



## **TONGANOXIE PLANNING COMMISSION**

### **Agenda**

**September 5, 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** – August 1, 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) Swearing in of New Commissioners – Jake Dale and Patti Bitler
  - b) Public Hearing - Rezone Application– R-SF (Residential Single Family) to R-MF2-P (Multi-Family II District with Development Plan) 304 Shawnee Street – Submitted by Schoolyard Townhomes, LLC.
  - c) Public Hearing – Preliminary Plat – Schoolyard Townhomes – Submitted by Schoolyard Townhomes, LLC.
  - d) \*ITEM WITHDRAWN BY APPLICANT\* Public Hearing - Rezone Application– R-R (Residential Rural) to R-MF2-P (Multi-Family III District) 00000 West Street (5.15 Acres) – Submitted by Tomica and Ljubinka Cvetkovic
  - e) Public Hearing – Variance – 834 E 4<sup>th</sup> Street – Submitted by Kelly Angell and Steve Trieb
4. **OLD BUSINESS**
5. **GENERAL INFORMATION**
6. **ADJOURN**



## Planning Commission Meeting Minutes

August 1, 2019

7:00 p.m. Regular Meeting

### CALL TO ORDER

- Chairman Morgan opened the meeting at 7:00 p.m.
- Roll Call: Planning Commissioners present were Chairman John Morgan, Vice Chairman Monica Gee, Patricia Gabel, and Zach Stoltenberg. Kevin Harris, Jake Dale and Crystal Harris were absent. City Manager George Brajkovic, Planning Clerk Melanie Tweedy, and City Engineer Brian Kingsley were also present.

### 1. APPROVAL OF PC MINUTES – May 2, 2019

- **Ms. Gee motioned to approve the Planning Commission meeting minutes from May 2<sup>nd</sup>, 2019.**
- **Ms. Gabel seconded.**
- **Vote of all ayes, motion carried.**

### 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.

- No members of the public wished to speak.

### 3. NEW BUSINESS

#### A) Public Hearing – Preliminary Plat – Saunders Estates – Submitted by Southpark Development and Jack Willis

- Mr. Brajkovic presented the planning report. He went into detail on the recommendations from the planning staff. He discussed the planners' concerns with the plat as presented as well as previous discussions with the developer.
- Mr. Kingsley addressed the engineering concerns. He discussed the limitations on Smiley Road as it is an arterial road. He stated that during the rezoning there was discussion regarding the access for the new lots. He stated that the discussion for these four lots has been an allowance for 2 access points off of Smiley Road.
- Mr. Kingsley also addressed the stormwater plan. He stated that the applicant has met all the requirements. He asked that we note that the responsibility of maintenance for the **storm drain?** would go to the owner of Lot 1.
- Mr. Kingsley stated that he feels it should be noted that Kent Heskett, the City's Public Works Director, will need to oversee the tap into the existing sewer line.

- Mr. Stoltenberg questioned why the plat and development plan had changed from the plan that was presented during the rezoning.
  - Mr. Kingsley explained that the developer is not interested in proceeding with the originally proposed Phase 2 at this time. He stated that the water pressure in the area has been an issue and further development was not ideal.
  - Mr. Stoltenberg wondered what would keep them from moving forward with the second phase if they were to approve the plat as presented.
  - Mr. Kingsley stated it could move forward at a later date, but that would require some coordination with the city on a potential new water tower.
  - Mr. Stoltenberg asked if the applicant had considered a street or shared drive behind the lots as opposed to directed access off of Smiley Road.
  - Mr. Kingsley explained that he did not believe they have, but that he had explored a shared drive along the front of the lots.
  - Mr. Joe Herring, Herring Surveyor, 315 N 5<sup>th</sup> Street, Leavenworth, Kansas, addressed the access issue on behalf of the applicant. He stated that the Timber Hills development has 2 access points. The Saunders Estates development is twice as large and the applicant had expected to receive a maximum 4 new access points. He stated that he believes they are matching the access of existing lots along Smiley Road.
  - Mr. Kingsley stated that they could do a drive along the back of the lots and not increase access onto Smiley Road.
  - Mr. Stoltenberg asked about the access to Lot 1 and where they could alternate access.
  - Mr. Kingsley and Mr. Stoltenberg explored further options for drive and access points.
  - Mr. Herring requested the spacing on the arterial roads.
  - Mr. Kingsley stated the definition. He explained that it was likely more a matter of function within the city limits.
  - Mr. Morgan asked if there were any additional questions.
  - Mr. Stoltenberg stated that he did not see the harm in allowing the plat as presented.
  - Ms. Gee asked when the lots across the street were granted access. She stated that this commission should not be expected to be held to a decision that was made by commission years ago.
  - Mr. Brajkovic explained that initially the developer was going to have a phase 2 with an additional 12-18 lots behind. He felt staff had been consistent in their message about requirements and what would be appropriate from the start of this project. He stated that we did give concessions to get the development to this point and believes we should consider this when considering this plan.
  - Mr. Stoltenberg explained that he would operate on the assumption that no more access would be given and further development would need to operate off the access that they would or would not be granted this evening.
  - Mr. Morgan asked if there were any further thoughts or questions.
  - No further commission staff or questions.
  - Mr. Morgan opened the public hearing.
  - No members of the public wished to speak.
- **Mr. Stoltenberg made a motion to approve the preliminary plat as submitted with the following staff recommendations: (submitted on page 4 of the staff report) limited to 2 NEW access points.**

- **Mr. Morgan seconded the motion.**
- **Roll Call Vote – 2 ayes (Stoltenberg, Morgan), 2 nays (Gee, Gabel). Motion Not Carried.**
- Ms. Gee stated that she would like there to only be 2 total access points.
- Mr. Stoltenberg stated that any of the options they discussed tonight would be viable options. He believes that there are solutions that would be satisfy staff, commission and developers.
- Commission engaged in further discussion about options to seek approval this evening, including a sixty foot easement for a future road and utilities between lots 2 and 3.
- **Mr. Stoltenberg amended the motion to include staff’s prior recommendations 2 through 5 and an additional condition that developer will work with staff to include a 60’ access corridor to be reserved as a future easement/collector street at one of the new access points for future development of the property adjacent to the west.**
- **Mr. Morgan seconded.**
- **Roll Call Vote – all ayes. Motion carries.**

B) Review Final Plat – Saunders Estates – Submitted by Southpark Development and Jack Willis

- **Mr. Stoltenberg made a motion to approve the final plat with staff’s prior recommendations 2 through 5 and an additional condition that developer will work with staff to include a 60’ access corridor to be reserved as a future easement/collector street at one of the new access points for future development of the property adjacent to the west.**
- **Mr. Gabel seconded the motion.**
- **Roll Call Vote – All ayes. Motion carried.**

**City Council will be able consider the final plat for Saunders Estates at the regular meeting on August 19th at 7PM in the Council Chambers, located at 321 S Delaware St.**

C) Consideration of Planning Commissioner Applications

- Mr. Brajkovic stated that Ms. Gabel and Mr. Dale were the two seats up for re-appointment. Ms. Gabel has chosen to not reapply at this time. There were four applicants who submitted applications for the commission, Mr. Jacob Dale, Mr. Tim Eicherl, Ms. Patricia Bitler and Ms. Amanda Starcher-Beach.
- Mr. Morgan, Mr. Stoltenberg, Ms. Gee and Mr. Brajkovic thanked Ms. Gabel for her time on the commission.
- Mr. Brajkovic stated that the planning commission does get a chance to review the applications prior to the applicants going to Mayor Ward for review. He asked if they would like to recess to review the applications and discussion.

- All of the commissioners did review the applicants prior to the meeting this evening and did not believe they would need to recess for further discussion.
- Mr. Morgan stated that he felt all the applicants were well qualified for the commission. He would like a letter to go to the two who were not recommended letting them know that we may have openings later in the year due to City Council Elections.
- Mr. Morgan asked if any of the applicants would like to speak.
- Ms. Patricia Bitler addressed the commission with her reasons for applying and thanked them for their consideration and opportunity to speak with and observe them. She stated that was excited for the potential opportunity to work with them.
- Mr. Morgan stated he would recommend Ms. Patricia Bitler and Mr. Jacob Dale, but was open to any of the applicants.
- Mr. Stoltenberg stated that his top choices would be Mr. Dale and Mr. Tim Eicherl.
- Ms. Gee stated that she would like to state that she did not want to exclude the applicants that are not here this evening. Her top two choices would be Mr. Jacob Dale and Mr. Tim Eicherl.
- Ms. Gabel stated that he would like to see Mr. Dale continue and see Patricia Bitler join the commission.
- Mr. Morgan tallied the recommendations and stated that the commission will recommend Mr. Jacob Dale, Ms. Patricia Bitler and Mr. Tim Eicherl for City Council's consideration at the regular meeting on August 5<sup>th</sup>, 2019 at 7PM in the City Council Chambers at 321 S Delaware Street.

#### **4. OLD BUSINESS**

- No topics.

#### **5. GENERAL INFORMATION**

- Reviewed Homebuilders Residential Statistics.
- Mr. Brajkovic stated that we have two multifamily projects that will be presented to the commission in the coming months and city staff was looking forward to those projects.

#### **6. ADJOURN**

- **Ms. Gee made a motion to adjourn the meeting.**
- **Ms. Gabel seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 8:23 p.m.**

Respectfully submitted,

Melanie Tweedy, Planning Clerk



## City of Tonganoxie, Kansas

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### PLANNING STAFF REPORT

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**Case#:** 2019-006P – Schoolyard Townhomes Rezoning, Preliminary Plat, and Preliminary Development Plan

**Date of Report:** August 26, 2019

**Applicant Name:** Schoolyard Townhomes, LLC.

**Property Owner Name:** Tongie5 LLC, Kay Soetaert or Ben Robbins

**Subject Property Address:** 124 W. 1<sup>st</sup> Street, Tonganoxie, KS

**Application:**

*Zoning District:* R-SF

*Type of Approval Desired:* Rezoning from SF to RMF-2-P; Preliminary Plat; Preliminary Development Plan

*Date of Application:* August 7, 2019

*Date of Meeting:* September 5, 2019

**Surrounding Property – Zoning and Use:**

*West:* R-SF - Single-family homes

*South:* R-SF – Library (April 1, 2019 Site Plan review)

*East:* R-SF– Church and single-family homes

*North:* R-SF– Single-family homes

**Staff Recommendation:**

Recommend approval subject to specific conditions regarding the preliminary development plan and engineering review.

## I. SUMMARY:

This application proposes to rezone approximately 2.45 acres from “R-SF” Single-family District to “RMF-2-P” Multiple-Family 2 District, with a “P” designation to account for deviations from the development standards based on a specific plan. The site is the former Tonganoxie Elementary School, and the southern portion of the school site is being developed as the public library. A site plan for the library was approved by the Planning Commission at the April, 2019 meeting. This application proposes to build 32 town homes in 6 blocks of buildings – two of along 2<sup>nd</sup> street, one each along Church Street and Shawnee Street, and 2 along an internal drive and parking ally in the center of the site. The application is proposing a “P” designation to request specific deviations from the development standards based on the preliminary development plan. The deviations identified more specifically in the analysis include: [list generally]. The application is also accompanied by a preliminary plat and a preliminary development plan to be considered simultaneously with the rezoning.

## II.A ANALYSIS – REZONING FROM R-SF TO R-MF2-P; PRELIMINARY DEVELOPMENT PLAN

Rezoning applications must be reviewed against the following considerations as outlined by the City of Tonganoxie Zoning Ordinance, Section 27-011. Following each of the considerations are staff comments (in red italics text). However, since staff has not had the benefit of considering testimony provided during the public hearing, the Planning Commission should consider each factor and the analysis in conjunction with testimony at the hearing prior to acting on the application. No one factor is necessarily controlling, nor do all factors need to be clearly established, but rather they are to be considered in balance as an overall evaluation of the application.

### 1. Character of the neighborhood:

*The character of the surrounding area is primarily single-family residential in a “downtown neighborhood” context, proximate to small-scale civic, institutional and commercial uses, in a walkable context of well-connected blocks. There is a mix of style and sizes of homes throughout the neighborhood, but all share a common frontage relationship to the street that promotes a neighborhood scale. Most have a “street front” orientation with main street / storefront designs, even though they support a variety of different uses. This area transitions to industrial uses and development patterns immediately to the east (both sides of 4<sup>th</sup> Street) and to neighborhoods to the south and west. This location is a key corner at the entry to “downtown” and the downtown “main street” character and development pattern extends to the west.*

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

*The surrounding property is zoned primarily R-SF with the HBD (historic downtown) nearby on blocks to the east, and LBD and GBD (limited and general business district) in a strip commercial pattern to the west on U.S. 24/40. This property reflects a transition from the property immediately to the south, zoned R-SF and used as the new library, approved by the Planning Commission in April. There are pockets of R-MF2 to the southwest and northeast within this “downtown neighborhood” pattern and character area.*

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

*This property has been vacant in recent years after the closing of the school, and the southern portion is being developed as a library. Though zoned for single-family houses, it has been*

*historically used as a school, and “block-scale” development partners have historically been on the site.*

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

*The rezoning will allow moderate-density attached dwelling units on the site. Further, based on the preliminary development plan, the rezoning will require the buildings and uses to reflect the character of the neighborhood in the following ways:*

- o All buildings are fronting on the adjacent neighborhood streets and have neighborhood scale to them (predominantly 1.5 story elevations with 2-story accents; front entry areas and courts; no garages, driveways or parking on the frontages (other than existing on-street parking).*
- o Streetscapes will be enhanced by building frontages, landscape, sidewalks and street trees.*
- o Transitions to the new civic use of the library are provided.*
- o A concentration of dwelling units is introduced which can help support the civic and commercial uses nearby, and maintain the walkable character of the general vicinity.*

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

*The Tonganoxie Elementary School was built on this site in 1902. It closed in 2015 and was torn down approximately 2 years ago.*

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:

*The proposed project will introduce a new housing type into the downtown neighborhood while maintaining the existing scale of the neighborhood. It will allow more housing types proximate to the downtown businesses and services and present options to walk to commercial and civic destinations nearby. The existing connected street network is capable of handling the moderate density on the project and parking and access strategies adequately balance vehicular needs with the pedestrian character of the area.*

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

*This area is located in the near downtown area in the Comprehensive plan. However the Comprehensive Plan designates it as “Public / Semi-Public and Institutional” on the Future Land Use Map. However it is likely that this was merely a reflection of existing land uses, and not truly a long-range plan for the downtown area. Other policies of the plan more directly reflect policies to create more walkable destinations in and around downtown, to promote more housing choices throughout the City and within neighborhoods, and to promote a walkable character of new and existing neighborhoods.*

*The 2017 Comprehensive Plan updates also includes a “Residential Mixed (RM)” Land Use Category that supplements the development patterns in this area. It supports a mix of housing types in neighborhood and urban residential formats integrated into downtown and surrounding areas. It recommends projects that generally range in the 8 to 20 units per acre range – particularly for duplexes, townhouses and apartments. (this project is approximately 13 du/ac).*

8. Recommendations of professional staff:

[see below]

### Planned Designation

This application is also accompanied by a preliminary development plan. The proposed plan is consistent with the R-MF2 district in the following ways:

- Allowed uses [ 8-011]: Structures containing 2 to 12 dwelling units or more);
- Area and Height regulations [8-013]
  - Lot size of 10,000 s.f. minimum and 1,500 square feet per dwelling unit, whichever is larger
  - Lot width of 100 feet
  - Height Regulation 3 stories or 45 feet
  - Minimum finished floor area of 500 square feet per dwelling
  - Side and rear yards of 10 and 30 feet respectively

This plan presents deviations from the base zoning district standards of R-MF2. The deviations listed below should be specifically evaluated on if they bring the project further into conformance with the above criteria than otherwise meeting the zoning district standards.

- *Front Setbacks and Width per unit.* The R-MF2 requires a 30' front setback, and suggests "lots" should have at least 35' per unit for 2-, 3- and 4- family units. This plan proposes front building lines at the following distances from lot lines:
  - 12.5' from Second Street on the north lot line;
  - 15' from Church Street on the west lot line;
  - 19.4' from Shawnee Street on the east lot line.

This is consistent with many existing homes on surrounding blocks which range in distance from 10' to 25' from the front lot line. Additionally, the closest relationship is Second Street on the north, where the right-of-way is deeper from the curb edge due to the existing head-in parking, so this setback will be perceived as deeper (head-in parking adds an additional 18' of depth to the street edge. Further, the human-scale nature of these frontages (entry features and courts, and no driveways or garages) makes it more appropriate to bring the buildings closer to the neighborhood streetscape. All of the buildings propose a sidewalk connecting the entrances and entry courts along the building frontages, in addition to connections to the public streetscape, adding to the pedestrian orientation of the project.

- *Side Setbacks.* There are two instances where the sides of buildings are closer to lot lines than the typical R-MF2 side setback of 10'. While R-MF2 allows 0' setbacks, this is on interior sides for attached buildings. These locations are a 5.1 setback for the sides of Buildings on Shawnee, and a 6.6' to 1.7' setback for the sides of buildings on Church Street. This building location is done to maintain the 17.6' wide walkway between buildings at the center of the site. Prior to approval the Commission should consider the following:
  - What the side elevations at these locations will look like;
  - Whether additional streetscape or landscape could soften any large wall planes or blank facades at this location;
  - Whether the building locations could be adjusted, and if so what trade-offs exist for the internal walkway open space; and
  - Whether narrower end units are a possibility.

In general, 5' to 10' side setbacks are common and acceptable for this housing format in this context. The limited instance of a 1.7' setback does warrant closer attention for relationships to the street and property on the opposite side of the street.

- *Parking* – The zoning ordinance requires 1.5 parking spaces per unit for multiple family dwellings. For the proposed 32 units, this project would require 48 spaces. The project identifies 58 spaces, however 36 of these are on-site and 22 are existing on-street parking spaces on Second Street. This is appropriate due more “urban neighborhood” format of the housing and surrounding streets and uses, and having at least 1 per unit on-site is sufficient.

## **II.B ANALYSIS – PRELIMINARY PLAT**

The Planning Commission is to review preliminary plats for the arrangement of streets, lots, buildings and utilities, and their general conformity with the required improvements in the subdivision regulations and the ability of the site to be developed subject to the zoning district standards. The preliminary plat review and approval indicates approval of the concepts, the likelihood that the project will be able to meet subsequent requirements, and the authorization to proceed to final engineering designs based on the approved concepts.

The applicant is proposing to plat this property as one lot. This project proposes a rezoning from R-SF to R-MF2-P. The lot generally meets the R-MF2 stands with exception to the planned items noted in the analysis of the Rezoning and Preliminary Development Plan.

The engineering items are addressed in the City Engineer report associated with this application.

## **III. EFFECT OF DECISION**

### **A.– Rezoning/ Preliminary Development Plan.**

- The Planning Commission decision is a recommendation to Governing Body for rezoning; final approval of the City Council is required. Following the consideration of any additional input from the applicant, City Staff, or the public, and based on the application and testimony at the public hearing, the Planning Commission may take one of the following actions.
  - Recommend approval of the application.
  - Recommend approval of the application, subject to conditions;
  - Recommend denial of the application, or
  - Continue the application to another date for further consideration and additional information. If continued to a specific date, time and location, no new notice will be required.
- The City Council considers the application at the next meeting after 14 days.
- If City Council may adopt the Planning Commission’s recommendation by a majority; it may modify or override the Planning Commission’s recommendation by a 2/3 vote of the membership of the governing body.
- If a valid protest petition is filed with the City of Tonganoxie City Clerk within 14 days from the conclusion of the Planning Commission hearing, the City Council must approve the application by a ¾ majority of the governing body.

### **B. Preliminary Development Plan**

- Approval of the preliminary development plan is merely approval of the development patterns and design elements in concept, and as a means to further review the criteria for the zoning request. Approval of a site plan by the Planning Commission is required prior to issuing any building permits. However, future site plans in substantial conformance with the preliminary development plans should be approved.

### C. Preliminary Plat

- The Planning Commission decision is a final decision for preliminary plats. The Planning Commission may take one of the following actions.
  - Approve the application.
  - Approve the application, subject to conditions, provided they directly relate to and further review criteria;
  - Deny the application, specific reasons for the denial or steps to correct the application are provided.
- Approval of a preliminary plat does not constitute final approval or acceptance of any portion of the plat, or authorization to proceed with construction of any portions of the project or improvements. It merely authorizes the applicant to proceed to final plat, which requires review by the Planning Commission and acceptance by the Governing Body. However, any final plat in substantial conformance with the preliminary plat should be approved.
- The preliminary plat approval is valid for 1 year, within which time a final plat shall be submitted and approved. The Planning Commission may grant an extension for an additional 1-year period.

### IV. RECOMMENDATION.

Planning Staff recommends the following:

1. Approval of the rezoning from R-SF to R-MF2-P, conditioned on a preliminary development plan concept, and specifically the following deviations. :
  - a. Front setbacks reduced to 12.5' on Second Street, 15 feet on Church Street, and 19.4 feet on Shawnee Street.
  - b. Side Setbacks reduced to the distances specified on the plans for each building (1.7', 6.7' and 5.1'), unless other alternatives and/or conditions of this building placement are recommended by the Planning Commission
  - c. Front widths per unit interpreted to be met at 20' to 30' per unit (123.5' to 149' per building)
  - d. Parking be reduced to 1 per unit, with 1.5 per unit being permitted to include associated on-street parking.

Future site plans shall be required to meet the primary development plan, and address other issues and recommendations in relation to that plan.
2. *The Preliminary Development Plan be approved in concept, subject to the following.*
  - a. A final landscape plan be submitted and approved by planning staff in association with the final development plan. The plan shall
    - a. identifying species and planting specifications;
    - b. consideration of street trees between the sidewalk and street in conjunction with the street improvements.

- c. Specifically trees spaced along Shawnee between curb and sidewalk if possible and some added to the north end; and on second street some trees added to the landscape areas that bulb out within the on-street parking.
    - d. Other landscape treatments to soften facades along the side elevations closest to Church and Shawnee shall be considered.
  - b. Further detail on planting, landscape or structural hardscape components should be explored to add definition and human scale to the entry court and entry features of each unit along the streetscape.
  - c. Site plans in substantial conformance with the preliminary development plan, elevations, materials, and above conditions be reviewed and approved by Planning Commission prior to building permits
  - d. Any other conditions identified by the Planning Commission in relation to analysis of the side setbacks.
- 3. The Preliminary Plat is approved subject to recommendations of the City Engineer, and additional engineering issues to be addressed prior to final plat.

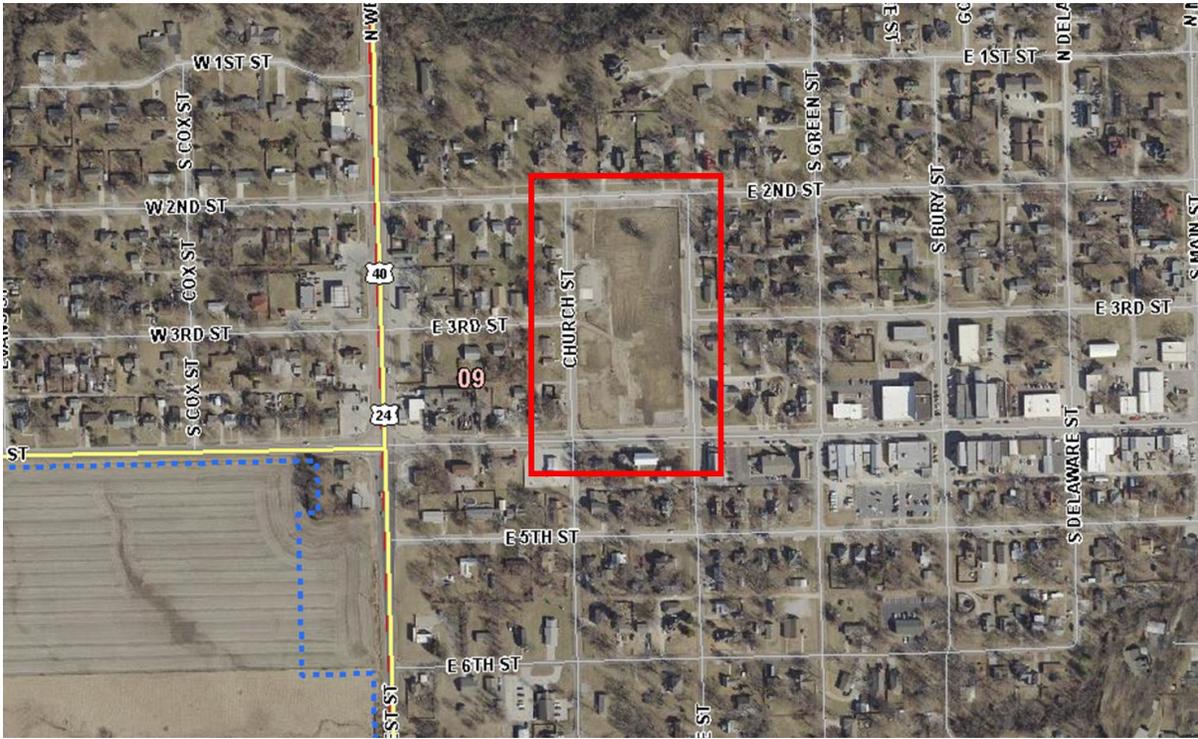


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Chris Brewster  
Contract City Planner



*Current City Zoning (property in red box now zoned R-SF)*



*Property*



*Future Land Use (Tonganoxie Comprehensive Plan 2006)*



**CITY OF TONGANOXIE**  
**CHANGE OF ZONE REQUEST AND PROCEDURES**

Date Received: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_  
Received By: \_\_\_\_\_

**ZONE CHANGE APPLICATION**

REQUESTED REZONING FROM: Single Family TO: R-MF2-P  
PRESENT ZONING DISTRICT PROPOSED ZONING DISTRICT

SITE ADDRESS OR PROPERTY LOCATION Betw. 2nd and 3rd St, Betw. Church and Shawnee St.

SIZE OF SITE (ACRE/SQUARE FEET) 2.45 Ac

ASSESSOR'S TAX PARCEL NUMBER 1920902011001000

APPLICANT: Schoolyard Townhomes, LLC Jason Swords

MAILING ADDRESS: 1125 Grand Blvd, Suite 202, Kansas City, MO 64106

PHONE NUMBER : 816-581-3992 (daytime) \_\_\_\_\_ (cell) \_\_\_\_\_ (fax)

EMAIL ADDRESS: Jswords@sunflowerkc.com

LANDOWNER OF RECORD (If different than applicant): Tongie5 LLC, Kay Soetaert or Ben Robbins

ADDRESS: 124 W 1st Street, Tonganoxie, KS 66086

PHONE NUMBER : 913-704-9754 (daytime) \_\_\_\_\_ (cell) \_\_\_\_\_ (fax)

EMAIL ADDRESS: kaysoetaert@gmail.com ; brobs79@yahoo.com

AGENT or ARCHITECT/ENGINEER /LAND PLANNER: Continental Consulting Engineers, Brian Lavery, P.E.

BUSINESS ADDRESS: 9000 State Line Road, Leawood, KS 66206

PHONE NUMBER : 913-642-6642 (daytime) \_\_\_\_\_ (cell) 913-642-6941 (fax)

EMAIL ADDRESS: bl@ccengineers.com

**Required materials needed to file this application:**

- Application and fee
- A signed affidavit
- A copy of the current deed for the property and an electronic copy (Microsoft Word)
- Site plan drawn to scale showing the dimensions of the property
- The existing streets and utilities serving the area
- New proposed streets and/or utilities
- Any improvements proposed,
- Surrounding property owners list
- Four (4) folded copies of all plans
- One (1) reduced copy (11"x17") of all plans
- One (1) electronic copy of all plans (PDF)

In accordance with Section 27-011 of the City of Tonganoxie Zoning Ordinance, please describe how the requested application is consistent with the following considerations for approving or disapproving a rezoning application:

Briefly describe the present use and character of this property and the surrounding neighborhood.

This property was previously the Tonganoxie Elementary School. There is single family on the north, east, and west and a library proposed to the south.

Briefly describe the compatibility with the zoning and uses of properties nearby.

This project as multi-family blends well with the single family surrounding as well the proposed library. It will provide more open space than the school did.

Briefly describe the suitability of this property for uses to which it has been restricted.

Although it is zoned single family, it's use was institutional. It is suited for residential as it will blend in with the surrounding single family and library. The odd block size makes it suitable for this use as well.

Briefly describe the extent to which the removal the restrictions will detrimentally affect nearby property.

It's not

Briefly describe the length of time the subject property has remained vacant as zoned:

The property was the location of the Tonganoxie Elementary School less than 2 years ago.

Briefly describe why you feel that the proposed change is suitable for this property and is the best use of this land:

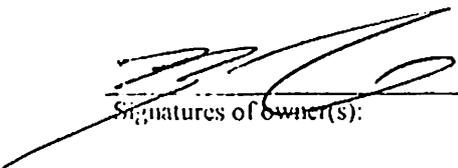
It is an infill project that serves the community's need for additional housing. The odd block size makes it more difficult to develop as single family without having to do public street improvements.

Briefly describe the adequacy of public utilities and infrastructure:

There is sanitary sewer to the east and west, electric on north, east, and west, water on west and north. Storm sewer is not very accessible, wide, adequate streets on north, east, and west.

Briefly describe how the requested change is in conformance to the adopted or recognized comprehensive plan of Tonganoxie KS

The area is labeled public/semi-public on the future development plan and is surrounded by residential. The change would compliment the existing residential and provide a nice transition to the public library and mixed use to the south of this area.

  
\_\_\_\_\_  
Signatures of owner(s):

TONGANOXIE LLC MEMBER  
BENJAMIN ROBBINS  
\_\_\_\_\_  
Print Name

# OWNERSHIP AFFIDAVIT

City of Tonganoxie  
County of Leavenworth  
State of Kansas

We, TONGUES LLC and \_\_\_\_\_ being duly sworn depose and say that we are the owners of said property involved in this petition and the foregoing signatures.

Statements and answers herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Signed and entered this 7<sup>TH</sup> day of AUGUST, 2019.

TONGUES LLC MEMBER

BENJAMIN ROBBINS  
Print Name

124 W. 1<sup>ST</sup> TONGANOXIE  
Address

(913) 231-6177  
Phone No.

  
Signature

Print Name

Address

Phone No.

Signature

Subscribed and sworn to before me on this 7<sup>th</sup> day of August, 2019.

  
Notary Public Signature

VICKIE HEAD  
Notary Public Print Name

My commission expires:

6/20/23



## CITY OF TONGANOXIE CHANGE OF ZONE REQUEST AND PROCEDURES

The procedure for obtaining a rezoning ordinance is as set out in Section 26 of the Zoning Ordinance in effect for the City of Tonganoxie. A complete copy of the Zoning Ordinances may be viewed on the website at [www.tonganoxie.org](http://www.tonganoxie.org).

The enclosed application form must be filled out completely by the owner(s) of the property proposed to be rezoned, or by an authorized agent who must submit legal documentation of authorization. All signatures must be in ink and must be notarized.

A certified list of property owners, names and addresses, and CAMMA numbers for all of the property which lies within 200 feet of the boundaries of the property within the City Limits and 1000 feet of the boundaries within the county area proposed to be rezoned (excluding rights of way) must be provided by the applicant. Any error in this list of property owners will result in reapplication accompanied by a second application fee to be paid by the applicant and a new public hearing.

The documents needed to file this application include:

- Application and fee
- A copy of the current deed for the property and an electronic copy (Microsoft Word)
- A signed affidavit
- Site plan drawn to scale showing the dimensions of the property
- The existing streets and utilities serving the area
- New proposed streets and/or utilities
- Any improvements proposed,
- Surrounding property owners list
- Four (4) folded copies of all plans
- One (1) reduced copy (11"x17") of all plans
- One (1) electronic copy of all plans (PDF)

The application is to be filed in the office of the City Clerk, together with the filing fee, as set out by the Tonganoxie Application Fee Schedule. The application must be filed according to the Application and Review schedule adopted by the Planning Commission.

After the conclusion of the public hearing, fourteen days must elapse before the application may be placed before the Tonganoxie City Council. This is the time allowed for the filing of a protest petition. If the Tonganoxie City Council disagrees with the recommendation made by the Planning Commission, the application must then go again before the Planning Commission for further study and review. If the application is approved by the City Council, an ordinance is passed to rezone the property. Please note, however, that this process is not complete until the ordinance has been officially published.

3

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

I, STACY R DRISCOLL, REGISTER OF DEEDS OF LEAVENWORTH COUNTY,  
KANSAS DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND  
CORRECT COPY OF A WARRANTY DEED DOCUMENT NO. 2017R01216 OF THE  
RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS SAID COUNTY AND  
STATE. DATED AT LEAVENWORTH COUNTY, KANSAS THIS 8TH DAY OF  
AUGUST, 2019.

STACY R. DRISCOLL  
REGISTER OF DEEDS

*Stacy R. Driscoll*  
by: *emje fut*



Entered in the transfer record in my office this  
14 day of Feb 2017  
Jane Klossner  
County Clerk  
by B Jones

Kansas Secured Title  
866 Northstar Court  
Tonganoxie, KS 66086

TX0011385

**GENERAL WARRANTY DEED**  
(Statutory)

Patrick James Studer, a single person

convey and warrant to

Tongie5, LLC, a Kansas limited liability company, all the following REAL ESTATE in the County of LEAVENWORTH, and the State of Kansas, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 7, in the RAILROAD ADDITION to the City of Tonganoxie, Leavenworth County, Kansas.

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 15, in the RAILROAD ADDITION to the City of Tonganoxie, Leavenworth County, Kansas.

and to include all of the vacated alleys and street accruing thereto.

for the sum of one dollar and other good and valuable consideration.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

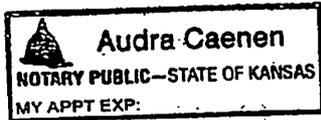
0166

Dated this 13 day of February, 2017.

Patrick James Studer  
Patrick James Studer

State of Kansas, County of LEAVENWORTH §

The foregoing instrument executed was acknowledged before me this 13 day of February, 2017, by Patrick James Studer, a single person.



Audra Caenen  
Notary Public

My appointment expires: 3/8/2020



9000 State Line Road  
Leawood, Kansas 66206

11006 Parallel Parkway, Suite 1  
Kansas City, Kansas 66109

Tel: (913) 642-6642

Fax: (913) 642-6941

August 9, 2019

City of Tonganoxie  
Planning Department  
526 E. 4<sup>th</sup> Street  
Tonganoxie, Kansas 66086

**RE: Preliminary Plat / Change of Zone Request Applications  
Schoolyard Lofts Development (SE Corner of 2<sup>nd</sup> Street and Church Street)**

Attached please find the following information for the Schoolyard Lofts development at the southeast corner of 2<sup>nd</sup> Street and Church Street.

- Preliminary Plat Signed Application
- Change of Zone Signed Application with signed affidavit
- Copy of current deed and legal in MS Word
- 6 Full Size , 1-11x17 and PDF Copies of the following:
  - Preliminary Plat
  - Rezoning Exhibit
  - Survey
  - Preliminary Demolition Plan
  - Preliminary Site Plan
  - Preliminary Grading Plan
  - Preliminary Utility Plan
  - Preliminary Landscape Plan
  - Preliminary Building Elevations
- Surrounding owners list from Leavenworth County
- Current Title Report with ownership verification
- Preliminary Plat Checklist
- Fee of \$855 (Preliminary Plat \$500 + 1 lot @ \$5 and Change of Zoning Request 1.1-5 acres @ \$350)

Please notify us if you should need any further information.

Sincerely,  
CONTINENTAL CONSULTING ENGINEERS, INC.

Brian C. Lavery, P.E.

CC: J. Swords, C. Vukas, Sunflower; K. Hrabe, R. Manes, J. Nook, Prairie Fire; A. Sadowski, Odimo

### Schoolyard Lofts Boundary Description:

All of Lots 1 through 9 Block 7, and all that part of vacated Third Street, all being part of Railroad Addition to the City of Tonganoxie, and lying within the Northwest Quarter of Section 9, Township 11 South, Range 21 East of the Sixth Principal Meridian and being in Leavenworth County, Kansas, being more particularly described as follows: beginning at the northwest corner of said Lot 1 Block 7, Railroad Addition; thence North 88 degrees 11 minutes 37 seconds East, with the north line of Lots 1 through 3, Block 7 and the south right-of-way line of Second Street, a distance of 302.33 feet to the northeast corner of said Lot 3, Block 7, said point being on the west right-of-way line of Shawnee Street; thence South 01 degree 23 minutes 47 seconds East, with the east line of Lots 3 and 9, Block 7, and its southerly prolongation, and the west right-of-way line of Shawnee Street, a distance of 336.95 feet; thence South 01 degree 15 minutes 37 seconds East, continuing with the west right-of-way line of Shawnee Street, a distance of 17.95 feet; thence South 88 degrees 31 minutes 34 seconds West, and no longer with the west right-of-way line of Shawnee Street, a distance of 300.89 feet to a point on the east right-of-way line of Church Street; thence North 01 degree 36 minutes 47 seconds West, with the east right-of-way line of Church Street, a distance of 17.95 feet; thence North 01 degree 37 minutes 18 seconds West, with the east right-of-way of Church Street and the west line of Lots 1 and 4, Block 7, and its southerly prolongation, a distance of 335.24 feet to the point of beginning.



**Property Radius Search:**

Tongie5 LLC

192-09-0-20-11-001.00-0

Requested By: Brian Lavery

**Leavenworth County GIS Department**

300 Walnut Suite 212

Leavenworth, KS 66048

Ph(913)684-0448 FAX (913)680-2547

twehr@leavenworthcounty.org

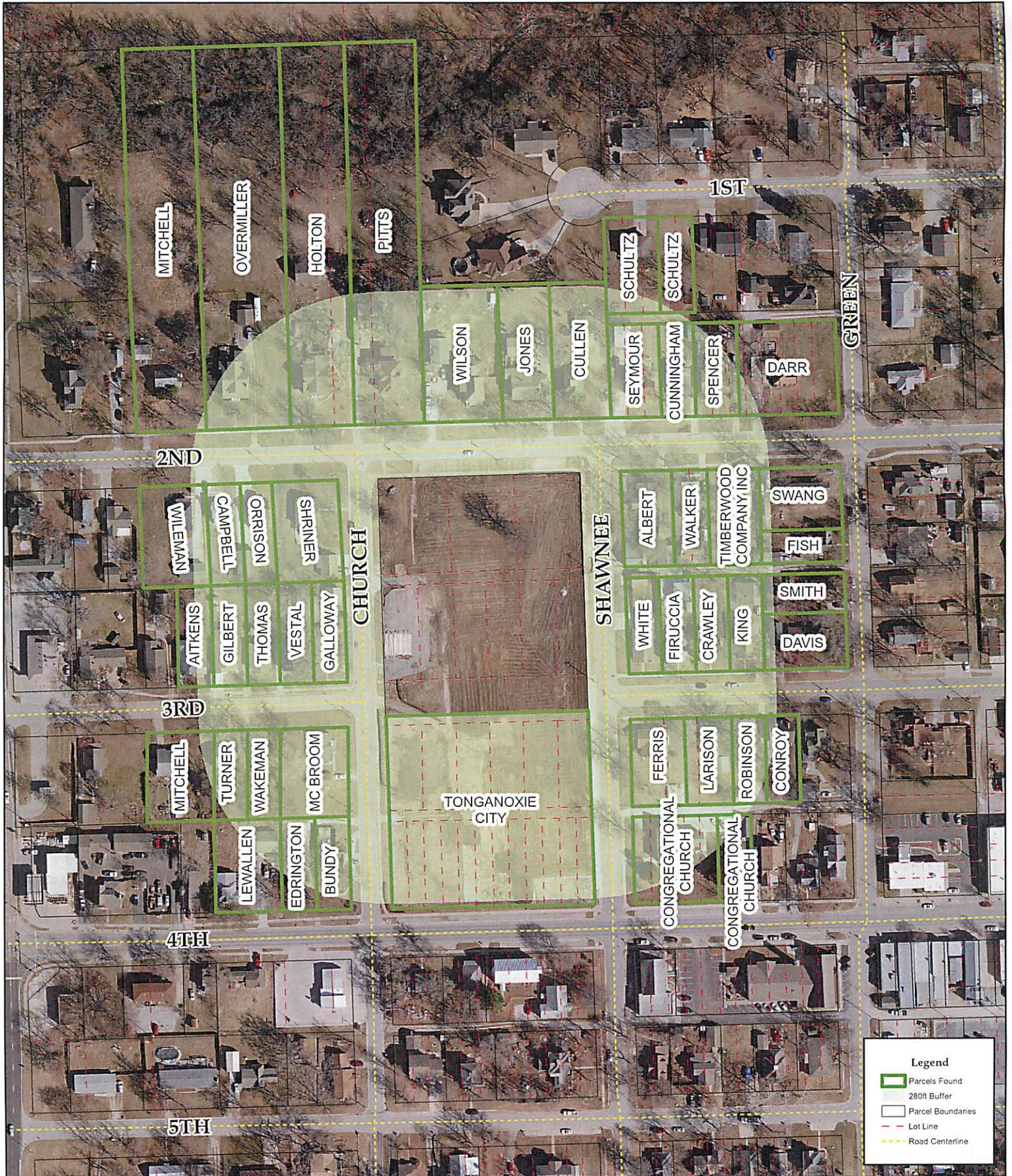


PID	QREF	OWNER	Site Address	Mailing Address	Property Desc
192-09-0-20-01-009.00-0	R25992	PITTS, LISA M	201 E 2ND ST, Tonganoxie, KS 66086	201 E 2ND ST TONGANOXIE, KS 66086	Residential
192-09-0-20-01-008.00-0	R25991	HOLTON,KERRY M & MANETTE	129 E 2ND ST, Tonganoxie, KS 66086	17312 206TH ST TONGANOXIE, KS 66086	Residential
192-09-0-20-01-007.00-0	R25990	OVERMILLER,DREW L & AMY E	121 E 2ND ST, Tonganoxie, KS 66086	121 E 2ND ST TONGANOXIE, KS 66086	Residential
192-09-0-20-01-006.00-0	R25989	MITCHELL,RICHARD & CHRISTY	117 E 2ND ST, Tonganoxie, KS 66086	PO BOX 121 MC LOUTH, KS 66054	Residential
192-09-0-20-01-019.00-0	R26003	SCHULTZ,BYRON K & ORVELLA & EMERY,VICTORIA M	306 E 1ST ST, Tonganoxie, KS 66086	304 E 1ST ST TONGANOXIE, KS 66086-5062	Residential
192-09-0-20-01-020.00-0	R26004	SCHULTZ,BYRON K & ORVELLA	304 E 1ST ST, Tonganoxie, KS 66086	304 E 1ST ST TONGANOXIE, KS 66086-5062	Residential
192-09-0-20-01-012.00-0	R25995	CULLEN,JEFF & ADDIE	219 E 2ND ST, Tonganoxie, KS 66086	219 E 2ND ST TONGANOXIE, KS 66086	Residential
192-09-0-20-01-011.00-0	R25994	JONES,ANDREW S & CORRIE L	215 E 2ND ST, Tonganoxie, KS 66086	215 E 2ND ST TONGANOXIE, KS 66086	Residential
192-09-0-20-01-010.00-0	R25993	WILSON,DIANA L	211 E 2ND ST, Tonganoxie, KS 66086	211 E 2ND ST TONGANOXIE, KS 66086	Residential
192-09-0-20-01-016.00-0	R25999	DARR, LINDSAY M	120 S GREEN ST, Tonganoxie, KS 66086	120 S GREEN ST TONGANOXIE, KS 66086	Residential
192-09-0-20-01-015.00-0	R25998	SPENCER, RUSSELL	311 E 2ND ST, Tonganoxie, KS 66086	311 E 2ND ST TONGANOXIE, KS 66086	Residential
192-09-0-20-01-014.00-0	R25997	CUNNINGHAM,TOMMY A & JANICE C	309 E 2ND ST, Tonganoxie, KS 66086	309 E 2ND ST TONGANOXIE, KS 66086	Residential
192-09-0-20-01-013.00-0	R25996	SEYMOUR,WILLIAM J & KAREN	305 E 2ND ST, Tonganoxie, KS 66086	305 E 2ND ST TONGANOXIE, KS 66086-9604	Residential
192-09-0-20-10-001.00-0	R26098	SWANG,THEODORE W & APRIL L	202 S GREEN ST, Tonganoxie, KS 66086	202 S GREEN ST TONGANOXIE, KS 66086	Residential
192-09-0-20-10-002.00-0	R26099	TIMBERWOOD COMPANY INC	312 E 2ND ST, Tonganoxie, KS 66086	17604 198TH ST TONGANOXIE, KS 66086-5107	Residential
192-09-0-20-10-003.00-0	R26100	WALKER, DAVID	308 E 2ND ST, Tonganoxie, KS 66086	1825 N 156TH ST BASEHOR, KS 66007	Residential
192-09-0-20-10-004.00-0	R26101	ALBERT,CHRISTOPHER R & SEYMOUR,ERIN L	302 E 2ND ST, Tonganoxie, KS 66086	302 E 2ND ST TONGANOXIE, KS 66086	Residential

192-09-0-20-12-001.00-0	R26110	SHRINER, TYLER G	204 CHURCH ST, Tonganoxie, KS 66086	204 CHURCH ST TONGANOXIE, KS 66086-9002	Residential
192-09-0-20-12-002.00-0	R26111	ORRISON,KENNETH & DIANA	122 E 2ND ST, Tonganoxie, KS 66086	122 E 2ND ST TONGANOXIE, KS 66086	Residential
192-09-0-20-12-003.00-0	R26112	CAMPBELL, JEFFERY L	118 E 2ND ST, Tonganoxie, KS 66086	118 E 2ND ST TONGANOXIE, KS 66086	Residential
192-09-0-20-12-004.00-0	R26113	WILEMAN,MARK L	114 E 2ND ST, Tonganoxie, KS 66086	225 W 4TH ST TONGANOXIE, KS 66086	Residential
192-09-0-20-10-011.00-0	R26108	FISH,CAMERON LEE & BARNES,ALECIA MARIE	208 S GREEN ST, Tonganoxie, KS 66086	208 S GREEN ST TONGANOXIE, KS 66086	Residential
192-09-0-20-10-010.00-0	R26107	SMITH,JUSTIN R & CHANNING M	210 S GREEN ST, Tonganoxie, KS 66086	210 GREEN ST TONGANOXIE, KS 66086	Residential
192-09-0-20-10-008.00-0	R26105	KING,AUSTIN M & GEE,HANNAH	315 E 3RD ST, Tonganoxie, KS 66086	315 E 3RD ST TONGANOXIE, KS 66086	Residential
192-09-0-20-10-007.00-0	R26104	CRAWLEY,CHAD IAN & BOBBIE JO	311 E 3RD ST, Tonganoxie, KS 66086	311 E 3RD ST TONGANOXIE, KS 66086-9211	Residential
192-09-0-20-10-006.00-0	R26103	FIRUCCIA,STEPHEN J & BRENDA L	305 E 3RD ST, Tonganoxie, KS 66086	305 E 3RD ST TONGANOXIE, KS 66086-9211	Residential
192-09-0-20-10-005.00-0	R26102	WHITE,ELIZABETH M & PHILLIP D	303 E 3RD ST, Tonganoxie, KS 66086	303 S 3RD ST TONGANOXIE, KS 66086	Residential
192-09-0-20-12-015.00-0	R26124	GALLOWAY,GARY E & MELANIE L	139 E 3RD ST, Tonganoxie, KS 66086	139 E 3RD ST TONGANOXIE, KS 66086	Residential
192-09-0-20-12-014.00-0	R26123	VESTAL,JUSTIN A & MEAGAN M	135 E 3RD ST, Tonganoxie, KS 66086	135 E 3RD ST TONGANOXIE, KS 66086	Residential
192-09-0-20-12-013.00-0	R26122	THOMAS,JOHN G & AMY M	131 E 3RD ST, Tonganoxie, KS 66086	131 E 3RD ST TONGANOXIE, KS 66086	Residential
192-09-0-20-12-012.00-0	R26121	GILBERT, ROGER J	127 E 3RD ST, Tonganoxie, KS 66086	127 E 3RD ST TONGANOXIE, KS 66086-8818	Residential
192-09-0-20-12-011.00-0	R26120	AITKENS, RONALD C II	123 E 3RD ST, Tonganoxie, KS 66086	25200 METRO AVE TONGANOXIE, KS 66086	Residential
192-09-0-20-10-009.00-0	R26106	DAVIS,ALAN C & AMANDA M	224 S GREEN ST, Tonganoxie, KS 66086	224 S GREEN ST TONGANOXIE, KS 66086	Residential
192-09-0-20-14-002.00-0	R26138	CONROY,REXFORD E & MARY P	320 E 3RD ST, Tonganoxie, KS 66086	320 E 3RD ST TONGANOXIE, KS 66086-9210	Residential
192-09-0-20-14-003.00-0	R26139	ROBINSON,SCOTT J & KIRSTEN	316 E 3RD ST, Tonganoxie, KS 66086	316 E 3RD ST TONGANOXIE, KS 66086	Residential
192-09-0-20-14-004.00-0	R26140	LARISON,LEONARD D & LARISON,HARRY D & BARBARA	310 E 3RD ST, Tonganoxie, KS 66086	310 E 3RD ST TONGANOXIE, KS 66086-9210	Residential
192-09-0-20-14-005.00-0	R26141	FERRIS, BRYCE E	302 E 3RD ST, Tonganoxie, KS 66086	PO BOX 755 TONGANOXIE, KS 66086	Residential

192-09-0-20-13-001.00-0	R26125	MC BROOM,HELEN L	304 CHURCH ST, Tonganoxie, KS 66086	304 S CHURCH ST TONGANOXIE, KS 66086	Residential
192-09-0-20-13-002.00-0	R26126	WAKEMAN,PATRICK A & DENIECE L	134 E 3RD ST, Tonganoxie, KS 66086	24549 SANDUSKY RD TONGANOXIE, KS 66086	Residential
192-09-0-20-13-003.00-0	R26127	TURNER,ROBERT LEE & WINIFRED A	130 E 3RD ST, Tonganoxie, KS 66086	Attn: PENCE,KAREN 2361 GRANDVIEW TER MANHATTAN, KS 66502	Residential
192-09-0-20-13-004.00-0	R26128	MITCHELL, R D	120 E 3RD ST, Tonganoxie, KS 66086	PO BOX 54 TONGANOXIE, KS 66086	Residential
192-09-0-20-14-007.00-0	R26143	CONGREGATIONAL CHURCH	309 E 4TH ST, Tonganoxie, KS 66086	PO BOX 468 TONGANOXIE, KS 66086	Exempt
192-09-0-20-13-012.00-0	R26136	BUNDY, HEATHER MARIE	129 E 4TH ST, Tonganoxie, KS 66086	129 E 4TH ST TONGANOXIE, KS 66086	Residential
192-09-0-20-14-006.00-0	R26142	CONGREGATIONAL CHURCH	303 E 4TH ST, Tonganoxie, KS 66086	PO BOX 468 TONGANOXIE, KS 66086	Exempt
192-09-0-20-13-011.00-0	R26135	EDRINGTON, GINGER; TRUST	125 E 4TH ST, Tonganoxie, KS 66086	1721 FINCH DR TONGANOXIE, KS 66086	Residential
192-09-0-20-13-010.00-0	R26134	LEWALLEN, DARRELL E	119 E 4TH ST, Tonganoxie, KS 66086	119 E 4TH ST TONGANOXIE, KS 66086-9215	Residential
192-09-0-20-11-002.00-0	R307584	TONGANOXIE CITY	00000 SHAWNEE ST, Tonganoxie, KS 66086	PO BOX 326 TONGANOXIE, KS 66086	Exempt

# City of Tonganoxie 280' Radius Search



**PRAIRIE FIRE  
DEVELOPMENT  
GROUP**  
SCHOOLYARD LOFTS  
Tonganoxie, KS



801 E. 63RD ST. NO. 205  
KANSAS CITY, MO 64110  
USA  
816.708.1500  
odimo.us

Date	Description

Issue

9 August, 2019

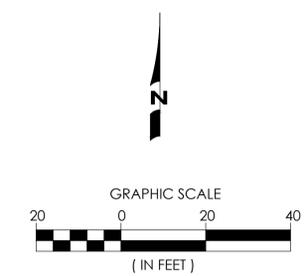
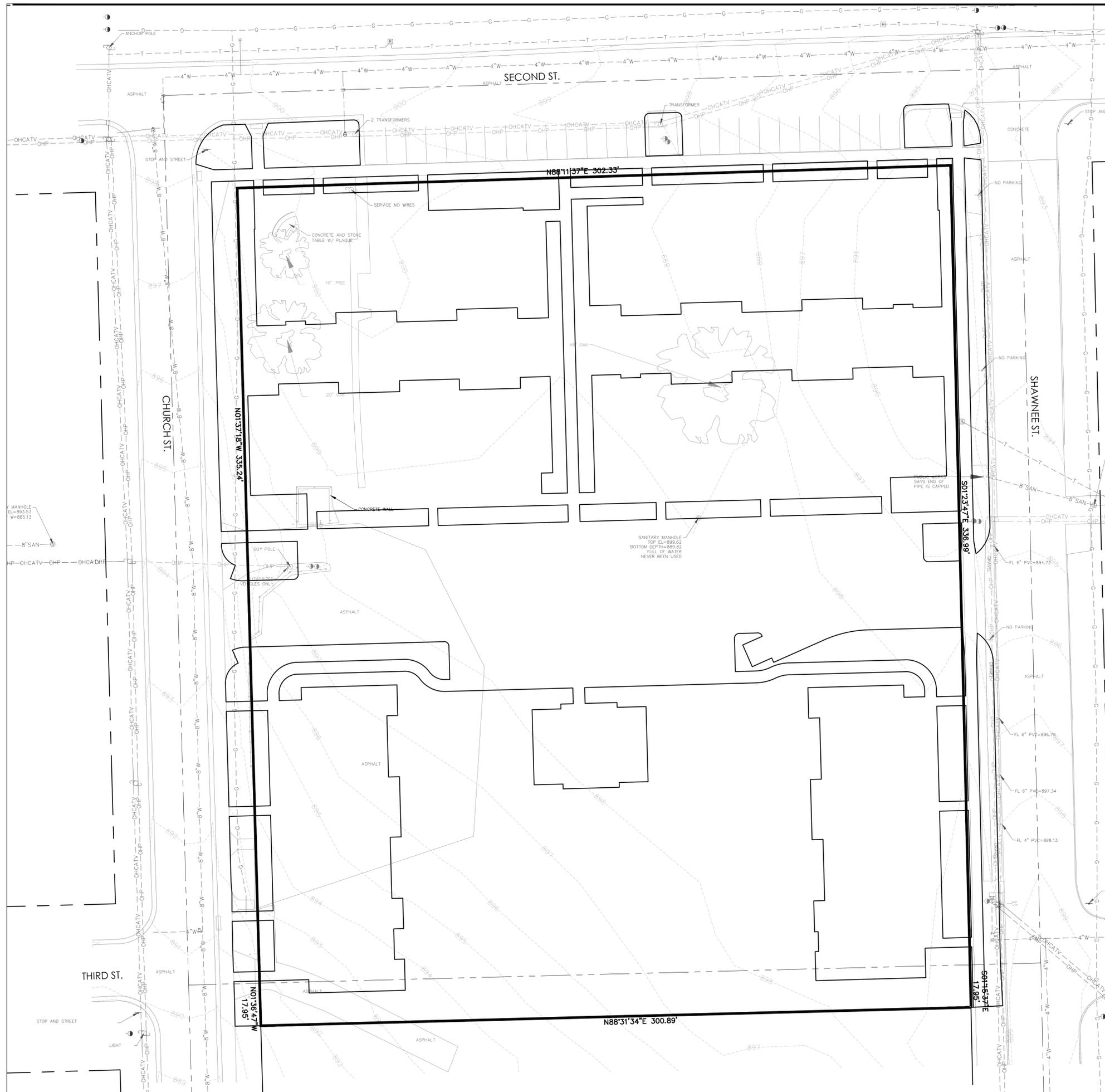
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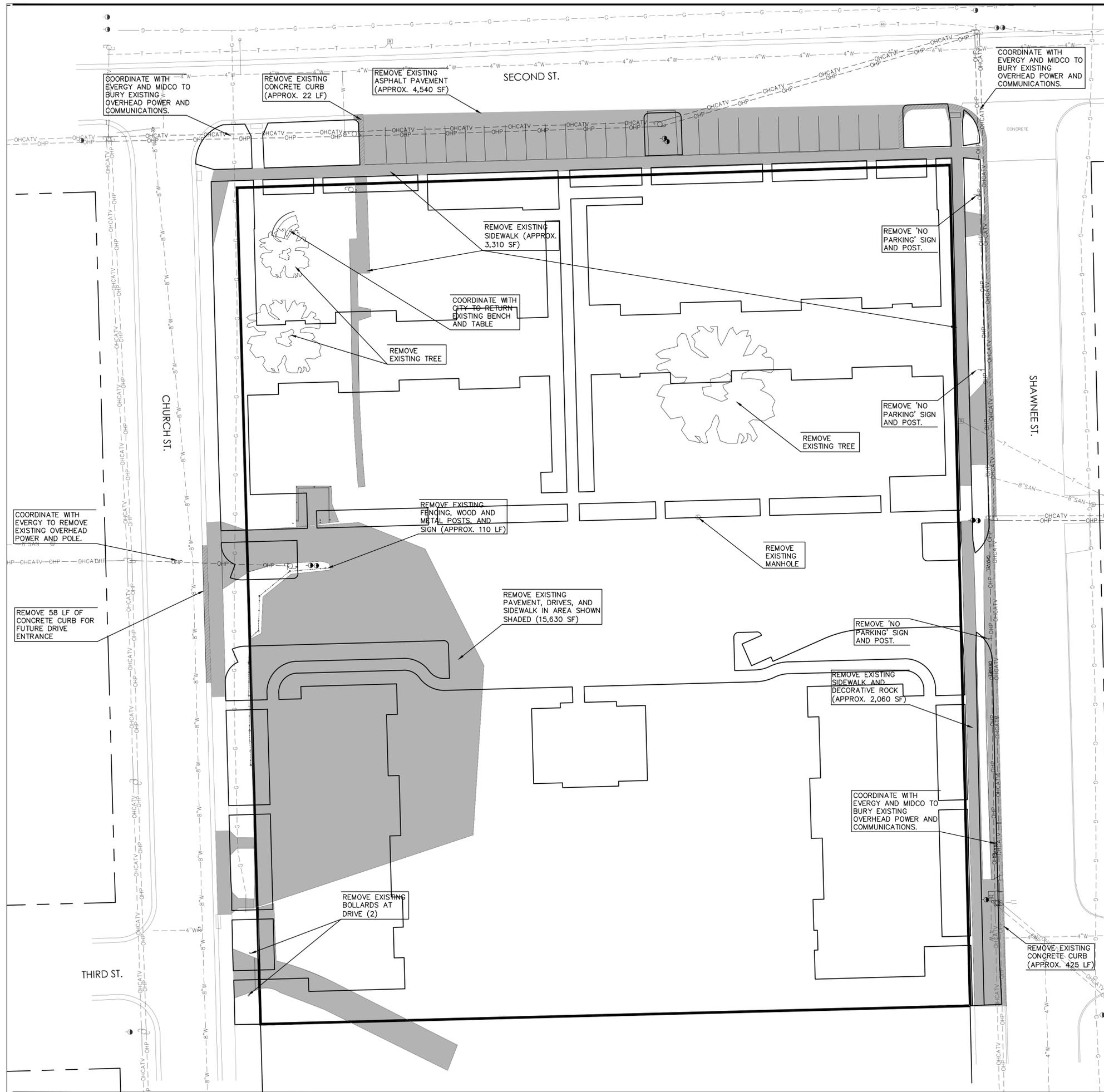
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CONSTRUCTION**

Description

Existing Survey

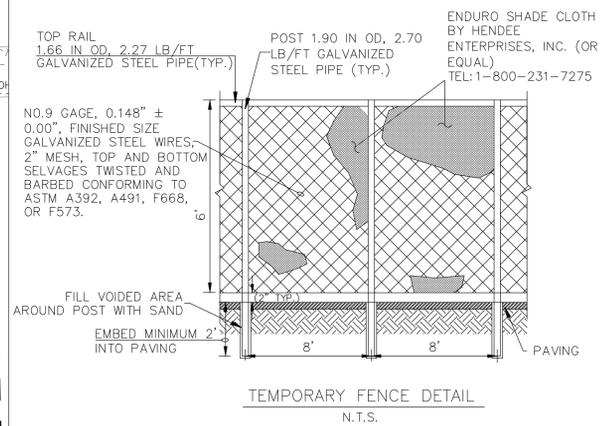
**C1.1**





**DEMOLITION PLAN NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING STRUCTURES. UTILITIES ARE TO BE REMOVED AND CAPPED PER THE UTILITY PROVIDER REQUIREMENTS.
2. PRIOR TO DEMOLITION, ALL UTILITY SERVICES (GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) TO BE DEMOLISHED SHALL BE DISCONNECTED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD VERIFICATION AND DISCONNECTION OF UTILITIES. THE CONTRACTOR SHALL CONTACT THE DIGSAFE UTILITY INFORMATION SERVICE & UTILITY COMPANIES FOR UTILITY LOCATES. THE CONTRACTOR SHALL COORDINATE AND ALLOW ACCESS FOR UTILITY COMPANIES TO PERFORM ANY DISCONNECTION OR RELOCATION ACTIVITIES.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL INSTALL SAFETY FENCING SURROUNDING ALL EXCAVATIONS DURING DEMOLITION OF STRUCTURES, AREAS OF HEAVY EQUIPMENT USAGE FOR SITE GRADING AND GRUBBING, TREE REMOVAL AREAS AND ANY OTHER AREAS WHERE PEDESTRIAN OR VEHICULAR TRAFFIC MAY ENCR OACH. THIS FENCING SHALL BE INSTALLED NO LATER THAN THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL REPAIR AND MAINTAIN FENCING IN AN ORDERLY MANNER. THE CONTRACTOR MAY REUSE FENCING MATERIALS AFTER ALL DEMOLITION ACTIVITIES HAVE BEEN COMPLETED FOR THAT AREA OF WORK.
5. THE CONTRACTOR SHALL MAINTAIN AT THE DEMOLITION SITE THE REQUIRED DOCUMENTS FOR IMMEDIATE REVIEW (IE. CONTRACT DOCUMENTS INCLUDING DEMOLITION PLANS, DEMOLITION PERMITS, SITE SAFETY PLAN, STREET CLOSURE PERMITS, HAZARDOUS WASTE WORKER CERTIFICATIONS, SALVAGE VERIFICATION FORMS, ETC.). SEE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIRED DOCUMENT LISTING. ALL DOCUMENTS SHALL BE KEPT IN AN ORDERLY MANNER FOR EASE OF REVIEW.
6. THE CONTRACTOR SHALL PROTECT OFFSITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVES, UTILITIES, CURBS AND PAVING) SURROUNDING THE PROJECT BOUNDARY FROM DEMOLITION DAMAGE. DURING DEMOLITION ACTIVITY, ALL PAVEMENT REMOVALS SHALL BE SAWCUT WITH CLEAN FULL DEPTH CUTS ADJACENT TO EXISTING PAVEMENT TO REMAIN. THE CONTRACTOR SHALL INSTALL AND MAINTAIN PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL SIGNAGE IN COMPLIANCE WITH THE KANSAS DEPARTMENT OF TRANSPORTATION AND CITY OF TONGANOXIE REQUIREMENTS. THE CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO EXISTING BUSINESSES OR HOMES.
7. THE CONTRACTOR SHALL PROVIDE TO OWNER'S REPRESENTATIVE AT THE CLOSE OF EACH WORK DAY, DUPLICATE (PHOTO COPY) TRUCK TICKETS FOR ALL DEMOLITION DEBRIS, FILL DIRT, TIRE DEBRIS, LANDSCAPING TIES, TREES AND SURFACE VEGETATION HAULED FROM THE PROJECT SITE. IN ADDITION, THE CONTRACTOR SHALL PROVIDE TO OWNER'S REPRESENTATIVE, DUPLICATE (CARBON COPY) TRUCK TICKETS FOR ALL SOIL HAULED ONTO THE SITE FOR BACKFILL.
8. IF THE DEMOLITION CONTRACTOR DISCOVERS AN UNDERGROUND STORAGE TANK OR UNUSUAL SOIL CONDITIONS, THE CONTRACTOR SHALL STOP ALL DEMOLITION IN THAT SPECIFIC AREA AND NOTIFY THE OWNER'S REPRESENTATIVE.



**PRAIRIE FIRE DEVELOPMENT GROUP**  
SCHOOLYARD LOFTS  
Tonganoxie, KS



601 E. 63RD ST. NO. 205  
KANSAS CITY, MO 64110  
USA  
816.708.1500  
odimo.us

Date Description

Issue

9 August, 2019

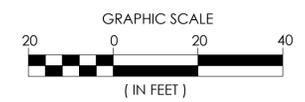
Seal / Signature

**NOT FOR CONSTRUCTION**

Description

Preliminary Demolition Plan

**C1.5**



**PRAIRIE FIRE DEVELOPMENT GROUP**  
**SCHOOLYARD LOFTS**  
 Tonganoxie, KS



601 E. 63RD ST. NO. 205  
 KANSAS CITY, MO 64110  
 USA  
 816.708.1500  
 odimo.us

**LEGEND**

- 6" STANDARD DUTY ASPHALT
- 8" HEAVY DUTY ASPHALT
- 8" CONCRETE
- 4" CONCRETE SIDEWALK/PATIO

PROPOSED ZONING R-MF-2P  
 (PLANNED MULTIPLE FAMILY 2 DISTRICT)

EXCEPTIONS TO BASE ZONING FOR FRONT, SIDE, AND REAR YARD SETBACKS, INCLUDING PARKING ALONG 2ND STREET IN TOTAL.

DWELLING UNITS: 32 EA      PARKING REQ'D 1.5/UNIT      TOTAL 48

OFFICE: 1,524 SF      1/200 SF      = 8

TOTAL REQUIRED = 56  
 TOTAL PROVIDED = 58 (INCLUDING 22 ON 2ND ST)

△ Date      Description

Issue

9 August, 2019

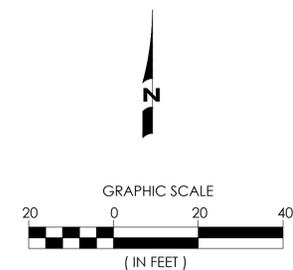
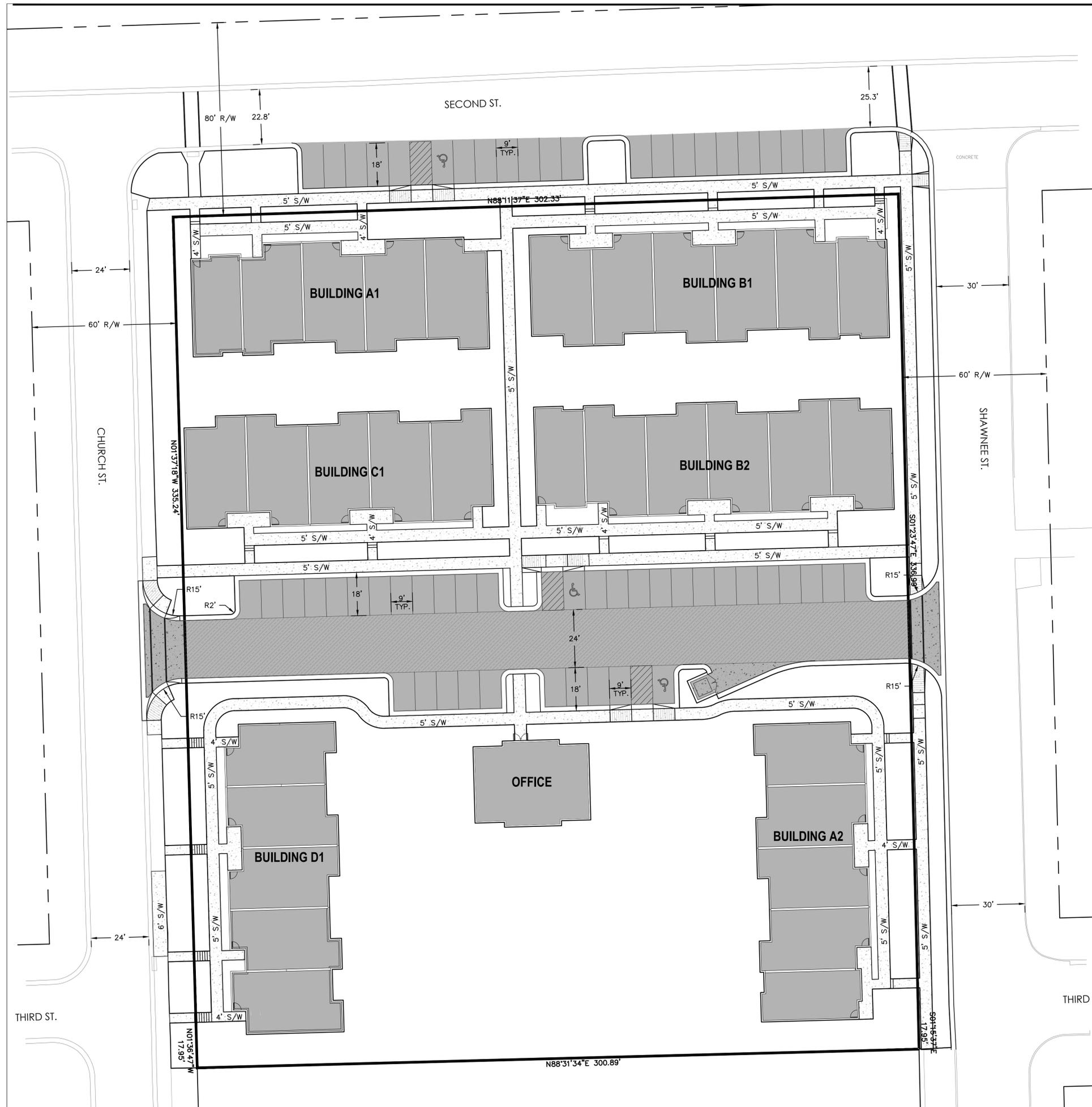
Seal / Signature

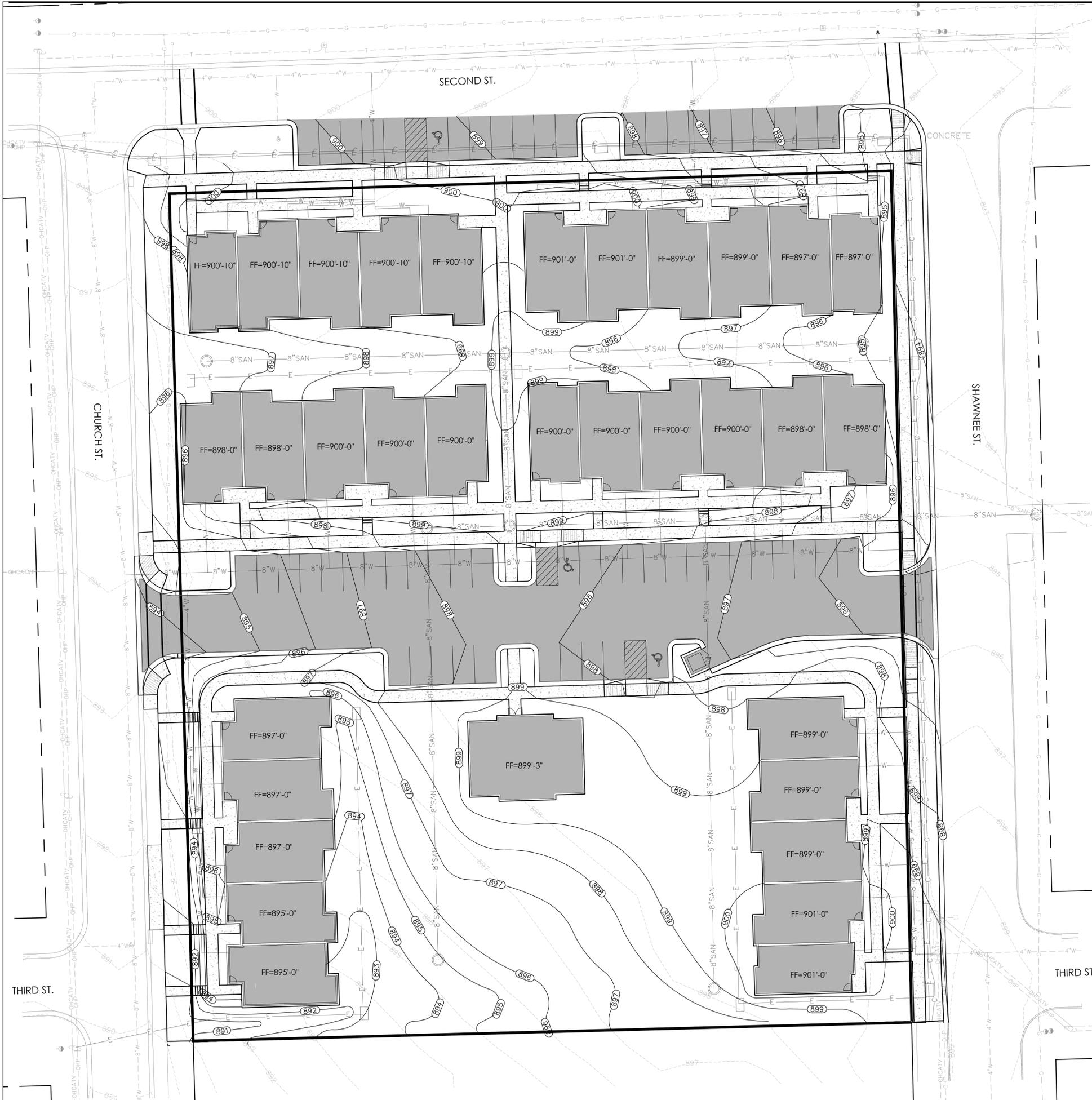
**NOT FOR CONSTRUCTION**

Description

Preliminary Site Plan

**C2.0**





**SITE GRADING NOTES:**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
3. TOPOGRAPHIC INFORMATION IS TAKEN FROM GROUND SURVEYS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER NOT FOR CONSTRUCTION.
4. ALL UNSURFACED AREAS THAT ARE DISTURBED BY GRADING OPERATION SHALL RECEIVE A 4 INCHES MINIMUM OF TOPSOIL. TOPSOIL SHALL BE BLACK SOIL FROM THE LOCAL VICINITY THAT PRODUCES HEAVY GROWTH.
5. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
6. PRIOR TO PLACING FILL, ANY EXISTING SLOPES EXCEEDING 5 HORIZONTAL TO 1 VERTICAL SHOULD BE BENCHED. THE BENCHES SHOULD BE CUT WIDE ENOUGH TO ACCOMMODATE THE COMPACTION EQUIPMENT.
7. UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER, EARTHWORK OPERATIONS SHOULD NOT BE ALLOWED TO PROCEED IF AMBIENT TEMPERATURES ARE AT 40°F AND ARE DROPPING. THEY CAN BE RE-STARTED WHEN TEMPERATURES ARE 34°F AND RISING.
8. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. NO SEPARATE OR ADDITIONAL PAYMENTS SHALL BE MADE FOR EXCAVATION.
9. REFER TO STRUCTURAL PLANS FOR SUBGRADE TREATMENT OF UNDERSLAB AREA.
10. ALL AREAS SHALL BE GRADED TO WITHIN 0.10± FEET OF FINAL ELEVATION.
11. PRIOR TO BEGINNING PREPARATION OF SUBGRADE, ALL AREAS UNDER PAVEMENTS SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, LARGE ROCK FRAGMENTS (GREATER THAN 6 INCHES IN ANY DIMENSION) AND ANY OTHER DELETERIOUS MATERIAL. ALL VEGETATION SHALL BE HAULLED OFF. TOPSOIL MAY BE RESPREAD AT THE END OF GRADING OPERATIONS. THE ACTUAL STRIPPING DEPTH SHOULD BE BASED ON VISUAL EXAMINATION DURING CONSTRUCTION AND THE RESULTS OF PROOF-ROLLING OPERATIONS. THE ROOT SYSTEMS OF ALL TREES (NOT DESIGNATED TO REMAIN) SHALL BE REMOVED IN THEIR ENTIRETY.
12. SUBSEQUENT TO COMPLETION OF STRIPPING AND OVER-EXCAVATION, ALL BUILDING AND DRIVEWAY AREAS TO RECEIVE ENGINEERED FILL SHOULD BE SYSTEMATICALLY PROOF-ROLLED USING A TANDEM AXLE DUMP TRUCK LOADED TO APPROXIMATELY 20,000 POUNDS PER AXLE. UNSUITABLE SOILS THAT ARE DETECTED AND THAT CAN NOT BE RECOMPACTED SHOULD BE OVER-EXCAVATED AND REPLACED WITH ENGINEERED FILL.

**SUMMARY OF GEOTECHNICAL REPORT REQUIREMENTS:**

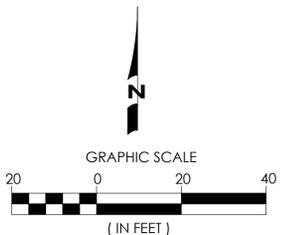
1. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT BY xxxxxxxx DATED xxxxxxxx, JOB NO. xxxxxxxx AND BECOME FAMILIAR WITH THIS REPORT. ADDITIONAL RECOMMENDATIONS MAY BE INCLUDED IN THIS REPORT.
2. SITE PREPARATION AREAS TO RECEIVE FILL AND BACKFILL SHOULD BE STRIPPED OF SURFACE VEGETATION, TOPSOIL, SOFT SOIL, UNCONTROLLED FILL, AND OTHER DELETERIOUS MATERIALS. THE EXPOSED SUBGRADE SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF FILL. PROOF-ROLLING WITH A TANDEM AXLE DUMP TRUCK LOADED TO APPROXIMATELY 20,000 POUNDS PER AXLE (OR EQUIVALENT PROOF ROLLING EQUIPMENT) CAN BE CONSIDERED AS A MEANS OF EVALUATING THE SUBGRADE. ANY SOFT SOILS OR YIELDING AREAS OBSERVED DURING PROOF ROLLING SHOULD BE EXCAVATED AND BACKFILLED WITH SOIL OR CRUSHED ROCK COMPACTED TO THE DENSITIES SPECIFIED IN THE SUBSEQUENT COMPACTION SUMMARY. SEE ALPHA OMEGA PROJECT REPORT AOG 18-379E FOR FULL RECOMMENDATIONS, THIS REPORT SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS PROJECT. UNDOCUMENTED FILL HAS PREVIOUSLY BEEN PLACED ON THIS PROJECT SITE. IT IS RECOMMENDED BY ALPHA-OMEGA THAT THIS UNDOCUMENTED FILL BENEATH PAVEMENTS AND PARKING LOTS BE COMPLETELY REMOVED AND REPLACED WITH ENGINEERED, CONTROLLED FILL.
3. SUITABLE FILL MATERIALS. THE RECOMMENDED MATERIAL FOR FILL AND BACKFILL BENEATH LIGHTLY LOADED STRUCTURAL SLABS, FEATURES AND PAVEMENTS IS LOW PLASTICITY SAND, AND CRUSHED LIMESTONE. ON-SITE MATERIALS GENERATED FROM EXCAVATIONS ARE EXPECTED TO INCLUDE LOW PLASTICITY CLAY, AND HIGHLY PLASTIC CLAY. THE ON-SITE HIGHLY PLASTIC CLAY MAY BE USED TO WITHIN 1 FOOT OF FINAL GRADE FOR PAVEMENTS AND WITHIN 2 FEET OF FINAL GRADE FOR LIGHTLY LOADED STRUCTURES AND BUILDING SLABS. IMPORTED FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
5. DEPENDING ON THE SOIL MOISTURE AT THE TIME OF CONSTRUCTION, AERATION OR WETTING MAY BE REQUIRED TO ACHIEVE PROPER COMPACTION. DELETERIOUS MATERIAL SHOULD NOT BE INCLUDED IN FILL, AND THE FILL SHOULD NOT BE PLACED ON SOFT MATERIALS OR FROZEN GROUND.
6. ON-SITE INSPECTION AND TESTING BY THE GEOTECHNICAL ENGINEER SHALL BE A REQUIREMENT. IN ALL FILL AND CUT AREAS, TOPSOIL AND OTHER MATERIALS DEEMED UNSUITABLE BY THE ON-SITE GEOTECHNICAL ENGINEER SHALL BE REMOVED AND REPLACED WITH CONTROLLED FILL.
7. THE CONTRACTOR SHALL STRIP THE UPPER TOPSOIL AND VEGETATION LAYER. ANY EXISTING TOPSOIL SHALL BE STOCKPILED AND REUSED.
8. PROPER SITE GRADING SHALL BE DONE TO CONTROL RUNOFF AND EROSION. PROPER GRADING AVOIDS PONDING OF WATER AND DIRECTS RUNOFF TO DESIGNATED EROSION CONTROLS. PONDING OF WATER ON FINISHED SUBGRADE, INFILTRATION OF WATER INTO EXCAVATIONS AND SOFTENING OR DAMAGING OF THE BEARING MATERIALS DUE TO RAIN OR WATER ACCUMULATION SHALL BE PREVENTED BY USING TEMPORARY DIVERSION BERMS OR CHANNELS.
9. UTILITY TRENCHES BENEATH SLABS AND 5' OUT FROM BUILDINGS SHALL BE BACKFILLED AND COMPACTED WITH IMPERVIOUS CLAY MATERIAL.
10. FILL OR BACKFILL SHOULD BE PLACED IN UNIFORMLY THICK LIFTS AND COMPACTED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 8 INCHES ON SITE AND 6 INCHES WITHIN THE AREA OF THE BUILDINGS. SOIL SHALL BE COMPACTED PER THE FOLLOWING TABLE:

**PARKING/SIDEWALK SUBGRADE PREPARATION:**  
 1. TWELVE INCHES OF PROPERLY MOISTURE CONDITIONED AND COMPACTED SOIL SHALL BE REQUIRED BENEATH ALL PAVEMENTS AND 2 FEET BEYOND. (TILL AND RECOMPACT IN CUT SECTIONS). SUBGRADE SHALL BE COMPACTED TO 95% OF MAX. DENSITY PER ASTM D-698 AT -3% TO +3% OF OPTIMUM MOISTURE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES.

**FOUNDATION AND BUILDING PAD PREPARATION:**  
 1. FOUNDATION UNDERCUT: ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON SIMILAR MATERIAL. IF ROCK IS ENCOUNTERED IN EXCAVATION FOR FOOTINGS OR FOUNDATIONS, IT SHALL BE UNDERCUT TO PROVIDE ONE (1) FOOT BELOW BOTTOM OF FOOTING OF LOW PLASTICITY MATERIAL (KDOT AB-3)  
 2. CUT THE SUBGRADE A MINIMUM OF 22 INCHES BENEATH THE BASE OF SLAB ELEVATION TO ALLOW FOR PLACEMENT OF AN 18 INCH SUBBASE AND A 4 INCH BASE COURSE BENEATH THE SLAB ON GRADE.  
 3. SCARIFY AND RECOMPACT THE UPPER 9" OF EXPOSED SUBGRADE TO WITHIN 95%-100% OF THE STANDARD PROCTOR (ASTM D-698) MAX. DRY DENSITY WITH A MOISTURE CONTENT AT 0% TO +3% OF OPTIMUM.  
 4. FOR THE 18" SUBBASE, GRANULAR CRUSHER RUN LIMESTONE OR ROCK DUST IN 2-9 INCH LIFTS AND COMPACTED TO 95% OF MAX. DRY DENSITY PER ASTM D-698, APPLY MOISTURE TO ACHIEVE PROPER COMPACTION.  
 5. PLACE A 4 INCH LAYER OF CLEAN OPEN GRADED CRUSHED LIMESTONE TO BE COMPACTED WITH A VIBRATORY STEEL WHEEL ROLLER BENEATH THE SLAB.

**LEGEND**

- RETAINING WALL
- - - CURB UNDERDRAIN NOTE: USE PERFORATED PIPE BEHIND CURB, USED SOLID PIPE BENEATH PAVEMENT
- 100 DRAINAGE STRUCTURE
- FLARED END SECTION
- 8-1 GEOTECHNICAL BORING
- CURB INLET
- LINE 100 STORM SEWER PIPE
- WET CURB HIGH BACK
- DRY CURB HIGH BACK



**PRAIRIE FIRE DEVELOPMENT GROUP**

SCHOOLYARD LOFTS  
Tonganoxie, KS



601 E. 63RD ST. NO. 205  
KANSAS CITY, MO 64110  
USA  
816.708.1500  
odimo.us

Date	Description
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Issue

9 August, 2019

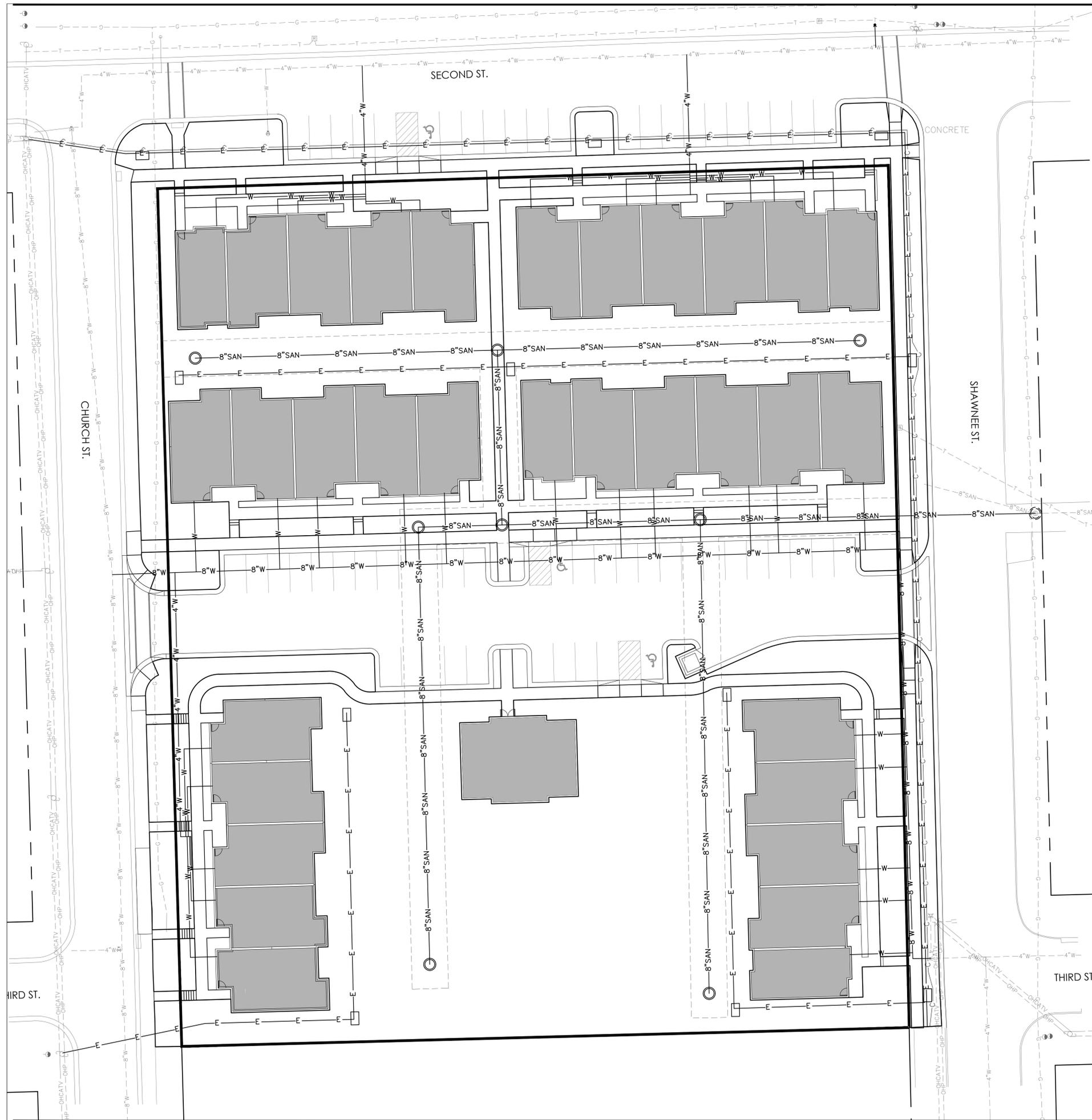
Seal / Signature

**NOT FOR CONSTRUCTION**

Description

Preliminary Grading Plan

**C3.0**



**SITE UTILITY NOTES:**

- ALL FILL MATERIAL IS TO BE IN PLACE, COMPACTED, AND CONSOLIDATED BEFORE INSTALLATION OF PROPOSED UTILITIES. ALL UTILITIES ARE TO BE PLACED IN TRENCH CONDITIONS.
- SANITARY SEWER SERVICE LINES SHALL BE 6" SCH. 40 PVC OR SDR-35 PVC. SANITARY MAIN PIPING SHALL BE PVC SDR-21 OR SDR-26 OR SDR-35
- STORM SEWER AND ROOF DRAINS (RD) SHALL BE AS FOLLOWS:  
6" AND SMALLER SHALL BE SCH 40 PVC OR SDR-35 PVC  
8" AND LARGER SHALL BE HDPE N-12
- WATER LINES SHALL BE AS FOLLOWS:  
-FROM MAIN INTO AND THROUGH VAULT:  
-3/4" THRU 2" WATERLINES SHALL BE COPPER TYPE K  
-3" AND LARGER CLASS 50 DUCTILE IRON PIPE OR PVC SDR 21 CLASS 200  
-ALL WATER LINES AFTER METER/BACKFLOW PIT SHALL BE AS FOLLOWS:  
-3/4" THRU 2" SHALL BE HDPE PE4710 200 PSI, SDR-7 IPS  
-3" AND LARGER MAY BE CLASS 50 DUCTILE IRON PIPE OR PVC SDR 21 CLASS 200
- MINIMUM TRENCH WIDTH SHALL BE 12 INCHES.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 42" COVER ON ALL WATER LINES.
- ALL WATERLINES SHALL BE KEPT TEN (10') APART (PARALLEL) FROM SANITARY SEWER LINES OR MANHOLES, OR WHEN CROSSING, A 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) OF THE WATER LINE ABOVE THE SEWER LINE IS REQUIRED.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE ENCASED IN CONCRETE 10 FEET EITHER SIDE OF THE CROSSING.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR EXACT TIE-IN LOCATIONS OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- REFER TO BUILDING PLANS FOR SITE LIGHTING TIE IN.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OR REMOVAL OF EXISTING POWER POLES, TELEPHONE POLES AND CUTS WITH RESPECTIVE UTILITY COMPANIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS REGARDING UTILITY SERVICES.
- CONDUIT FOR ELECTRICAL SHALL BE SCH. 40 PVC OR SCH. 40 HDPE
- GAS SERVICE LINE SHALL BE MDPE (DRISCOPEX 6500 OR EQUAL) MEETING PE2708, YELLOW IN COLOR. ALL JOINTS SHALL BE FUSED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON FIELD LOCATED MARKS FROM THE UTILITY COMPANIES.  
--GAS, WATER, COMMUNICATIONS, AND ELECTRIC (SUE LEVEL C)  
--MEASUREMENTS FOR HORIZONTAL LOCATION AND DEPTH WERE TAKEN IN THE FIELD FOR STORM AND SANITARY SEWER ONLY (SUE LEVEL A).

THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH AND RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**LEGEND**

- W- EXISTING WATER
- ⊗ EXISTING FIRE HYDRANT / VALVE
- OHP- EXISTING OVERHEAD POWER
- E- EXISTING UNDERGROUND POWER
- ⊙ EXISTING STREET LIGHT
- ⊙ EXISTING POWER POLE
- G- EXISTING GAS
- SAN- EXISTING SANITARY SEWER
- ⊙ EXISTING SANITARY MANHOLE
- AIR- EXISTING COMPRESSED AIR LINE
- SS- EXISTING STORM SEWER
- ⊙ EXISTING CATCH BASIN
- OHCATV- EXISTING CABLE TV
- T- EXISTING UNDERGROUND TEL
- OHT- EXISTING OVERHEAD TEL
- FO- EXISTING FIBER OPTIC
- X- EXISTING FENCE LINE
- E- PROPOSED UNDERGROUND ELEC.
- W- PROPOSED WATER
- C- PROPOSED COMM / FIBER / TEL
- G- PROPOSED GAS LINE
- SS- PROPOSED STORM SEWER
- 8" SAN- PROPOSED SANITARY SEWER
- IW- PROPOSED IRRIGATION
- LT- PROPOSED STREET LIGHT
- SG- PROPOSED SECURITY CAM
- ⊗ PROPOSED TRANSFORMER

**UTILITY CONTACTS:**

- ELECTRIC:**  
EVERGY (WESTAR ENERGY)  
ROSS HARRIS  
785-865-4857
- WATER:**  
CITY OF TONGANOXIE  
913-845-2620
- SANITARY AND STORM SEWER:**  
CITY OF TONGANOXIE  
913-845-2620
- GAS:**  
ONEGAS  
800-794-4780
- TELEPHONE/INTERNET:**  
MIDCO  
800-888-1300
- ATT:**  
800-464-7928
- DIRECT TV:**  
877-423-3403

**PRAIRIE FIRE DEVELOPMENT GROUP**  
SCHOOLYARD LOFTS  
Tonganoxie, KS



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Date	Description
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Issue

9 August, 2019

Seal / Signature

**NOT FOR CONSTRUCTION**

Description

Preliminary Utility Plan

**C4.0**



801 E. 63RD ST. NO. 205  
KANSAS CITY, MO 64110  
USA  
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9 August, 2019

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CONSTRUCTION**

Description
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**Preliminary Landscape  
Plan**

**L1.0**

SECOND ST.

CHURCH ST.

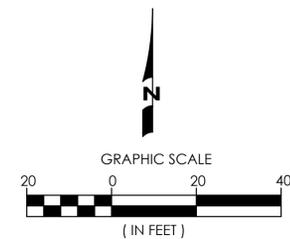
SHAWNEE ST.

Preliminary Landscape Legend

- Large Shade Tree (30)
- Small Shade Tree (4)
- Understory Tree (23)
- Shrubs/Grasses (253)

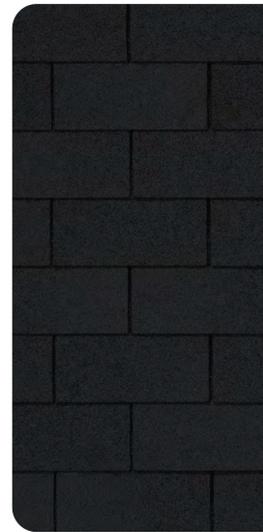
THIRD ST.

THIRD ST.





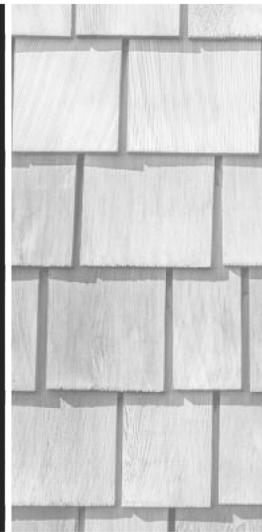
- BIRDSEYE PERSPECTIVE



dark asphalt shingles



dark metal standing seam



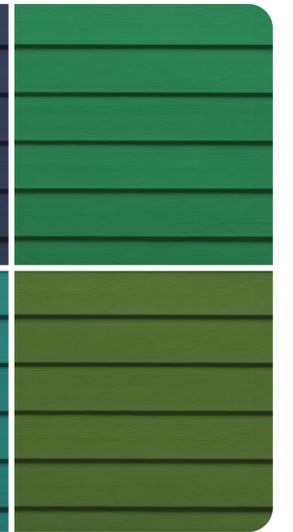
light / white hardie shake



limestone/brick veneer



lap siding multi-tonal



lap siding multi-tonal



- ELEVATION ALONG SECOND ST.



- EYE LEVEL PERSPECTIVE



- EYE LEVEL PERSPECTIVE

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	_____	_____	_____	_____
_____ Final Plat	_____	_____	_____	_____
_____ Site Plan	_____	_____	_____	_____
_____ Landscaping Plan	_____	_____	_____	_____

Name of Development Schoolyard Lofts

General Location Between 2nd and 3rd Street and between Church St. and Shawnee St.

**Applicant:**

Name: Schoolyard Townhomes, LLC Contact: Jason Swords

Address: 1125 Grand Blvd, Suite 202, Kansas City, MO 64106

Phone/Fax: 816-581-3992

E-mail address Jswords@sunflowerkc.com

**Owner Developer:**

Name: Schoolyard Townhomes, LLC Contact: Jason Swords

Address: 1125 Grand Blvd, Suite 202, Kansas City, MO 64106

Phone/Fax: 816-581-3992

E-mail Address Jswords@sunflowerkc.com

**Engineer:**

Name: Continental Consulting Engineers Contact: Brian Lavery, P.E.

Address: 9000 State Line Road, Leawood, KS 66206

Phone/Fax: 913-642-6642 / 913-642-6941

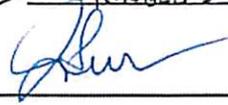
E-Mail Address bl@ccengineers.com

**SUBDIVISION INFORMATION:**

- Gross acreage of plat: 2.45 ac
- Total number of lots: 1  
 Residential  Business \_\_\_\_\_ Industrial \_\_\_\_\_ Other \_\_\_\_\_
- Existing zoning Single Family Proposed zoning R-MF2-P

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 \_\_\_\_\_

  
TODD E 5 LLC MEMBER  
 Schadyas Taranhomas LP

OFFICE USE:

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

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

## 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 blue-line 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 No new public streets proposed.
  - ☑ 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. Not necessary per City.
  - ☐ Written & signed commitments of utility availability from appropriate Utility officials gas, electric, telephone, water, cable. Not necessary per City.
  - ☐ Restrictions proposed for the plat in the Owner's Declaration of Plat. To be submitted with Final Plat



The rezone application for 00000 West Street has been withdrawn by the applicant.



The variance application for 834 E 4<sup>th</sup> Street has been continued to October 3<sup>rd</sup>, 2019 at 7pm in the Council Chambers, located at 321 S Delaware Street.