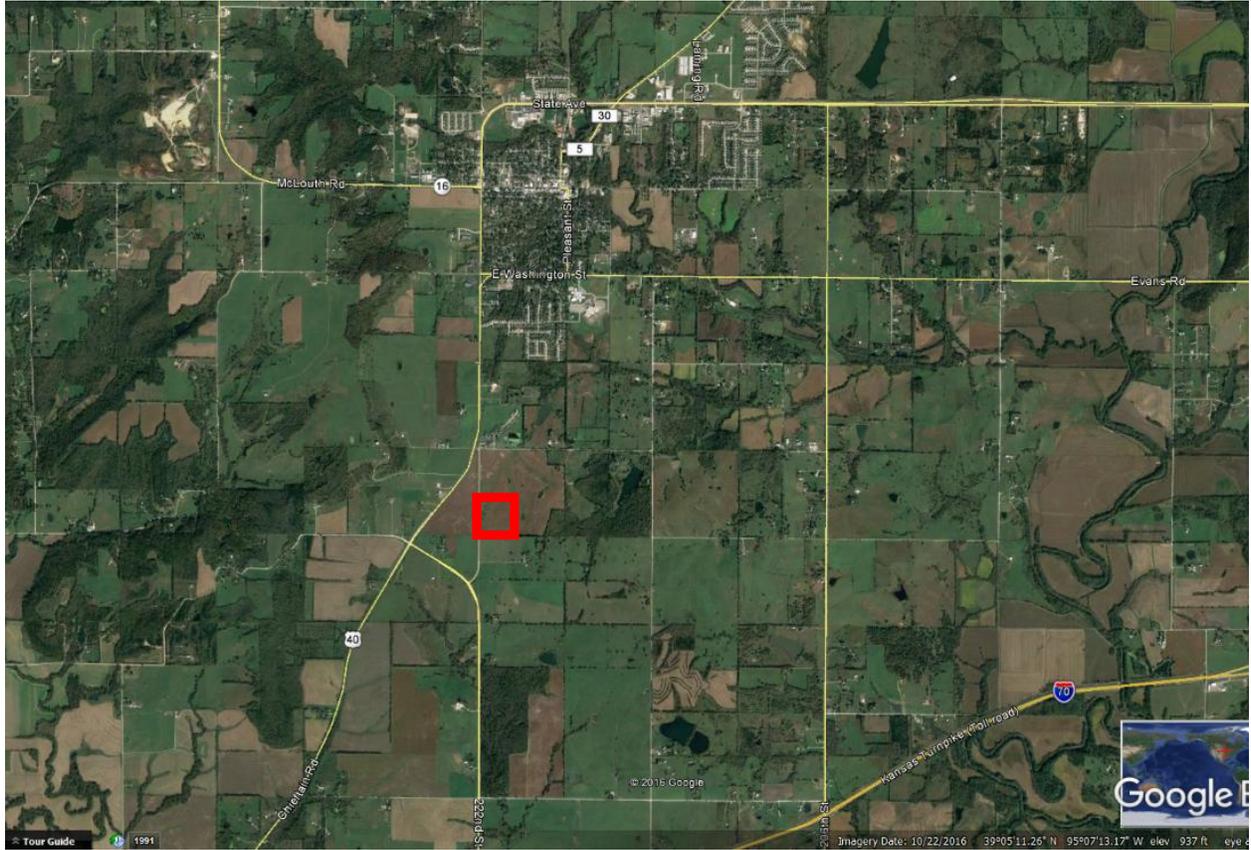
Graham Smith, AICP  
Contract City Planner

### CITY OF TONGANOXIE, KS ZONING MAP



**Current City Zoning (property in red box now zoned I-LT)**

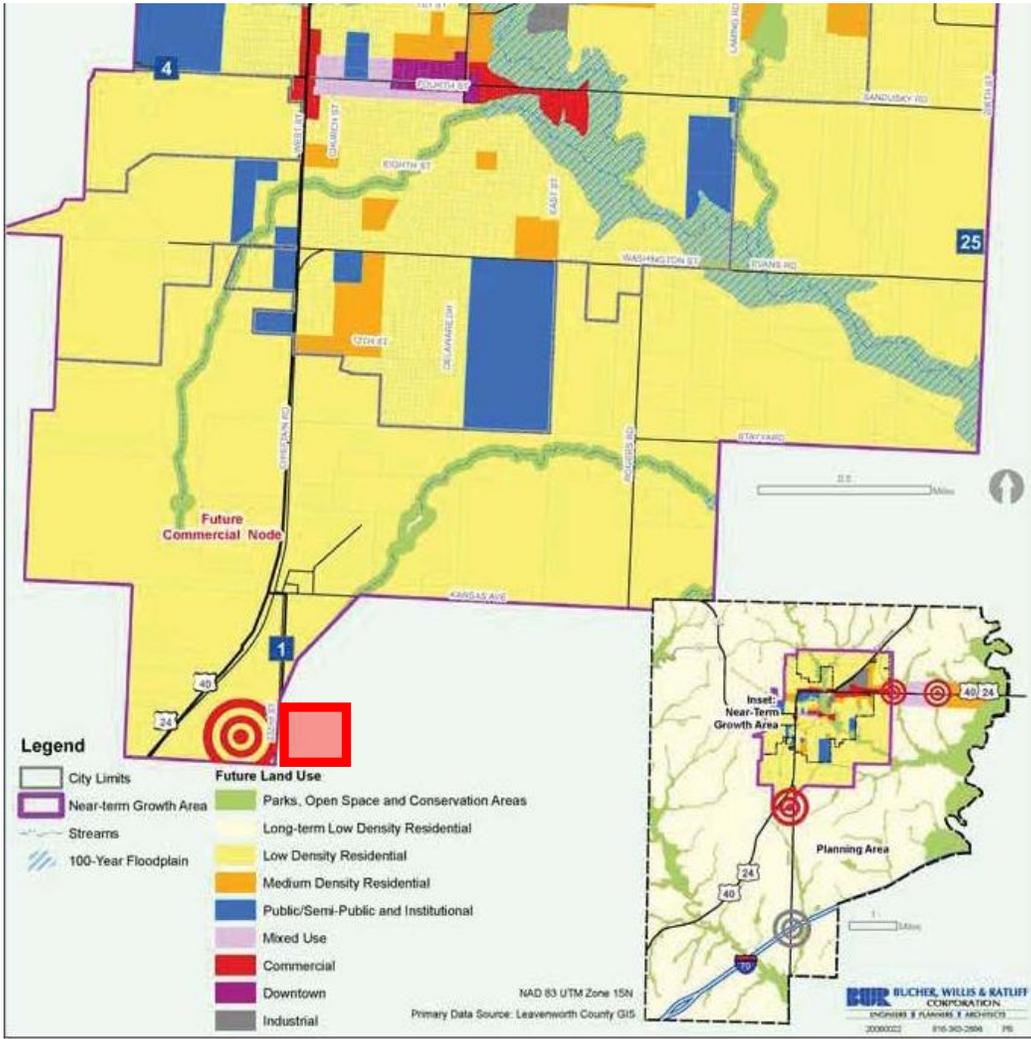
**Vicinity**



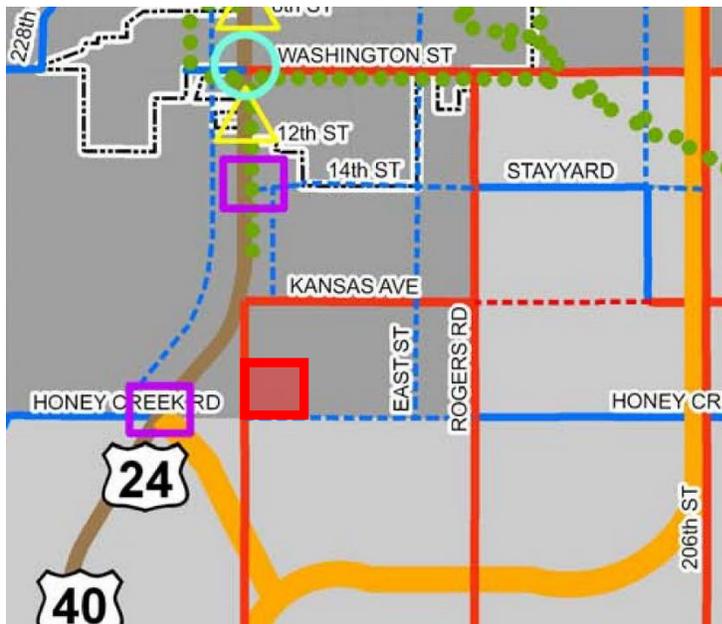
**Area**



**Future Land Use** (Tonganoxie Comprehensive Plan 2006)



**Future Transportation** (US 24-40 Corridor Study 2009)





## City of Tonganoxie, Kansas

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### PLANNING STAFF REPORT

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**Case#:** 2018-007A

**Date of Report:** May 3, 2018

**Applicant Name:** George Brajkovic

**Property Owner Name:** NA

**Subject Property Address:** NA

**Application:**

*Zoning District:* GBD – General Business District

*Type of Approval Desired:* Amendment to the GBD to allow Self-Service Storage

*Date of Application:* March 8, 2018

*Date of Meeting:* May 3, 2018

**Surrounding Property – Zoning and Use:**

*Not applicable* – the amendment would pertain to all GBD zoned property within the community.

**Staff Recommendation:**

Recommend approval of the proposed language additions and Use Groups table edits.

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**ANALYSIS:**

The current Zoning Regulations do not allow for the development of “self-service storage” facilities within the commercial districts of the City. These types of uses are often found within commercial and retail districts. In many cases, the impacts, traffic and noise generated from these uses are less than typical commercial or retail uses. While their impacts are often minimal, the design of these facilities can detract from the community character because of their simple, low-cost construction. To allow these facilities within the General Business District and to protect the character of different areas of the community, we would propose that they be allowed as an accessory use, subordinate to the primary commercial use of the site; and as a special use where it may be acceptable as a primary use. The special use permit would allow for site and building design review to ensure its compatibility with the development context in which it is being developed. In all cases, development of Self-Service Storage facilities should meet the design objectives of all section in Article 9 of the Tonganoxie Subdivision Regulations.

**Staff Recommendations:**

Staff recommends the following amendments to the General Business District (GBD) and the Use Groups Table of the Tonganoxie Zoning Ordinance:

1. The addition of item 14-010 j. to the Development Standards of the GDB Zoning District to state: “Self-Service Storage use is allowed as an accessory use to other principle uses, or it may be allowed as a principal use with a special use permit.”
2. Update the Use Groups Table to identify Self-Service Storage as an allowable use as either an accessory use or allowable under a Special Use Permit, by placing a “X / X(s)” in the table under GBD.



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Graham Smith, AICP  
Contract City Planner

SECTION 14

“GBD” GENERAL BUSINESS DISTRICT

14-010 PURPOSE

This district is intended for retail trade shall be located along arterial and collector streets and highways within the City. The district provides access for businesses serving the local and regional market. Businesses located in this area are of a higher intensity and require a larger area than those allowed in the HBD District.

14-011 DEVELOPMENT STANDARDS

- a. Loading docks, exterior mechanical equipment and refuse handling shall be at the rear of the site and/or well screened from both the right-of-way and any adjacent residential areas.
- b. No exterior storage of materials or equipment.
- c. All business except for parking and loading/unloading shall be conducted within a completely enclosed building or on an improved (paved) display yard intended for that purpose.
- d. All accessory buildings shall be constructed in a compatible manner and with similar materials as the main structure on the property.
- e. No use of a site shall commence prior to the construction of a main structure.
- f. An 8-foot architectural screen shall be required for all sites where the rear or side property line abuts a residential zone or use. “Best side towards the residential use.” (Amended by Ordinance 1230, 5/29/07)
- g. No temporary storage structures or moveable containers except for Industrial uses. All other uses apply. A temporary permit for industrial uses is required.
- h. Placement of fixtures required in connection with a designated patio or courtyard eating area adjacent to a restaurant shall be allowed.
- i. All commercial and industrial uses shall be of sound structural quality, be maintained in good repair, have a clean and neat appearance, and land adjacent shall be kept free from debris, weeds and trash. If the business or industry is not maintained as described and the Codes Enforcement Officer deems them a public safety hazard or nuisance, they shall be fined and given notice to correct the nuisance within 30 days.

Use Groups Table – Self-Service Storage

APPENDIX B – USE GROUPS BY CATEGORY

CATEGORY	DEFINITION	USES	R-R	R-E	R-SF	R-I	R-MF1	R-MF2	R-MF3	MHP	PUD-R	HBD	LBD	GBD	PUD-C	ILT	IMD	IH	Com. Plan
Self-Service Storage	Providing separate storage areas for individual or business uses.	Storage units/building(s)														X	X		
Trades Contractors, Large Scale	Sites for service contractors including storage yards for equipment and supplies	General trades contractor w/equipment yard; Freight yards; general contractor services													X	X	X	X	
Vehicle/Equipment Repair, Industrial	Large scale facilities providing repair services for large or oversized vehicles and equipment.	Large scale equipment or machinery/repair shops, Fleet service shops, Farm or construction equipment repair															X		
Warehouse	Storage of goods or merchandise for sale	Warehouse, Mini warehouse, Storage business														X	X		
Freight Transfer	Temporary storage and movement of goods or merchandise in transit, usually on a large scale	Cartage or transport depot; Freight handling; Cold storage locker plant															X		
Wholesale Sales	Firms involved in the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses.	Alcoholic Beverages; Groceries; Manufactured goods distributors															X		
OTHER			X	X	X	X	X	X			X	X	X	X	X	X	X	X	
Temporary Uses	Uses established for a limited amount of time that may create a negative impact upon the public well-being.	Food booth/stall for an event; Portable Processing Plant for aggregate production/concrete batching/asphalt production; Construction Office Temporary Housing during construction or repair to home or business; Large-Scale Event; Auction																	
The following uses can only be located in the IH Zoning District and require a Special Use Permit: Disposal of dead animals; Offal reduction; Fat/Oil Rendering Intensive agricultural uses such as feedlots, large-scale production of animals, poultry Fish processing plant Foundry or steel works Hazardous waste disposal Mining, quarrying Detention facilities Salvage Yard, Junk Yard			(s) = Special Use Permit Required																

Appendix B



**MARCH 2018**

	Single Family Units <sup>^</sup>	Multi-Family Units <sup>%</sup>	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		Single Family Units <sup>^</sup>	Multi-Family Units <sup>%</sup>	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD			
<b>CASS COUNTY</b>							<b>LEAVENWORTH COUNTY</b>									
Archie	0	0	0	0	0	0	Basehor	10	0	10	36	0	36			
Belton	12	0	12	29	0	29	Lansing	0	0	0	0	0	0			
Cass County	0	0	0	0	0	0	Leav. County	0	0	0	7	0	7			
Cleveland	0	0	0	0	0	0	Leavenworth	0	0	0	0	0	0			
Garden City	0	0	0	0	0	0	Tonganoxie	11	0	11	15	0	15			
Harrisonville	0	0	0	2	0	2		21	0	21	58	0	58			
Lake Winnebago	0	0	0	1	0	1	<b>WYANDOTTE COUNTY</b>									
Lee's Summit	6	0	6	12	0	12	Bonner Springs	3	0	3	3	0	3			
Peculiar	7	0	7	18	0	18	Edwardsville	0	0	0	0	0	0			
Pleasant Hill	3	0	3	6	0	6	KCKWyandotte Co	20	0	20	42	0	42			
Raymore	9	16	25	18	16	34		23	0	23	45	0	45			
Village of Loch Lloyd	3	0	3	4	0	4	<b>MIAMI COUNTY</b>									
	40	16	56	90	16	106	Louisburg	2	0	2	3	0	3			
<b>CLAY COUNTY</b>							<b>Totals</b>									
Clay County	7	0	7	11	0	11	543	21	564	1419	21	1440				
Excelsior Springs	2	0	2	3	0	3	<b>Comparison of Single Family Building Units for Greater Kansas City</b>									
Gladstone	5	0	5	6	0	6	(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)									
Kansas City	56	0	56	143	0	143	<b>Month/Year</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	
Kearney	16	0	16	40	0	40	January	90	188	273	287	240	274	457	416	
Lawson	0	0	0	0	0	0	February	121	182	224	216	260	408	477	460	
Liberty	7	0	7	10	0	10	March	180	270	335	362	393	542	571	543	
North Kansas City	0	0	0	0	0	0	April	210	277	444	439	437	523	562		
Pleasant Valley	0	0	0	0	0	0	May	230	294	337	385	395	503	504		
Smithville	6	0	6	18	0	18	June	262	268	333	364	438	578	567		
	99	0	99	231	0	231	July	204	288	409	375	399	494	512		
<b>JACKSON COUNTY</b>							<b>Annual Total</b>									
Blue Springs	47	5	52	182	5	187	2,301	3,299	4,090	4,271	4,700	5,517	6,197	1419		
Buckner	0	0	0	0	0	0	<b>Comparison of Permits By Units Issued Year to Date</b>									
Grain Valley	14	0	14	21	0	21	<b>2011 - 2018</b>									
Grandview	7	0	7	7	0	7	S-F Units	M-F Units	Total Units							
Greenwood	0	0	0	0	0	0	2011	391	0	391						
Independence	24	0	24	56	0	56	2012	640	73	713						
Jackson County	9	0	9	17	0	17	2013	832	129	961						
Kansas City	10	0	10	15	0	15	2014	865	832	1697						
Lake Lotawana	0	0	0	3	0	3	2015	893	794	1687						
Lee's Summit	38	0	38	89	0	89	2016	1224	987	2211						
Oak Grove	2	0	2	5	0	5	2017	1505	416	1921						
Raytown	0	0	0	0	0	0	2018	1419	21	1440						
Sugar Creek	0	0	0	0	0	0										
	151	5	156	395	5	400										
<b>PLATTE COUNTY</b>																
Kansas City	25	0	25	64	0	64										
Parkville	13	0	13	25	0	25										
Platte City	0	0	0	0	0	0										
Platte County	21	0	21	42	0	42										
Riverside	1	0	1	12	0	12										
Weatherby Lake	2	0	2	4	0	4										
Weston	0	0	0	0	0	0										
	62	0	62	147	0	147										
<b>JOHNSON COUNTY</b>																
De Soto	1	0	1	2	0	2										
Edgerton	0	0	0	0	0	0										
Fairway	0	0	0	3	0	3										
Gardner	10	0	10	33	0	33										
Johnson County	3	0	3	9	0	9										
Leawood	9	0	9	13	0	13										
Lenexa	26	0	26	70	0	70										
Merriam	0	0	0	0	0	0										
Mission Hills	0	0	0	1	0	1										
Olathe	19	0	19	122	0	122										
Overland Park	39	0	39	97	0	97										
Prairie Village	4	0	4	15	0	15										
Roeland Park	0	0	0	0	0	0										
Shawnee#	0	0	0	20	0	20										
Spring Hill	24	0	24	45	0	45										
Westwood	0	0	0	1	0	1										
	135	0	135	431	0	431										

<sup>^</sup>The Single Family number is units and includes both attached and detached units.  
<sup>%</sup>Multi-Family units are in buildings with 5 or more units.  
# Not available at time of report

Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2018 Home Builders Assoc of Greater Kansas City. All rights reserved.