



## **TONGANOXIE PLANNING COMMISSION**

**Agenda**

**August 1, 2019**

**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 – May 2, 2019**
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) Public Hearing – Preliminary Plat – Saunders Estates – Submitted by Southpark Development & Jack Willis
  - b) Review Final Plat–Saunders Estates – Submitted by Southpark Development & Jack Willis
  - c) Consideration of Planning Commissioner Applications
4. **OLD BUSINESS**
5. **GENERAL INFORMATION**
  - a) Home Builders Residential Statistics- April, May and June 2019
6. **ADJOURN**

## Planning Commission Meeting Minutes

May 2, 2019

7:00 p.m. Regular Meeting



### CALL TO ORDER

- Vice Chairman Gee opened the meeting at 7:00 p.m.
- Roll Call: Planning Commissioners present were Monica Gee, Jacob Dale, and Kevin Harris. Ms. Henson, Ms. Gabel, Mr. Morgan and Mr. Stoltenberg were absent. City Manager George Brajkovic, Planning Clerk Melanie Tweedy, Assistant City Manager Dan Porter and City Planner Chris Brewster with Gould Evans were also in attendance.

**1. 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.

- Kay Soetaert, 124 W 1<sup>st</sup> Street, addressed the Planning Commission on the subject of the rezone of 704 E 4<sup>th</sup> Street in the agenda. As an applicant for the rezone, Ms. Soetaert explained the reasoning herself and the other owners felt rezoning was a logical idea.
- Jeff Hooper, 804 E Main Street, addressed the planning commission with questions regarding the rezone and terminology surround the Historic Business District. Mr. Brewster explained that rezoning to Historic Business District did not classify the lot as a historic site, but was rather only the name of the zoning district.
- No other members of the public addressed the Planning Commission.
- Vice Chairman Gee closed the open agenda portion of the meeting.

Commissioner Crystal Henson arrived at 7:10 PM.

- Ms. Soetaert briefly explained the reasoning for the rezone application from the owners to Ms. Henson.

### **2. NEW BUSINESS**

- Public Hearing – Rezone Application – “I-LT” (Light Industrial) to “HBD” (Historic Business District) at 704 E 4<sup>th</sup> Street.
- Mr. Brewster delivered a presentation on the item. He explained that based on the future land use study, the four corners of 4<sup>th</sup> Street and Main Street should all eventually be zoned as “HBD.” 704 E 4<sup>th</sup> Street is the last corner to be rezoned. He explained that “I-LT” would not allow for a lot of future development while “HBD” will allow for more options with Development. Mr. Brewster noted that that staff would recommend approval of the rezone application. He also noted that council will hear this rezone before being finalized and that any development of the lot would require a site plan, which would come to the Planning Commission for approval.

- Ms. Henson asked what the biggest difference between “I-LT” and “HBD”.
- Mr. Brewster explained that the largest difference was the required set backs.
- No further comments or questions from the Planning Commission.
  - **Mr. Dale made a motion to approve the rezone application, subject to the following staff conditions:**
    1. Future development on the site shall require site plan review by the Planning Commission as is required for new buildings in the HBD District.
    2. The standards of the HBD District shall be supplemented with the development and design criteria in the Downtown Mix land use category and/or Downtown / Central Business District Design Guidelines to ensure the development serves the “downtown gateway” principles, and is compatible with the scale, patterns and design of other buildings in the HBD district.
  - **Mr. Harris seconded the motion.**
  - **Roll Call Vote – All ayes. Motion carried.**

**City Council will consider the rezone application for 704 E 4<sup>th</sup> Street at the regular meeting on May 20<sup>th</sup> at 7PM in the Council Chambers, located at 321 S Delaware St.**

### **3. APPROVAL OF PC MINUTES –April 4, 2019**

- **Vice Chairman Gee requested to revisit the approval of the Planning Commission meeting minutes from April 4<sup>th</sup> as more commission members were now present.**
- **Ms. Henson motioned to approve the Planning Commission meeting minutes from April 4<sup>th</sup>, 2019.**
- **Mr. Dale seconded.**
- **Vote of all ayes, motion carried.**

### **4. OLD BUSINESS**

- Mr. Brajkovic addressed the commission in regards to the Downtown Design Standards. He stated that our planning staff reviewed those and found them to be guidelines more that standards and could not be used as an enforcement tool. The guidelines themselves are also approximately 20 years old.
- Ms. Gee asked if there was a way for some of the guidelines to become enforceable.
- Mr. Brewster stated that we would be able to enforce the guidelines, but that staff would need to provide direction.
- Ms. Gee stated that she was concerned about mirrored glass windows being a safety hazard downtown.
- Mr. Brewster informed that with a specific issue, we would be able to obtain a quicker solution. In this case, Planning Commission and City Council would need to pass an ordinance restricting the use of mirrored glass.
- Mr. Harris stated that our guidelines were written during a changing time in Tonganoxie and he feels that those guidelines should be revisited.

- Mr. Brajkovic addressed that our Fire Department and Police Department are conducting inspections on local businesses. During these inspections they are able to assess and potential safety hazards and present those to the business owners.
- Ms. Gee complimented the work of our Fire Department and Police Department.

## **5. GENERAL INFORMATION**

- No items.

## **6. ADJOURN**

- **Mr. Dale made a motion to adjourn the meeting.**
- **Mr. Harris seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 7:32 p.m.**

Respectfully submitted,

Melanie Tweedy, Planning Clerk

DRAFT



# MEMO

**To:** George Brajkovic, City Manager  
City of Tonganoxie

**Cc:** Dan Porter, Asst. City Manager  
Kent Heskett, City Superintendent  
Joe Herring, Herring Surveying

**From:** Brian Kingsley, City Engineer

**Date:** July 23, 2019

**Re:** Saunders Estates Subdivision  
Preliminary Plat and Final Plat  
19-1001L

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The following are the City Engineer and staff review comments related to Engineering issues:

**Preliminary Plat:**

- 1) Access for the lots fronting Smiley Road was to be limited to two access points providing for shared access onto Smiley Road. The future Road right-of-way is the agreed upon location of one of the two access points.
- 2) The preliminary plat does not contain the required content (proposed infrastructure).
  - a. A stormwater management plan is required. Stormwater detention, if required, should be identified on the plat.
  - b. Sanitary Sewer construction plans for Phase I will be required for the sanitary sewer service taps to the City Main. I am unaware of the process, but a variance may be able to be requested to install these sewer taps.
    - i. If this item has been coordinated with the City Superintendent a note documenting the agreed upon method of installation should be added to the preliminary and final plat as applicable.

**Recommendation:** The above items need to be addressed for recommendation of approval.

**Final Plat:**

**Recommendation:** The above items need to be addressed for recommendation of approval.

--END

For questions or comments, please contact:

**Brian Kingsley, PE**

President

T: 785.749.4474 ext. 2105

E: [brian.kingsley@bgcons.com](mailto:brian.kingsley@bgcons.com)



## City of Tonganoxie, Kansas

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### PLANNING STAFF REPORT

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**Case#:** 2019-004P – Preliminary & Final Plat

**Date of Report:** July 25, 2019

**Applicant Name:** Jack Willis, South Park Development

**Property Owner Name:** South Park Development Company, LLC

**Subject Property Address:** 520 Smiley Road

**Application:**

*Zoning District:* R-R Rural District and R-SF Single Family District

*Type of Approval Desired:* Preliminary and Final Plat

*Date of Application:* June, 2019

*Date of Meeting:* August 1, 2019

**Surrounding Property – Zoning and Use:**

*West:* RR-2.5 (unincorporated Leavenworth County), undeveloped wooded lot; and R-R, house on remnant parcel that was part of previous rezoning application

*South:* R-SF – 3 single family lots (approximately .5 acres), 2 single-family lots (approximately 1-2 acres), and 1 remnant lot (approximately 15 acres)

*East:* R-R and R-SF– 4 single-family lots (approximately 1 acre), 1 large remnant parcel, church

*North:* R-SF and R-R – 17 single-family lots (approximately 7,000 – 12,000 square feet), 4 remnant parcels (approximately 2 to 10 acres)

**Staff Recommendation:**

A required stormwater management plan / engineering study has not been submitted. Should the Planning Commission recommend approval, the City Engineer will need to approve the plan or study supporting any waivers and the plat may need to be amended prior to recording. Any approval should be subject to specific conditions regarding access limitations, stormwater management plans, and building lines.

## I. SUMMARY:

In March, 2019 this property was subject to a proposed rezoning from R-R to R-SF. At that time, staff recommended that the applicant only rezone the front portion of the property, since there was no intention to plat or develop the entire property. The applicant preferred to submit a request to rezone the entire 19 acre parcel. The staff report for the previous application recommended approval, subject to a condition that a preliminary plat and conceptual street network plan for the entire property be created, and that this be shown at the time of preliminary or final plat. Staff's rationale for this condition is that once the property is officially rezoned, future plats simply need to meet the City standards and they should then be approved. Many different utility, street, and lot configurations are possible under the R-SF zoning designation that would technically meet the subdivision regulations; several of which would not be appropriate for this area and could negatively impact transitions, future planning and potential development on adjacent sites. Therefore, it was not possible to fully understand the potential impacts of rezoning the remainder of the property without at least a conceptual street network, with block and lot layouts. The Planning Commission recommended approval of the rezoning subject to the condition of a conceptual street network for the entire property being submitted with the preliminary plat, and the City Council approved this action on April 1, 2019.

The applicant has not submitted a conceptual street network for the entire property, and there is no intention to develop this property at this time. The condition for the rezoning of the rear portions of this lot have not been fulfilled, and the property should remain as zoned prior to the previous application (R-R). Any development of the west portions of the property should be subject to the full rezoning procedures and considerations at that time, including the requirement for a street network demonstrating capacity for utility plans, block and lot layouts and other issues impacting potential planning and development on this and adjacent property.

The current application is a preliminary and final plat for the 4 lots that were originally intended for development as part of previous rezoning application. The proposed preliminary and final plat fulfills the conditions of rezoning for this portion of the property.

## II. ANALYSIS

Section 3.3 provides that the Planning Commission shall review preliminary and final plats to find conformance with the requirements of the subdivision regulations. Section 4.1 and 4.2 of the Tonganoxie Subdivision Regulations include the following subdivision design standards – the ones in bold are applicable to this application and with staff comments below:

- a. **Acreage subdivision** (potential for re-subdivision or logical arrangement of lots of "acreage lots" and / or undeveloped portions.)
- b. **Relation to adjoining street system.**
- c. Streets in relation to railroads
- d. Major Street classifications
- e. Minimum roadway and right-of-way width.
- f. cul-de-sac and dead end streets
- g. private streets and reserve strips.
- h. **Restriction of access.**
- i. Street grades.
- j. Intersections and geometrics.
- k. Street names
- l. **Drainage.**
- m. **Stormwater detention plans.**
- n. Blocks.

- o. **Lots.**
- p. **Building lines**
- q. **Underground wiring.**

The design standards require subdivisions – particularly those with large lots or remnant parcels to show the opportunity for re-subdivision and future streets. The easement to the south boundary of this property would provide a potential for street access to the property to the west in the event of future development. As indicated in the summary, in the event of future development of this area, this condition and design standard would need to be reconsidered for the remainder of the property at that time, subject to all of the applicable rezoning, preliminary and final plat procedures and criteria. (4.01.a and b.)

The rezoning in April, 2019 was conditioned on restricted access to Smiley Road, to be further identified and approved by the City Engineer at the time of platting. The plat shows no access on Smiley Road for the southernmost lot. This lot will likely get access from the easement and existing driveway. However, the other 3 lots do not show specific access or access restrictions. Per the previous rezoning conditions and the City Engineer comments on this application, (July 23, 2019), only two access points shall be allowed on Smiley Road. Therefore, the plat will need to be amended to show specific access points and/or include a note showing that access is restricted to two points, which must receive City Engineer approval (4.01.h)

A stormwater management plan and engineering study by a professionally licensed engineer is required by the regulations, and as noted in the City Engineer comments (July 23, 2019). The City may waive any requirements based on the study demonstrating to the City Engineer’s determination that no issues will arise from potential development of the site. Otherwise detention deemed necessary by that plan shall be included on the plat prior to signatures and recording. (4.01.l and m.; and Article 9, Section 5. Stormwater Detention Plan)

The four lots all meet the standards of the R-SF zone and they will allow for appropriate building sites according to the zoning district standards. The final plat shows the front building lines, and by default the side building lines (which correspond to the easements). However it does not include the applicable rear building line which should be added prior to recording of the final plat. The applicable building lines for the R-SF district are: 30-feet front setback; 10 feet side setback; 30-feet rear setback. (4.01.o. and p.; 4.02.c; and 5-014 of the zoning ordinance)

### **III. EFFECT OF DECISION**

The Planning Commission approves preliminary plats, recommends final plats to the Governing Body for acceptance of any dedicated easements. Due to the routine nature of this particular application, the preliminary and final plat are submitted concurrently, as permitted in the subdivision regulations. Based on the record and other findings, the Planning Commission may:

1. Approve / recommend approval,
2. Approve / recommend approval with conditions
3. Deny / recommend denial of the plat.

Subsequent to any approval of a preliminary and final plat, the applicant may record the plat with the county, and any development will require construction drawings and permits, reviewed by staff subject to all applicable city codes.

#### **IV. RECOMMENDATION.**

Staff recommends approval preliminary plat, subject to the following conditions. If the Planning Commission elects to recommend approval of the final plat, a storwater management plan / engineer study will need to be approved by the City Engineer and approval of the final plat should be limited to these same conditions.

1. The final plat be revised prior to city signatures and recording to show restricted access on all lots – limited to two access points on Smiley Road, and that all access points be approved by the City Engineer prior to construction.
2. A storwater management plan and engineer study be submitted for review by the City engineer prior to any construction on any lots, and that any necessary detention shall be noted on the plat prior to signatures and recording, or other similar documentation prepared by a licensed professional engineer and approved by the City Engineer is recorded with the plats.
3. The final plat be revised prior to city signatures and recording to show all building lines applicable to the R-SF zoning on each of the lots.
4. Sanitary sewer construction plans may be required in association with future construction documents or building permits, as indicated in the City Engineer comments (July 23, 2019)
5. The remainder of the property (outside of the 4 platted lots) shall remain subject to the R-R zoning district standards, and any future development on this property shall require review according to the rezoning and platting procedures and criteria at that time.



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Chris Brewster  
Contract City Planner



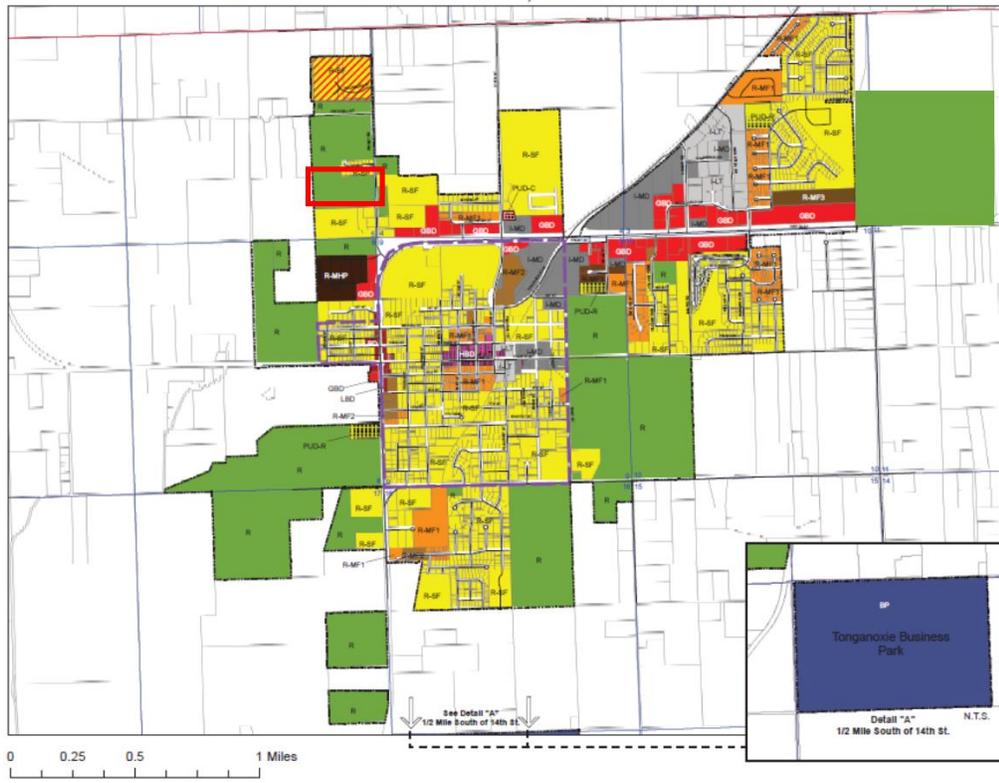
# CITY OF TONGANOXIE, KS ZONING MAP

- Zoning Classification**
- Rural
  - Res. Estate
  - Single Family
  - Multi-Fam. 1
  - Multi-Fam. 2
  - Multi-Fam. 3
  - Manuf. Home Pk.
  - (PUD-R)Planned Res.
  - (HBD)Historic Bus.
  - Ltd. General Bus.
  - General Bus.
  - (PUD-C)Plan. Comm.
  - Bus. Park
  - Light Ind.
  - Mod. Ind.
  - Heavy Ind.
  - Community Unit Pin.
  - Unincorporated
  - R-1 Infill Dist.
  - City Limits

Revisions:  
Date: April 22, 2014  
Last Ordinance: 1353



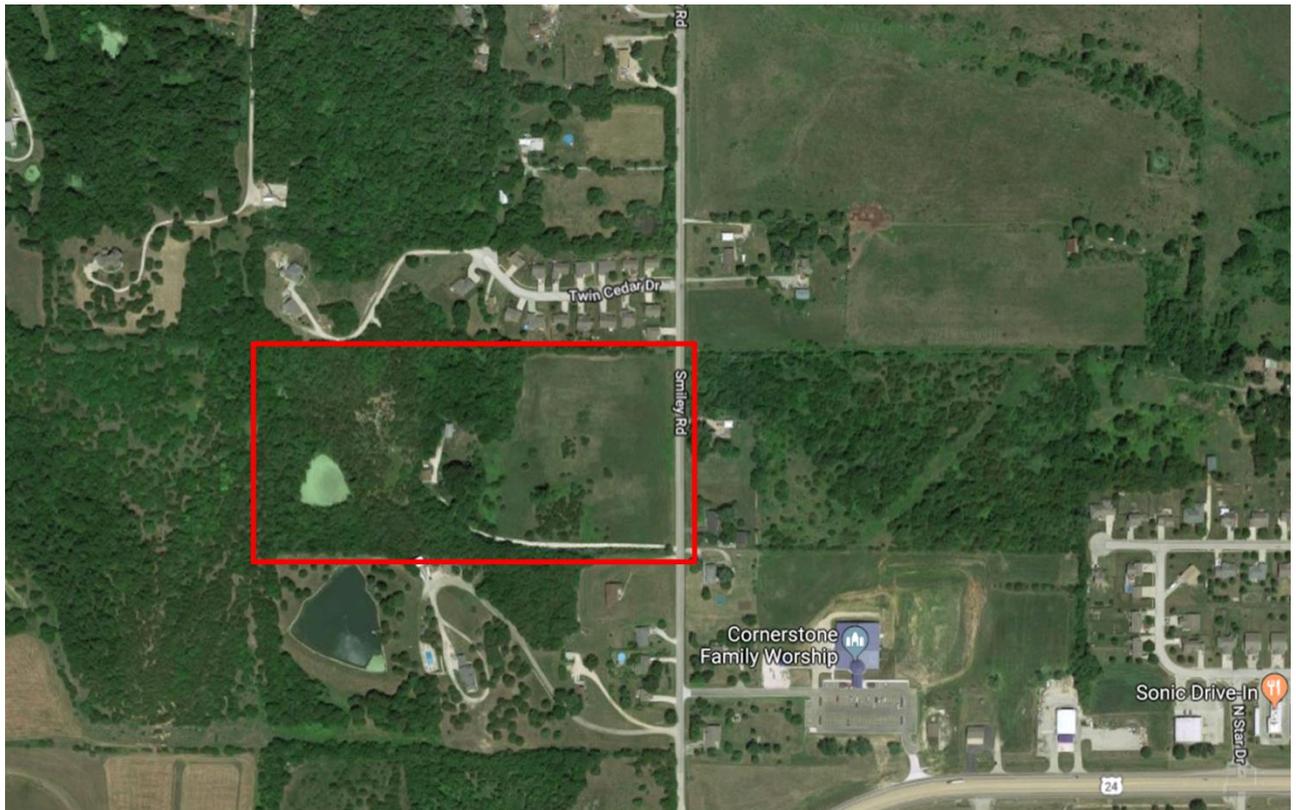
Source Data: Map Layers were obtained from Leavenworth County, Kansas GIS Department. This map was created in Arc GIS 9.3.1 from the official AutoCAD map created and maintained by BG Engineers.



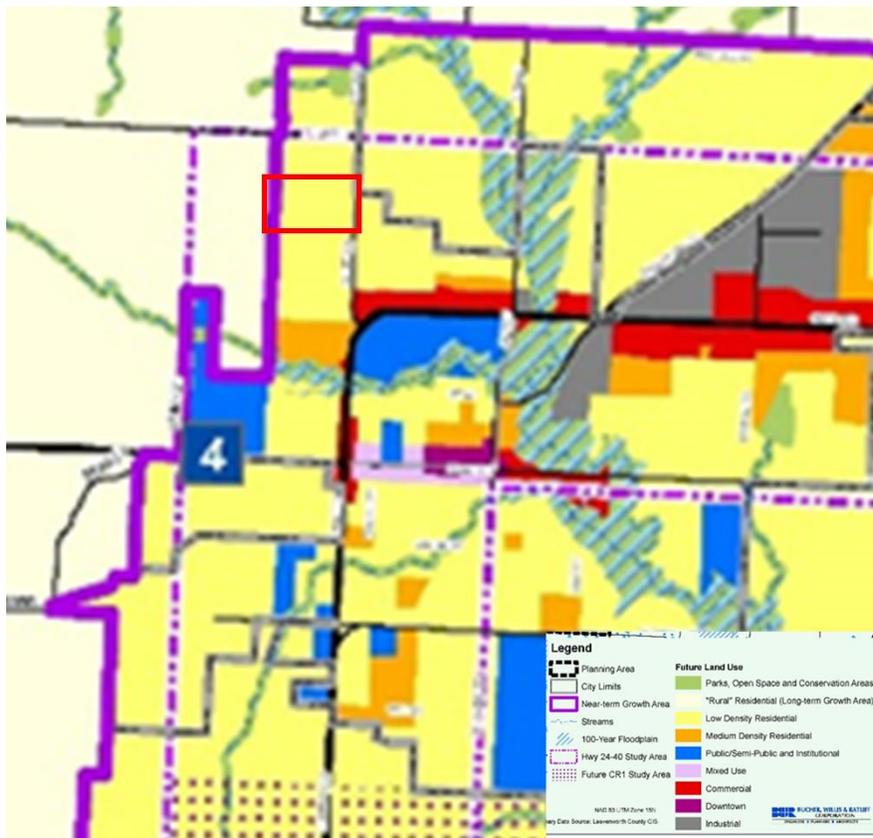
**Current City Zoning (property in red box now zoned RR)**



**Vicinity**



*Property*



*Future Land Use (Tonganoxie Comprehensive Plan 2006)*

# SAUNDERS ESTATES

A Minor Subdivision in the North Half of the Southeast Quarter of the Southeast Quarter of Section 5, Township 11 South, Range 21 East of the 6th P.M., City of Tonganoxie, Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
South Park Development Co. LLC  
520 Smiley Road  
Tonganoxie, KS  
PID # 193-05-0-40-01-009

DESCRIPTION OF RECORD Parent Tract: Doc #2018R08491  
The North One-Half (N1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Five (5), Township Eleven (11) South, Range Twenty-One (21) East of the 6th P.M., excepting public highways.

SURVEYOR'S DESCRIPTION:  
A tract of land in the Southeast Quarter of Section 5, Township 11 South, Range 21 East of the 6th P.M., in the City of Tonganoxie, Leavenworth County, Kansas, more fully described as follows:  
Commencing at the Northeast corner of said Southeast Quarter; thence South 01 degrees 53'01" East for a distance of 601.18 feet along the East line of said Southeast Quarter; thence South 88 degrees 43'43" West for a distance of 215.01 feet; thence North 01 degrees 53'01" West for a distance of 600.99 feet to the South line of TWIN CEDAR ESTATES; thence North 88 degrees 40'40" East for a distance of 215.01 feet along said line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 2.97 acres, more or less, including road right of way.

CERTIFICATION AND DEDICATION  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: SAUNDERS ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E) or "Drainage Easement" (D/E).

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

OWNER: SOUTHPARK DEVELOPMENT

Jack Willis

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, a notary public in and for said County and State came Christopher Gratton, Member of the Tongie5, LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_ My Commission Expires: \_\_\_\_\_ (seal)

### ENDORSEMENTS

Approved by  
City of Tonganoxie  
Planning Commission  
Leavenworth County, Kansas  
On this Date: \_\_\_\_\_

John Morgan, Chairman  
Zach Stoltenberg, Secretary

Notary Public  
State of Kansas  
County of Leavenworth

Be it remembered that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me a Notary Public in and for said County and State came the above city officials known personally to be the same person who executed the foregoing instrument and acknowledged the same to be their voluntary act and deed.

My Commission Expires: \_\_\_\_\_ Name: \_\_\_\_\_

Notary Signature

Rights of Way and Easements accepted by  
City of Tonganoxie  
Tonganoxie KS  
On this Date: \_\_\_\_\_

Attest:

Jason K. Ward, Mayor  
Patricia C. Hagg, City Clerk

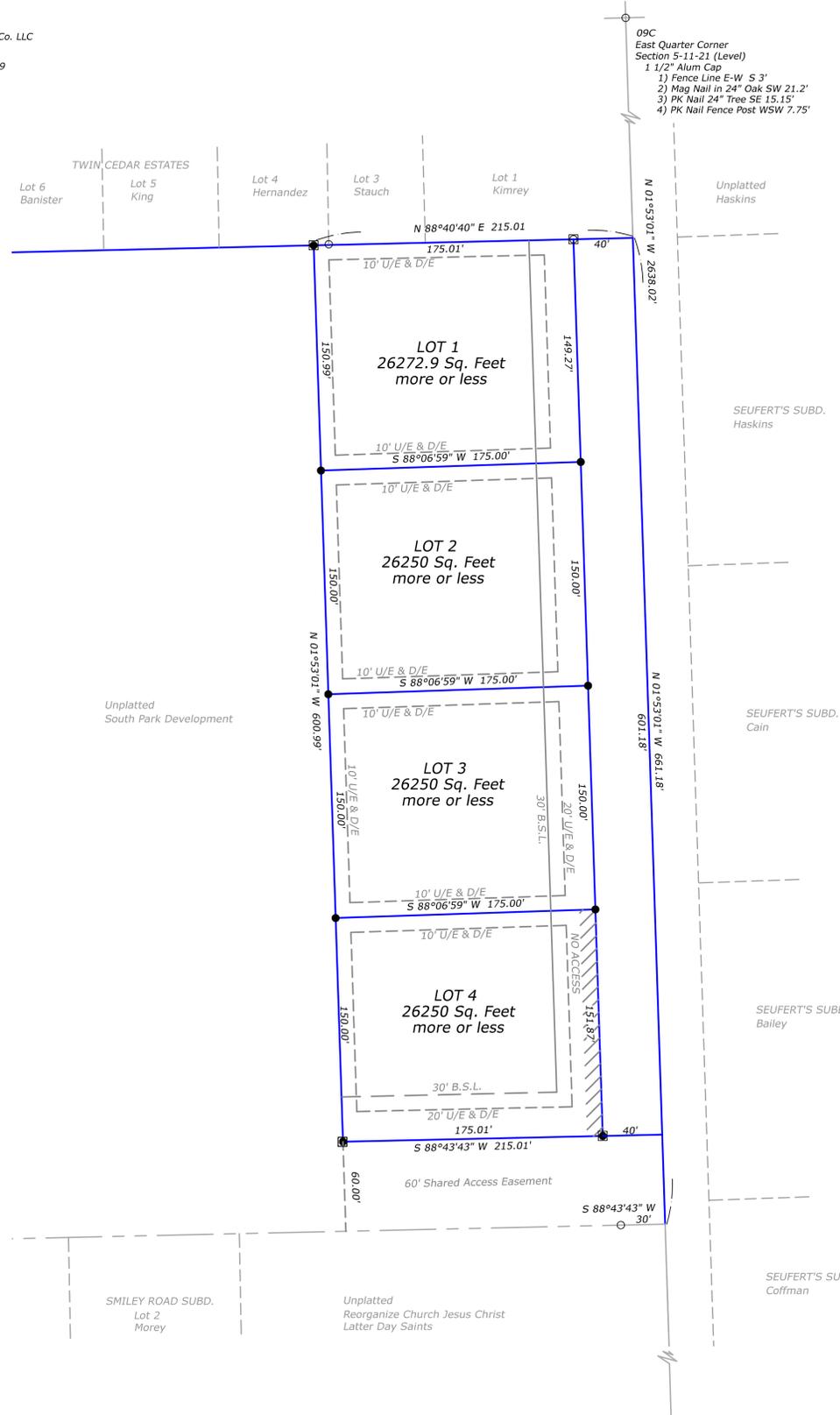
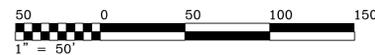
Recommendation of Approval:  
Brian Kingsley, City Engineer

REGISTER OF DEED CERTIFICATE:  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - Stacy Driscoll

COUNTY SURVEYOR  
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

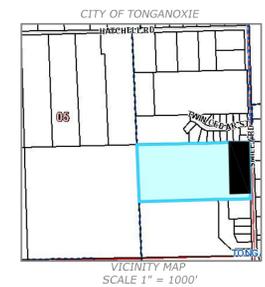
COUNTY SURVEYOR - Wayne Malnicof, RLS



09C  
East Quarter Corner  
Section 5-11-21 (Level)  
1 1/2" Alum Cap  
1) Fence Line E-W S 3'  
2) Mag Nail in 24" Oak SW 21.2'  
3) PK Nail 24" Tree SE 15.15'  
4) PK Nail Fence Post WSW 7.75'

ZONING:  
R-SF - Residential Single Family

- LEGEND:
- - 1/2" Bar Set with Cap No. 1296
  - - 1/2" Bar Found, unless otherwise noted.
  - - Concrete Base to be Set around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement dedicated this plat
  - ⊕ - Centerline
  - § - Section Line
  - BM - Benchmark
  - POB - Point of Beginning
  - POC - Point of Commencing



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2018 thru April 2019 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# SAUNDERS ESTATES

A Minor Subdivision in the North Half of the Southeast Quarter of the Southeast Quarter of Section 5, Township 11 South, Range 21 East of the 6th P.M., City of Tonganoxie, Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
South Park Development Co. LLC  
520 Smiley Road  
Tonganoxie, KS  
PID # 193-05-0-40-01-009

DESCRIPTION OF RECORD: Doc # 2018R08491  
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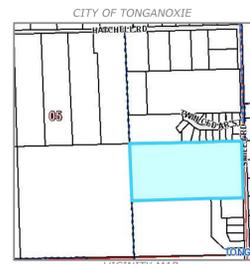
Scale 1" = 60'

Job # K-18-1254  
April 8, 2019

J. Herring, Inc. (dba)  
**HERRING**  
SURVEYING  
& COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@herringinc.com



1" = 60'



VICINITY MAP  
SCALE 1" = 1000'

- LEGEND:**
- - 1/2" Bar Set with Cap No. 1296
  - - 1/2" Bar Found, unless otherwise noted.
  - - Concrete Base to be Set around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - - - - Utility Easement
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement dedicated this plat
  - Centerline
  - § - Section Line
  - BM - Benchmark
  - - - - DIRECTION OF WATER FLOW
  - ⊙ - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ⊕ - Gas Valve
  - ⊕ - Water Meter/Valve
  - ⊕ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ ~ ~ - Tree/Brush Line

**ZONING:**  
R-SF - Residential Single Family



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2018 thru April 2019 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

CITY OF TONGANOXIE, KANSAS

APPLICATION FOR PRELIMINARY PLAT AND FINAL PLAN APPROVAL

Requested Action	Fee Paid	Date Rec'd	Date Published	Hearing Date
<input checked="" type="checkbox"/> Preliminary Plat	_____	_____	_____	_____
_____ Street & Storm Sewer Plan	_____	_____	_____	_____
_____ Sanitary Sewer Plan	_____	_____	_____	_____
_____ Waterline Plan	_____	_____	_____	_____
<input checked="" type="checkbox"/> Final Plat	_____	_____	_____	_____
_____ Site Plan	_____	_____	_____	_____
_____ Landscaping Plan	_____	_____	_____	_____

Name of Development SANDERS ESTATES

General Location N 1/2 SE 1/4 SE 1/4 SEC. 5-11-21

**Applicant:**

Name: JACK WILLIS Contact: \_\_\_\_\_

Address: 520 SMILEY RD.

Phone/Fax: \_\_\_\_\_

E-mail address \_\_\_\_\_

**Owner Developer:**

Name: SOUTH PARK DEVELOPMENT Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

E-mail Address \_\_\_\_\_

**Engineer:** SURVEYOR

Name: HERRING SURVEYING Contact: JOE

Address: 315 N. 5TH ST. LV KS 66048

Phone/Fax: 913-651-3858

E-Mail Address survey@teamcash.com

**SUBDIVISION INFORMATION:**

• Gross acreage of plat: 20

• Total number of lots: 4

Residential  Business \_\_\_\_\_ Industrial \_\_\_\_\_ Other \_\_\_\_\_

• Existing zoning R-SF Proposed zoning \_\_\_\_\_

THE owner herein agrees to comply with the subdivision regulations for Tonganoxie, as amended, and all other pertinent ordinances or resolutions of Tonganoxie, and statutes of the State of Kansas. The undersigned further states that he is the owner of the proposed for platting.

OWNER'S SIGNATURE \_\_\_\_\_



OFFICE USE:

RECEIVED BY \_\_\_\_\_

Date \_\_\_\_\_ Fee Submitted \_\_\_\_\_

\$ 520  
220  

---

\$ 740

## GENERAL INFORMATION

This general checklist is provided only to aid the understanding of the plat and plan approval process. The plat and plan approval process is detailed in the subdivision regulations. The subdivision regulations are available online at [www.tongie.org](http://www.tongie.org) or at City Hall. It is the responsibility of the applicant and/or his representative to meet all of the regulations applicable to this subdivision.

The Tonganoxie Planning Application and Review Schedule will be followed to allow time for staff review and a public hearing. A public hearing on the proposed plat will be held before the Planning Commission. When a plat is submitted, public notice must be published in the official paper of Tonganoxie, Kansas, giving the name of the subdivision, owner, legal description, location and approximate acreage.

Approval of the Preliminary Plat does not constitute final approval or acceptance of the subdivision by the City Planning Commission or authorization to proceed with the construction of improvements within the subdivision, but shall constitute approval of the general layout.

The approval of the Preliminary Plat shall only be effective for one (1) year, unless the Planning Commission grants an extension. The Planning Commission may not grant an extension for a period in excess of one (1) year. If the final plat has not been submitted for approval within this period, a Preliminary Plat must be re-submitted for Planning Commission approval.

When the Final Plat has been approved by the City Council, the developer shall supply 3 copies of the plat on reproducible drafting film and 11 blueline copies for proper signatures. The developer is responsible for filing the Final Plat with the Register of Deeds in Leavenworth County.

After receiving the recorded final plats and a performance bond or irrevocable letter of credit from the developer, he may proceed with the installation and construction of the required improvements. Building permits will be issued after improvements have been completed and approved by the City Engineer.

The developer shall file performance and maintenance bonds with the City.

As built plans, profiles and cross sections of the required improvements shall be filed with the City Engineer.

**See complete information in the Subdivision Regulations:**

**Section S-2 Preliminary Plat Procedure and Content**

**Section S-3 Final Plat Procedure, Content, and Action by the Planning Commission**

**Section S-4 Minimum Subdivision Design Standards & General Requirements**

**Section S-5 Improvements and Improvement Plan**

**Site Plan Review Standards and Site Review Committee**

### Preliminary Plat Checklist

- Submit a minimum of 6 copies
- Current Title Report - no more than 3 months old & a certificate of title verifying ownership no more than 30 days old
- Review: See Planning Application & Review Schedule for submittal dates. Staff review will include Planner, Administrator, City Superintendent, Engineer, Fire Chief, Police Chief and Building Inspector
- Fee: See Application Fee schedule for current fee amounts as established by the City Council. Costs incurred by the city for review of revised plats will be billed to the applicant.
- Checklist:
  - Clearly marked "Preliminary Plat"
  - Name of subdivision (If replatting, original plat must be referenced in title)
  - Name & address of owner, and name, address and registration of the engineer and/or surveyor preparing the plat
  - Surveyor's seal, signature & date--see KS Minimum Standards for Boundary Surveys
  - Date completed, Scale, North point, Key map
  - Legal description--including section, township, range and meridian
  - Drawing to scale of platted area, dimensioned and tied to at least 2 section corners
  - Contours at a minimum of 2 foot intervals
  - Names and location of adjacent owners and subdivisions
  - Location and dimension of property lines, streets, alleys, easements, buildings, utilities, watercourses and other items that will affect the plat
  - Existing & proposed zoning
  - Location and elevation of 100 year floodplain and floodway boundaries
  - Layout, number and dimensions of proposed lots and building or setback lines
  - Location, width & dimensions of all lands proposed for dedication to public use including easements
  - Proposed names for streets
  - New utilities--method and timeline for all installations proposed, 3 copies of preliminary layouts of the street paving and all utility lines and all appurtenant work such as manholes & fire hydrants, utility lines and power poles
  - Written & signed statements from City-County Health Department stating approval of lot sizes and type of sewage system if not connecting to the city sewer system.
  - Written & signed commitments of utility availability from appropriate Utility officials gas, electric, telephone, water, cable.
  - Restrictions proposed for the plat in the Owner's Declaration of Plat.

### **Final Plat Checklist**

Submit a minimum of 4 copies of the Final Plat, 1-11x17 copy, 1 address map, with required signatures and professional certifications for review by the Planning Commission.

- Review: See Planning Application & Review Schedule for submittal dates. Staff review will include Planner, Administrator, City Superintendent, Engineer, Fire Chief, Police Chief and Building Inspector
- Fee: See Application Fee schedule for current fee amounts as established by the City Council. Costs incurred by the city for review of revised plats will be billed to the applicant.
- Checklist:
  - Clearly marked with legal description
  - Boundary lines marked with accurate distances & angles
  - Mark highways, streets, alleys with width and names
  - Outline of property dedicated for public use
  - Lines of departure from one street to another
  - Lines adjoining property and lines of adjoining streets with width & names
  - All lots designated by numbers or letters
  - All streets avenues and other grounds by names , letters or numbers
  - Location & widths of building lines on front & side streets
  - Location & widths of utility easements, easements for future construction and easements for drainage purposes.
  - All dimensions both linear & angular for locating boundaries
  - The radii, arcs, chords, points of tangency and central angles for all curvilinear streets and radii for rounded corners
  - Location and description of survey monuments and bench marks
  - Subdivision name, Clearly marked as Final Plat, Points of compass, and names of every owner or subdividers
  - Reference to Private restrictions and trusteehips if on a separate instrument
  - Plat Restrictions, dedication of public use, granting of easement acknowledged by owners
  - Signature lines & verification of owners
  - Signature lines for Land Surveyor or Licensed Professional Engineer of the State of Kansas
  - Signature lines for Chairman & Secretary of the Planning Commission
  - Signature lines for City Engineer
  - Signature lines for Mayor and City Clerk
  - Signature lines for Register of Deeds
  - Signature line for the County Surveyor
  - True north point, graphic scale, & date



PLANNING COMMISIONER APPLICATIONS ARE DUE BY JULY 30<sup>TH</sup>.

APPLICATIONS THAT HAVE BEEN RECEIVED PRIOR TO THE DEADLINE WILL BE ADDED JULY 31<sup>ST</sup>  
TO THE ONLINE PACKET FOR THE AUGUST 1<sup>ST</sup> PLANNING COMMISION MEETING.



**APRIL 2019**

	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>						
Archie	0	0	0	0	0	0
Belton	1	0	1	20	0	20
Cass County	6	0	6	14	0	14
Cleveland	0	0	0	0	0	0
Garden City	0	0	0	0	0	0
Harrisonville	2	0	2	3	0	3
Lake Winnebago	8	0	8	10	0	10
Lee's Summit	0	0	0	7	0	7
Peculiar	0	0	0	2	0	2
Pleasant Hill	1	0	1	1	0	1
Raymore	6	0	6	26	0	26
Village of Loch Lloyd	0	0	0	0	0	0
	<b>24</b>	<b>0</b>	<b>24</b>	<b>83</b>	<b>0</b>	<b>83</b>
<b>CLAY COUNTY</b>						
Clay County	7	0	7	10	0	10
Excelsior Springs	1	0	1	3	0	3
Gladstone	0	0	0	0	0	0
Kansas City	35	0	35	122	0	122
Kearney	8	0	8	24	0	24
Lawson	0	0	0	0	0	0
Liberty	5	0	5	10	0	10
North Kansas City	0	0	0	1	240	241
Pleasant Valley	0	0	0	0	0	0
Smithville	2	0	2	8	0	8
	<b>58</b>	<b>0</b>	<b>58</b>	<b>178</b>	<b>240</b>	<b>418</b>
<b>JACKSON COUNTY</b>						
Blue Springs	10	0	10	82	0	82
Buckner	0	0	0	0	0	0
Grain Valley	9	0	9	47	0	47
Grandview	0	0	0	0	160	160
Greenwood	0	0	0	0	0	0
Independence	6	0	6	21	0	21
Jackson County	12	0	12	26	0	26
Kansas City	6	0	6	28	0	28
Lake Lotawana	0	0	0	0	0	0
Lee's Summit	42	0	42	119	139	258
Oak Grove	2	0	2	3	0	3
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
	<b>87</b>	<b>0</b>	<b>87</b>	<b>326</b>	<b>299</b>	<b>625</b>
<b>PLATTE COUNTY</b>						
Kansas City	18	0	18	48	0	48
Parkville	5	0	5	13	0	13
Platte City	0	0	0	0	0	0
Platte County	13	0	13	31	0	31
Riverside	0	0	0	3	0	3
Weatherby Lake	0	0	0	0	0	0
Weston	0	0	0	0	0	0
	<b>36</b>	<b>0</b>	<b>36</b>	<b>95</b>	<b>0</b>	<b>95</b>
<b>JOHNSON COUNTY</b>						
De Soto	3	0	3	12	0	12
Edgerton	0	0	0	0	0	0
Fairway	0	0	0	0	0	0
Gardner	8	0	8	29	0	29
Johnson County	3	0	3	12	0	12
Leawood	4	0	4	12	0	12
Lenexa	29	0	29	61	0	61
Merriam	0	0	0	0	0	0
Mission Hills	0	0	0	0	0	0
Olathe	72	0	72	149	49	198
Overland Park	18	0	18	93	150	243
Prairie Village	7	0	7	28	0	28
Roeland Park	0	0	0	0	0	0
Shawnee	2	0	2	6	0	6
Spring Hill	12	0	12	36	0	36
Westwood	0	0	0	3	0	3
	<b>158</b>	<b>0</b>	<b>158</b>	<b>441</b>	<b>199</b>	<b>640</b>

	Single Family Units <sup>^</sup>	Multi-Family Units <sup>%</sup>	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
<b>LEAVENWORTH COUNTY</b>						
Basehor	5	0	5	18	0	18
Lansing	0	0	0	1	0	1
Leav. County	9	0	9	22	0	22
Leavenworth	2	0	2	2	0	2
Tonganoxie	6	0	6	15	0	15
	<b>22</b>	<b>0</b>	<b>22</b>	<b>58</b>	<b>0</b>	<b>58</b>
<b>WYANDOTTE COUNTY</b>						
Bonner Springs	2	0	2	3	0	3
Edwardsville	0	0	0	0	0	0
KCK/Wyandotte Co	19	0	19	39	0	39
	<b>21</b>	<b>0</b>	<b>21</b>	<b>42</b>	<b>0</b>	<b>42</b>
<b>MIAMI COUNTY</b>						
Louisburg	1	0	1	4	0	4
Miami County	6	0	6	13	0	13
Osawatomie	0	0	0	0	0	0
Paola	0	0	0	0	0	0
Spring Hill	1	0	1	2	108	110
	<b>8</b>	<b>0</b>	<b>8</b>	<b>19</b>	<b>108</b>	<b>127</b>
<b>Totals</b>	<b>414</b>	<b>0</b>	<b>414</b>	<b>1242</b>	<b>846</b>	<b>2088</b>

**Comparison of Single Family Building Units for Greater Kansas City**  
(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)

Month/Year	2012	2013	2014	2015	2016	2017	2018	2019
January	188	273	287	240	274	457	463	236
February	182	224	216	260	408	477	463	234
March	270	335	362	393	542	571	549	358
April	277	444	439	437	523	562	564	414
May	294	337	385	395	503	504	598	
June	268	333	364	438	578	567	569	
July	288	409	375	399	494	512	485	
August	260	354	352	425	536	480	514	
September	379	384	383	462	424	514	353	
October	331	369	468	459	466	583	485	
November	283	340	312	360	417	502	354	
December	279	288	328	432	352	468	276	
<b>Annual Total</b>	<b>3,299</b>	<b>4,090</b>	<b>4,271</b>	<b>4,700</b>	<b>5,517</b>	<b>6,197</b>	<b>5,673</b>	<b>1242</b>

**Comparison of Permits By Units Issued Year to Date**

**2012 - 2019**

	S-F Units	M-F Units	Total Units
2012	917	121	1038
2013	1276	1281	2557
2014	1304	1159	2463
2015	1330	999	2329
2016	1747	1348	3095
2017	2067	471	2538
2018	2039	203	2242
2019	1242	846	2088

<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 2019 Home Builders Assoc of Greater Kansas City. All rights reserved.



**MAY 2019**

	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>						
Archie	0	0	0	0	0	0
Belton	1	0	1	21	0	21
Cass County	0	0	0	14	0	14
Cleveland	0	0	0	0	0	0
Garden City	0	0	0	0	0	0
Harrisonville	2	0	2	5	0	5
Lake Winnebago	2	0	2	12	0	12
Lee's Summit	4	0	4	11	0	11
Peculiar	0	0	0	2	0	2
Pleasant Hill	5	0	5	6	0	6
Raymore	16	0	16	42	0	42
Village of Loch Lloyd	1	0	1	1	0	1
<b>Totals</b>	<b>31</b>	<b>0</b>	<b>31</b>	<b>114</b>	<b>0</b>	<b>114</b>
<b>CLAY COUNTY</b>						
Clay County	4	0	4	14	0	14
Excelsior Springs	3	0	3	6	0	6
Gladstone	0	0	0	0	0	0
Kansas City	49	0	49	171	0	171
Kearney	9	0	9	33	0	33
Lawson	0	0	0	0	0	0
Liberty	4	0	4	14	0	14
North Kansas City	0	0	0	1	240	241
Pleasant Valley	0	0	0	0	0	0
Smithville	10	0	10	18	0	18
<b>Totals</b>	<b>79</b>	<b>0</b>	<b>79</b>	<b>257</b>	<b>240</b>	<b>497</b>
<b>JACKSON COUNTY</b>						
Blue Springs	12	0	12	94	0	94
Buckner	0	0	0	0	0	0
Grain Valley	14	0	14	61	0	61
Grandview	0	0	0	0	160	160
Greenwood	0	0	0	0	0	0
Independence	10	0	10	31	0	31
Jackson County	6	0	6	32	0	32
Kansas City	10	0	10	38	0	38
Lake Lotawana	0	0	0	0	0	0
Lee's Summit	23	0	23	142	139	281
Oak Grove	0	0	0	3	0	3
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
<b>Totals</b>	<b>75</b>	<b>0</b>	<b>75</b>	<b>401</b>	<b>299</b>	<b>700</b>
<b>PLATTE COUNTY</b>						
Kansas City	8	0	8	56	0	56
Parkville	2	0	2	15	0	15
Platte City	0	0	0	0	0	0
Platte County	13	0	13	44	0	44
Riverside	1	0	1	4	0	4
Weatherby Lake	1	0	1	1	0	1
Weston	0	0	0	0	0	0
<b>Totals</b>	<b>25</b>	<b>0</b>	<b>25</b>	<b>120</b>	<b>0</b>	<b>120</b>
<b>JOHNSON COUNTY</b>						
De Soto	5	0	5	17	0	17
Edgerton	0	0	0	0	0	0
Fairway	0	0	0	0	0	0
Gardner	10	0	10	39	0	39
Johnson County	9	0	9	21	0	21
Leawood	2	0	2	14	0	14
Lenexa	31	0	31	92	0	92
Merriam	0	0	0	0	0	0
Mission Hills	0	0	0	0	0	0
Olathe	26	0	26	175	49	224
Overland Park	21	248	269	114	398	512
Prairie Village	6	0	6	34	0	34
Roeland Park	0	0	0	0	0	0
Shawnee	17	0	17	23	0	23
Spring Hill	10	0	10	46	0	46
Westwood	1	0	1	4	0	4
<b>Totals</b>	<b>138</b>	<b>248</b>	<b>386</b>	<b>579</b>	<b>447</b>	<b>1026</b>

	Single Family Units <sup>^</sup>	Multi-Family Units <sup>%</sup>	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
<b>LEAVENWORTH COUNTY</b>						
Basehor	2	0	2	20	0	20
Lansing	0	0	0	1	0	1
Leavenworth County	8	0	8	30	0	30
Leavenworth	0	0	0	2	0	2
Tonganoxie	4	0	4	19	0	19
<b>Totals</b>	<b>14</b>	<b>0</b>	<b>14</b>	<b>72</b>	<b>0</b>	<b>72</b>
<b>WYANDOTTE COUNTY</b>						
Bonner Springs	1	0	1	4	0	4
Edwardsville	0	0	0	0	0	0
KCKS/Wyandotte Co	20	0	20	59	0	59
<b>Totals</b>	<b>21</b>	<b>0</b>	<b>21</b>	<b>63</b>	<b>0</b>	<b>63</b>
<b>MIAMI COUNTY</b>						
Louisburg	3	0	3	7	0	7
Miami County	4	0	4	17	0	17
Osawatomie	0	0	0	0	0	0
Paola	0	0	0	0	0	0
Spring Hill	1	0	1	3	108	111
<b>Totals</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>27</b>	<b>108</b>	<b>135</b>
<b>Totals</b>	<b>391</b>	<b>248</b>	<b>639</b>	<b>1633</b>	<b>1094</b>	<b>2727</b>

**Comparison of Single Family Building Units for Greater Kansas City**  
(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)

Month/Year	2012	2013	2014	2015	2016	2017	2018	2019
January	188	273	287	240	274	457	463	236
February	182	224	216	260	408	477	463	234
March	270	335	362	393	542	571	549	358
April	277	444	439	437	523	562	564	414
May	294	337	385	395	503	504	598	391
June	268	333	364	438	578	567	569	
July	288	409	375	399	494	512	485	
August	260	354	352	425	536	480	514	
September	379	384	383	462	424	514	353	
October	331	369	468	459	466	583	485	
November	283	340	312	360	417	502	354	
December	279	288	328	432	352	468	276	
<b>Annual Total</b>	<b>3,299</b>	<b>4,090</b>	<b>4,271</b>	<b>4,700</b>	<b>5,517</b>	<b>6,197</b>	<b>5,673</b>	<b>1,633</b>

**Comparison of Permits By Units Issued Year to Date**

	2012 - 2019		
	S-F Units	M-F Units	Total Units
2012	1211	121	1332
2013	1613	1450	3063
2014	1689	1604	3293
2015	1724	1269	2993
2016	2250	1555	3805
2017	2571	1049	3620
2018	2637	494	3131
2019	1633	1094	2727

<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

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**JUNE 2019**

	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>						
Archie	0	0	0	0	0	0
Belton	3	0	3	24	0	24
Cass County	0	0	0	14	0	14
Cleveland	0	0	0	0	0	0
Garden City	0	0	0	0	0	0
Harrisonville	0	0	0	5	0	5
Lake Winnebago	7	0	7	19	0	19
Lee's Summit	1	0	1	12	0	12
Peculiar	27	0	27	29	0	29
Pleasant Hill	4	0	4	10	0	10
Raymore	19	0	19	61	0	61
Village of Loch Lloyd	3	0	3	4	0	4
<b>Totals</b>	<b>64</b>	<b>0</b>	<b>64</b>	<b>178</b>	<b>0</b>	<b>178</b>
<b>CLAY COUNTY</b>						
Clay County	0	0	0	14	0	14
Excelsior Springs	1	0	1	7	0	7
Gladstone	0	0	0	0	0	0
Kansas City	38	0	38	209	0	209
Kearney	1	0	1	33	0	33
Lawson	0	0	0	0	0	0
Liberty	0	0	0	14	0	14
North Kansas City	4	0	4	5	240	245
Pleasant Valley	0	0	0	0	0	0
Smithville	4	0	4	22	0	22
<b>Totals</b>	<b>48</b>	<b>0</b>	<b>48</b>	<b>304</b>	<b>240</b>	<b>544</b>
<b>JACKSON COUNTY</b>						
Blue Springs	23	0	23	116	0	116
Buckner	0	0	0	0	0	0
Grain Valley	10	0	10	71	0	71
Grandview	0	0	0	0	160	160
Greenwood	0	0	0	0	0	0
Independence	15	0	15	46	0	46
Jackson County	6	0	6	38	0	38
Kansas City	3	0	3	41	0	41
Lake Lotawana	0	0	0	0	0	0
Lee's Summit	42	0	42	183	139	322
Oak Grove	0	0	0	3	0	3
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
<b>Totals</b>	<b>99</b>	<b>0</b>	<b>99</b>	<b>498</b>	<b>299</b>	<b>797</b>
<b>PLATTE COUNTY</b>						
Kansas City	15	0	15	70	0	70
Parkville	0	0	0	15	0	15
Platte City	0	0	0	0	0	0
Platte County	10	0	10	54	0	54
Riverside	1	0	1	5	0	5
Weatherby Lake	2	0	2	3	0	3
Weston	0	0	0	0	0	0
<b>Totals</b>	<b>28</b>	<b>0</b>	<b>28</b>	<b>147</b>	<b>0</b>	<b>147</b>
<b>JOHNSON COUNTY</b>						
De Soto	6	0	6	23	0	23
Edgerton	0	0	0	0	0	0
Fairway	0	0	0	0	0	0
Gardner	34	0	34	72	0	72
Johnson County	2	0	2	23	0	23
Leawood	2	0	2	16	0	16
Lenexa	16	0	16	108	0	108
Merriam	1	0	1	1	0	1
Mission Hills	0	0	0	0	0	0
Olathe	33	0	33	208	49	257
Overland Park	21	0	21	135	398	533
Prairie Village	2	0	2	36	0	36
Roeland Park	0	0	0	0	0	0
Shawnee	6	0	6	29	0	29
Spring Hill#	0	0	0	45	0	45
Westwood	1	0	1	5	0	5
<b>Totals</b>	<b>124</b>	<b>0</b>	<b>124</b>	<b>701</b>	<b>447</b>	<b>1148</b>

	Single Family Units <sup>^</sup>	Multi-Family Units <sup>%</sup>	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
<b>LEAVENWORTH COUNTY</b>						
Basehor	6	0	6	26	0	26
Lansing	0	0	0	1	0	1
Leav. County	5	0	5	34	0	34
Leavenworth	0	0	0	2	0	2
Tonganoxie	1	0	1	20	0	20
<b>Totals</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>83</b>	<b>0</b>	<b>83</b>
<b>WYANDOTTE COUNTY</b>						
Bonner Springs	0	0	0	4	0	4
Edwardsville	0	0	0	0	0	0
KCK/Wyandotte Co	4	0	4	63	0	63
<b>Totals</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>67</b>	<b>0</b>	<b>67</b>
<b>MIAMI COUNTY</b>						
Louisburg	8	0	8	15	0	15
Miami County	0	0	0	17	0	17
Osawatomie	0	0	0	0	0	0
Paola	0	0	0	0	0	0
Spring Hill#	0	0	0	3	108	111
<b>Totals</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>35</b>	<b>108</b>	<b>143</b>
<b>Totals</b>	<b>387</b>	<b>0</b>	<b>387</b>	<b>2013</b>	<b>1094</b>	<b>3107</b>

**Comparison of Single Family Building Units for Greater Kansas City**  
(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)

Month/Year	2012	2013	2014	2015	2016	2017	2018	2019
January	188	273	287	240	274	457	463	234
February	182	224	216	260	408	477	463	234
March	270	335	362	393	542	571	549	357
April	277	444	439	437	523	562	564	410
May	294	337	385	395	503	504	598	391
June	268	333	364	438	578	567	569	387
July	288	409	375	399	494	512	485	
August	260	354	352	425	536	480	514	
September	379	384	383	462	424	514	353	
October	331	369	468	459	466	583	485	
November	283	340	312	360	417	502	354	
December	279	288	328	432	352	468	276	
<b>Annual Total</b>	<b>3,299</b>	<b>4,090</b>	<b>4,271</b>	<b>4,700</b>	<b>5,517</b>	<b>6,197</b>	<b>5,673</b>	<b>2,013</b>

**Comparison of Permits By Units Issued Year to Date**

	S-F Units	M-F Units	Total Units
2012	1479	517	1996
2013	1946	1702	3648
2014	2053	1977	4030
2015	2163	1389	3552
2016	2828	1897	4725
2017	3138	1090	4228
2018	3206	1033	4239
2019	2013	1094	3107

<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 2019 Home Builders Assoc of Greater Kansas City. All rights reserved.