



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 1st Street, addressed the Planning Commission on the subject of the rezone of 704 E 4th 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 4th Street.
- Mr. Brewster delivered a presentation on the item. He explained that based on the future land use study, the four corners of 4th Street and Main Street should all eventually be zoned as “HBD.” 704 E 4th 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 4th Street at the regular meeting on May 20th 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 4th as more commission members were now present.**
- **Ms. Henson motioned to approve the Planning Commission meeting minutes from April 4th, 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



City of Tonganoxie, Kansas

PLANNING STAFF REPORT

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.



Chris Brewster
Contract City Planner



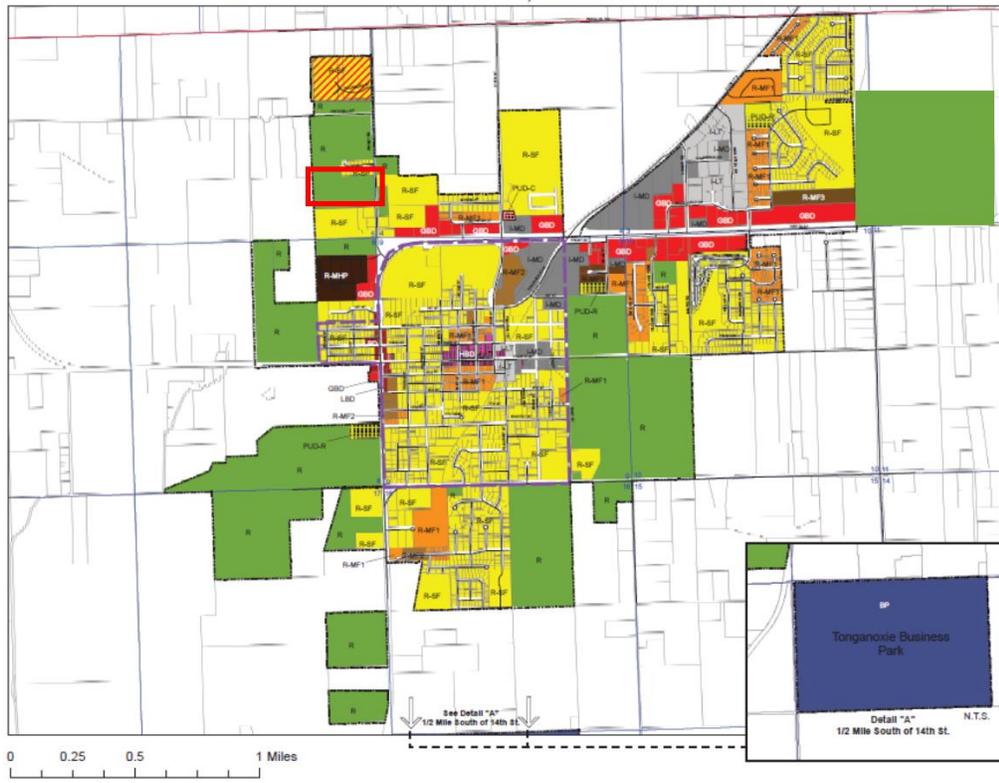
CITY OF TONGANOXIE, KS ZONING MAP

- 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



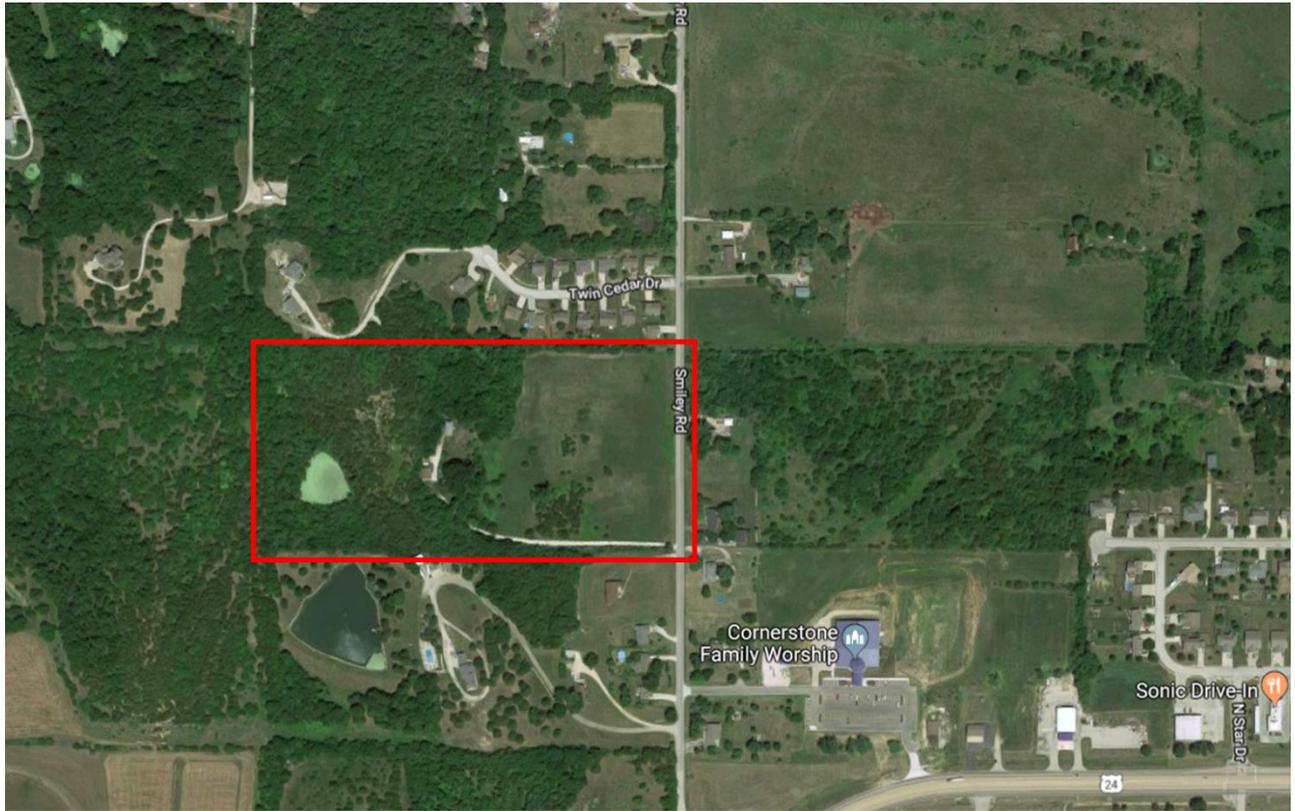
Source Data: Map Layers were obtained from Leavenworth County, Kansas GIS Department. This map was created in Arc GIS 9.3.1 from the official AutoCAD map created and maintained by BG Engineers.



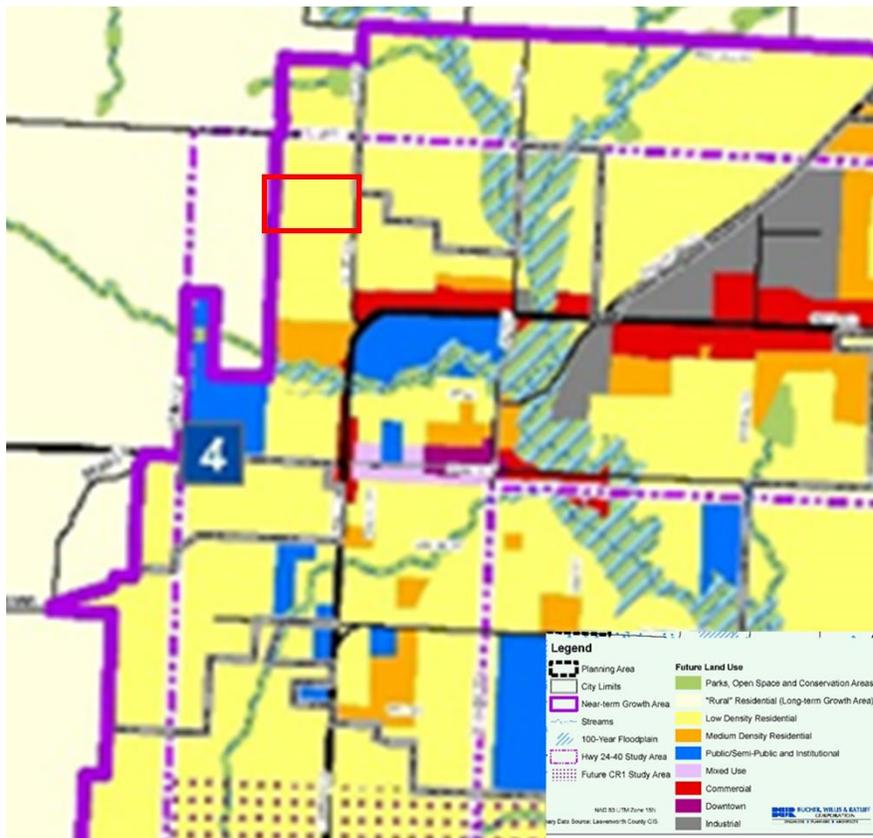
Current City Zoning (property in red box now zoned RR)



Vicinity



Property



Future Land Use (Tonganoxie Comprehensive Plan 2006)



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 30, 2019

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

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 dated July 29th 2019 has been submitted and meets the requirements of the City Regulations.
 - i. Revisions to the Plats including an easement for the detention basins is required. Maintenance responsibilities for the detention facility should be addressed on the plat.
 - ii. Construction plans detailing grading and pipe installation are required.
 - 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

Storm Water Management Plan

Saunders Estates

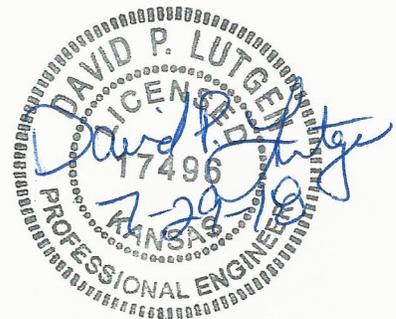
City of Tonganoxie

Developers: South Park Development Co. LLC
520 Smiley Road
Tonganoxie, KS

Surveyor: Herring Surveying Co.
Joe Herring, RLS
315 N. 5th Street
Leavenworth, KS 66048

Engineer: David Lutgen, PE
15554 Elm Street
Basehor, KS 66007

Date: July 29, 2019



Purpose: The City of Tonganoxie’s storm water regulations require that there be no increase in runoff for the 10 year or 100 year storms. This storm water management plan was prepared to meet that regulation.

Existing Site: The existing parcel of ground is approx. 20 acres in size and consists of a single family home with an outbuilding. The west side of the parcel is wooded while the east side is open grass/pasture area. The parcel is located on the west side of Smiley Road north of State Avenue. There is a ridge line running through the property on the west side. Storm water runoff flows east to a ditch on the west side of Smiley Road. The runoff then flows north to the north east property line where it enters a culvert under Smiley Road, see exhibit 1.

Proposed Site: The proposed development is the eastern 3 acres of the parcel adjacent to Smiley Road. Four large, 26,000 sq ft residential lots are proposed along Smiley Rd. The direction of the storm water runoff will remain the same.

Analysis: The area is composed of martin silty clay loam soil. The hydrologic soil group for this soil is C. A predeveloped CN of 74 and a developed CN of 78 were used. The CN of 78 was used due to the lot sizes being over 0.5 acre compared to the typical residential lot size of less than 0.25 acre.

The runoff for the 10 year and the 100 year storm was calculated using Hydroflow software. The runoff for three scenarios was looked at, existing conditions, developed w/o detention, and developed w/detention. The results of the analysis of the scenarios is shown in Table 1.

	Existing	Developed (No Detention)	Developed (Detention)
10 Year	44.5	45.8	44.2
100 Year	78.9	80.5	76.9

Table 1

There is a slight increase in storm water runoff for both storm periods with the development. In order to not increase runoff from the site storm water detention will be added to the north side of Lot 1. Approx. 1.2 acres of ground will drain into the detention pond. A 150' x 4' detention pond with a 12" outlet pipe will keep the developed runoff for both the 10 year and 100 year storms below the existing runoff. The maximum depth of water in the pond for the 10 year storm is 1.1' and 1.7' for the 100 year storm.

SAUNDERS ESTATES

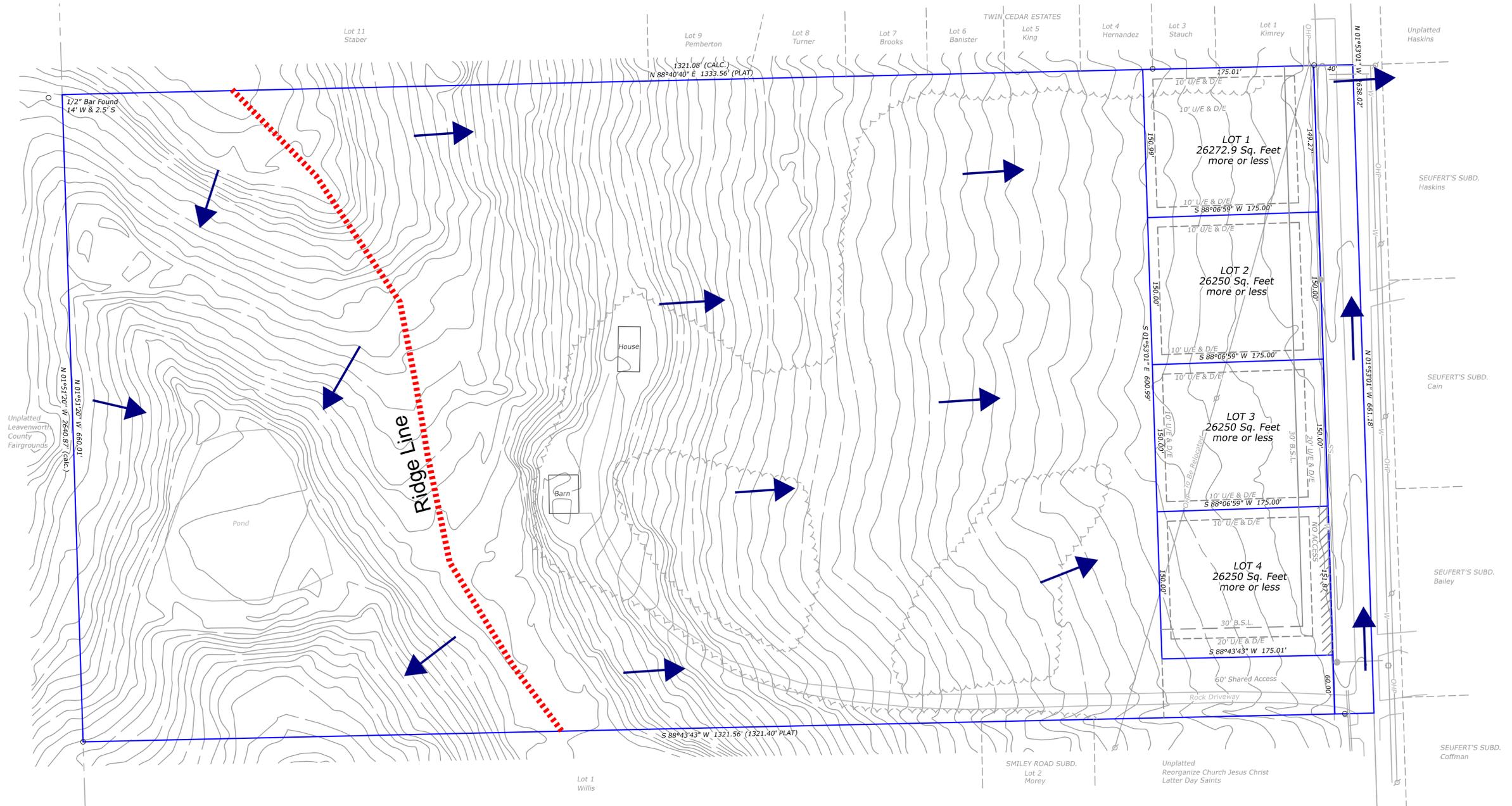
A Minor Subdivision in the North Half of the Southeast Quarter of the Southeast Quarter of Section 5, Township 11 South, Range 21 East of the 6th P.M., City of Tonganoxie, Leavenworth County, Kansas.

PRELIMINARY PLAT

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

Exhibit 1 - Runoff

DESCRIPTION OF RECORD: Doc # 2018R08491
The North One-Half (1/2) 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.



Scale 1" = 60'

Job # K-18-1254
April 8, 2019



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
 - 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



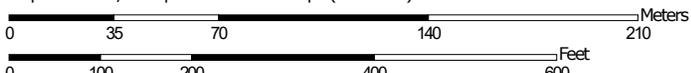
I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2018 thru April 2019 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Soil Map—Leavenworth County, Kansas



Map Scale: 1:2,510 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	5.7	20.2%
7305	Martin silty clay loam, 7 to 12 percent slopes, eroded	8.0	28.2%
7461	Oska silty clay loam, 3 to 8 percent slopes, eroded	0.9	3.3%
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	13.7	48.3%
Totals for Area of Interest		28.4	100.0%

Hydrograph Plot

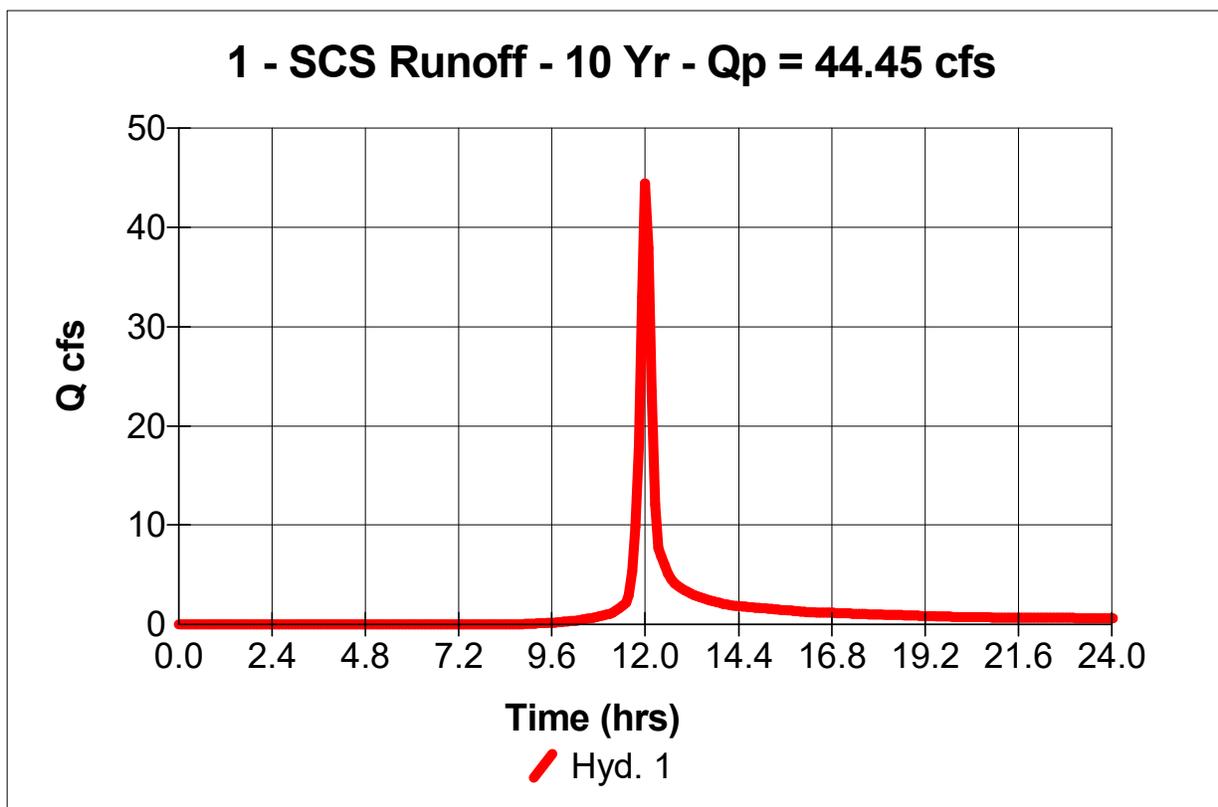
Hydraflow Hydrographs by Intelisolve

Hyd. No. 1

Saunders Existing

Hydrograph type	= SCS Runoff	Peak discharge	= 44.45 cfs
Storm frequency	= 10 yrs	Time interval	= 5 min
Drainage area	= 14.00 ac	Curve number	= 74
Basin Slope	= 10.0 %	Hydraulic length	= 980 ft
Tc method	= TR55	Time of conc. (Tc)	= 11.8 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Volume = 120,291 cuft



Existing 10 yr

Hydrograph Plot

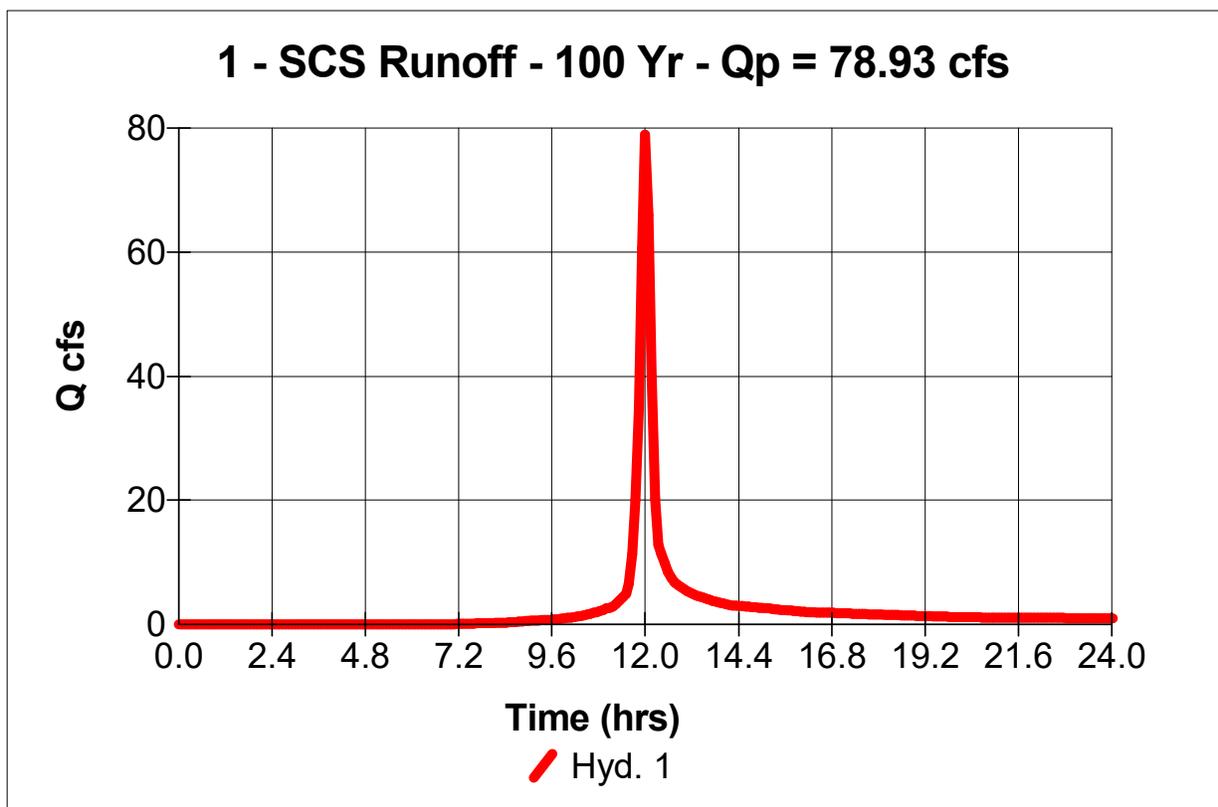
Hydraflow Hydrographs by Intelisolve

Hyd. No. 1

Saunders Existing

Hydrograph type	= SCS Runoff	Peak discharge	= 78.93 cfs
Storm frequency	= 100 yrs	Time interval	= 5 min
Drainage area	= 14.00 ac	Curve number	= 74
Basin Slope	= 10.0 %	Hydraulic length	= 980 ft
Tc method	= TR55	Time of conc. (Tc)	= 11.8 min
Total precip.	= 7.50 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Volume = 213,494 cuft



Existing 100 yr

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

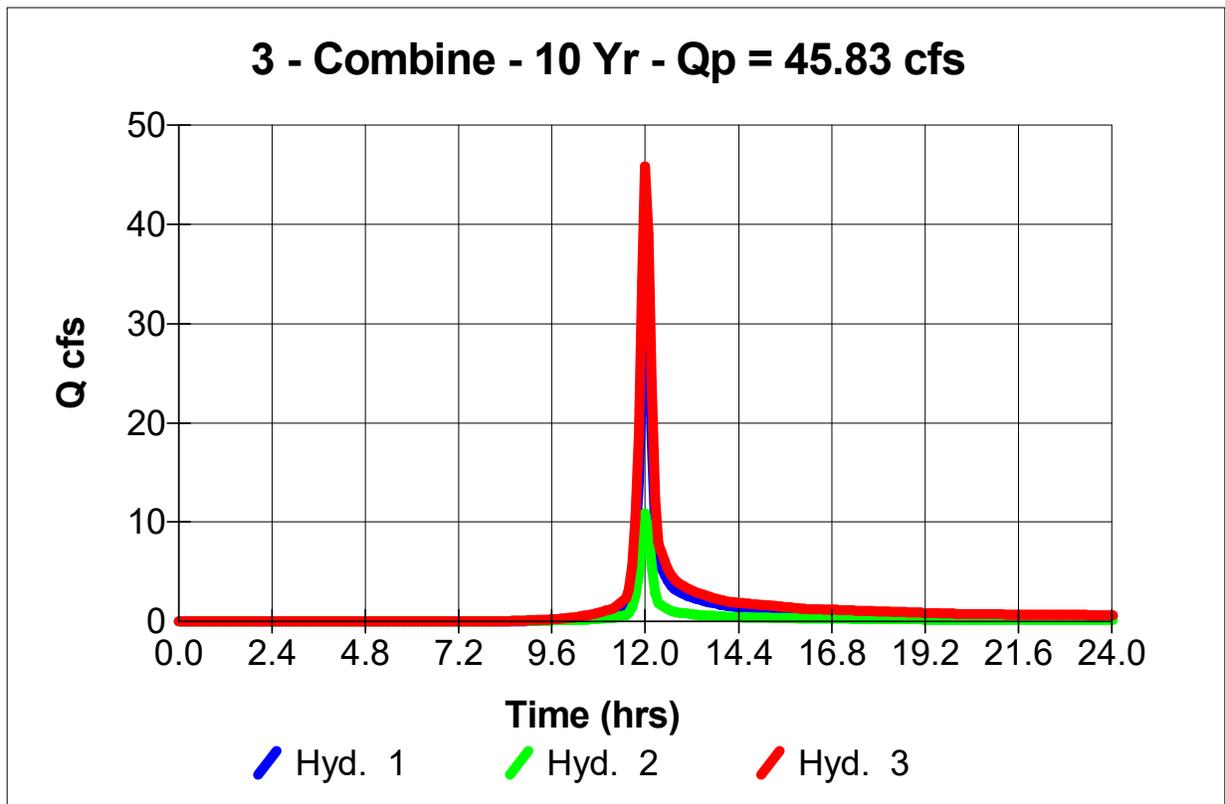
Hyd. No. 3

Saunders Overall

Hydrograph type = Combine
Storm frequency = 10 yrs
Inflow hyds. = 1, 2

Peak discharge = 45.83 cfs
Time interval = 5 min

Hydrograph Volume = 123,941 cuft



Developed w/o Detention 10 yr

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

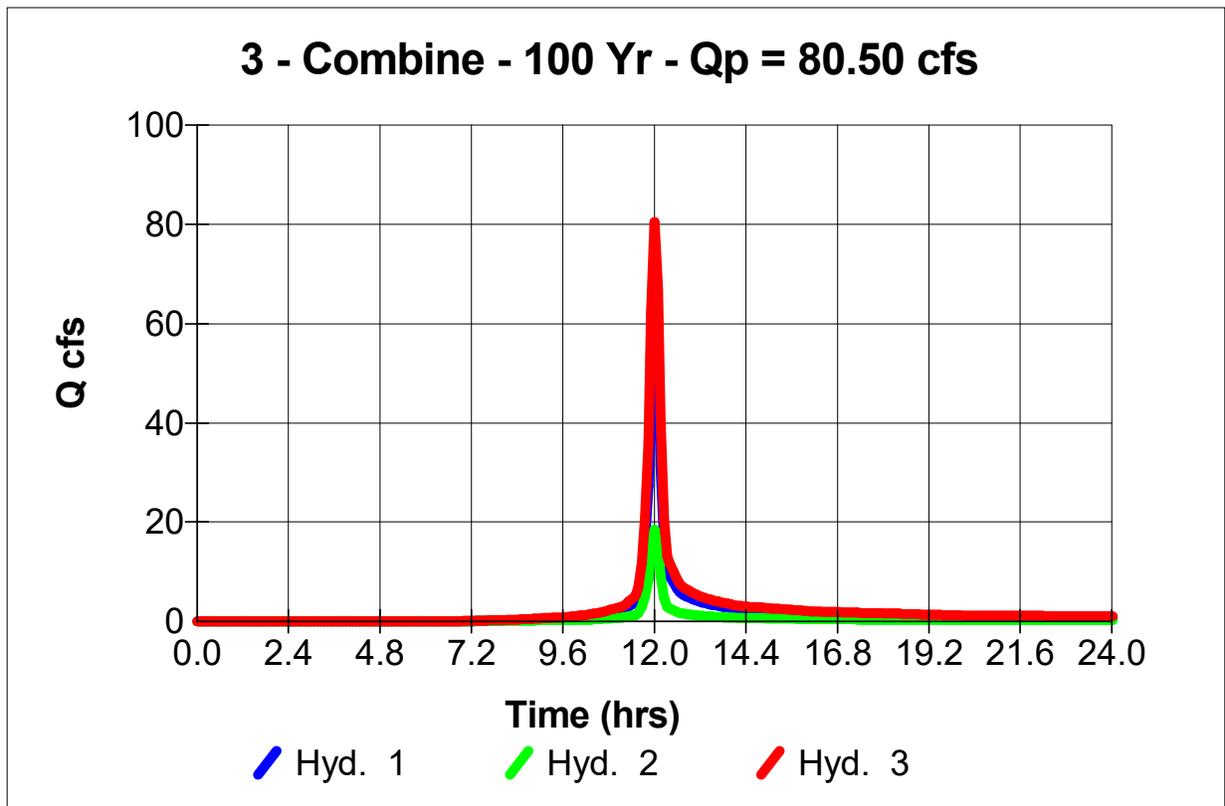
Hyd. No. 3

Saunders Overall

Hydrograph type = Combine
Storm frequency = 100 yrs
Inflow hyds. = 1, 2

Peak discharge = 80.50 cfs
Time interval = 5 min

Hydrograph Volume = 218,085 cuft



Developed w/o Detention 100 yr

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

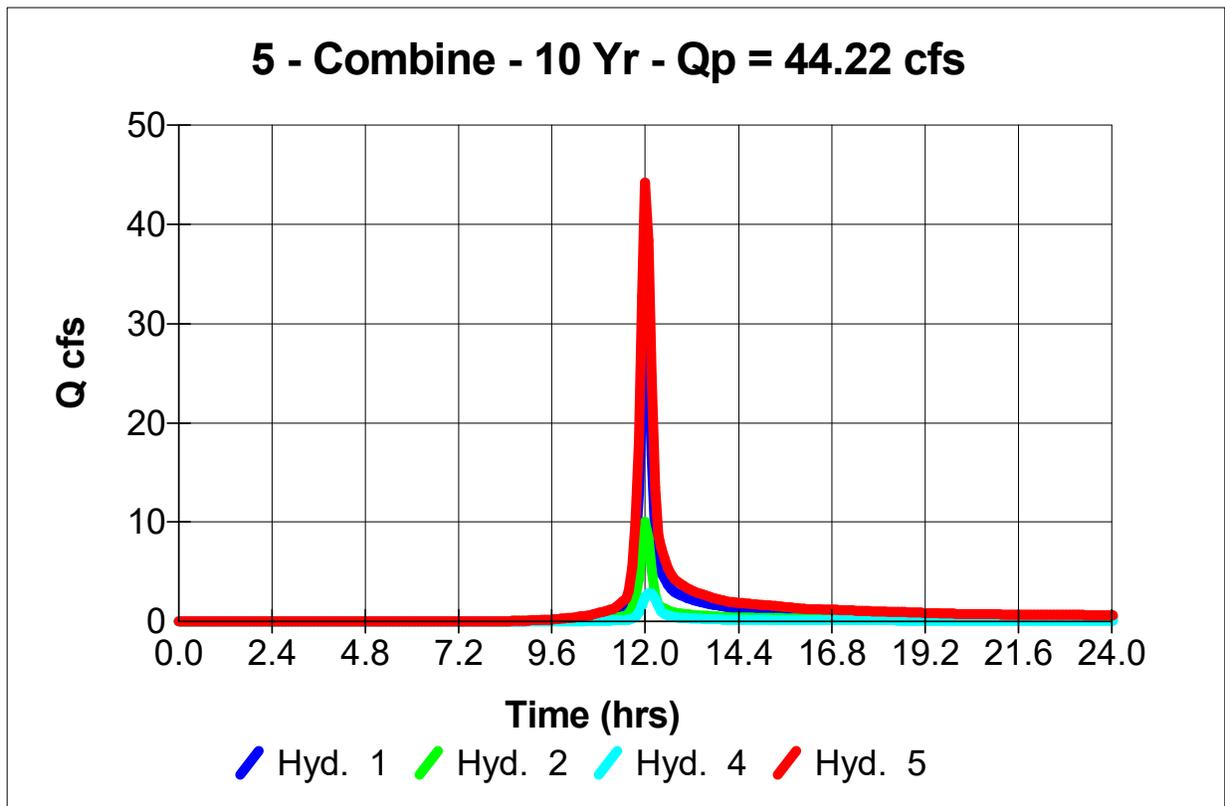
Hyd. No. 5

Saunders Overall

Hydrograph type = Combine
Storm frequency = 10 yrs
Inflow hyds. = 1, 2, 4

Peak discharge = 44.22 cfs
Time interval = 5 min

Hydrograph Volume = 123,200 cuft



Developed w/ Detention 10 yr

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

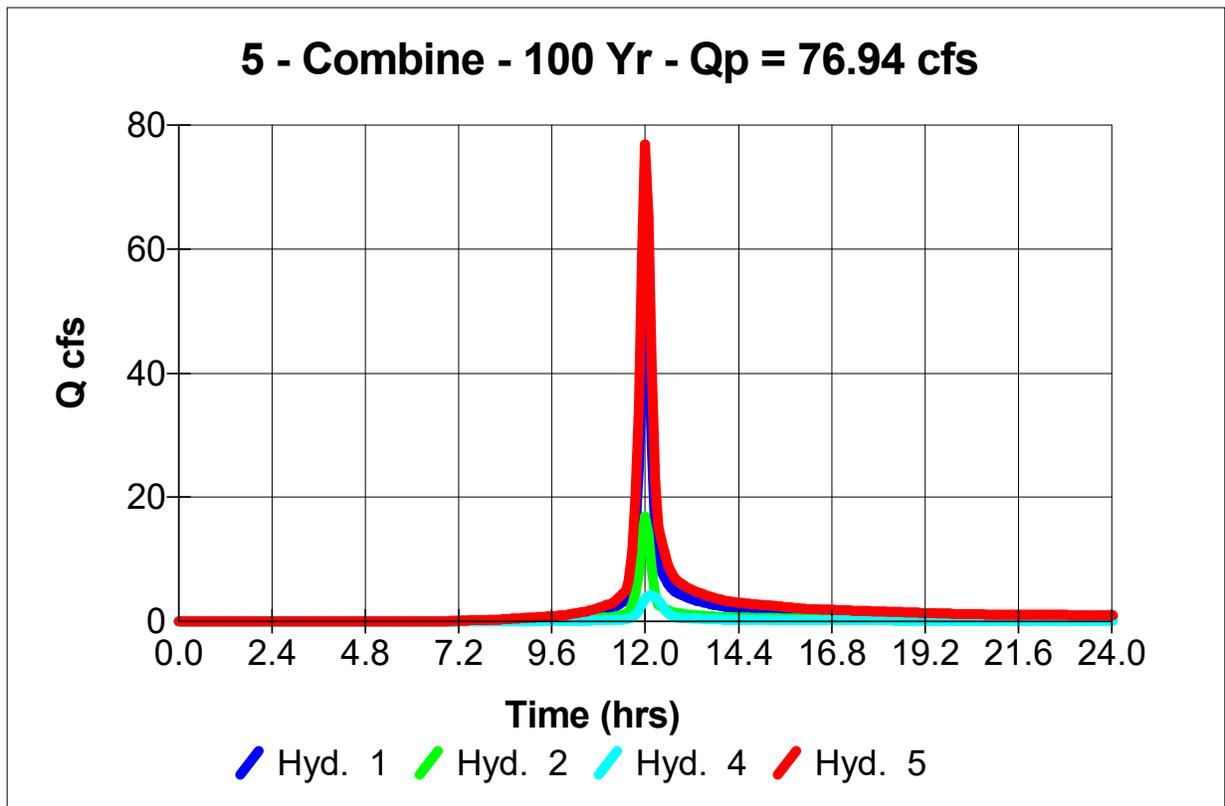
Hyd. No. 5

Saunders Overall

Hydrograph type = Combine
Storm frequency = 100 yrs
Inflow hyds. = 1, 2, 4

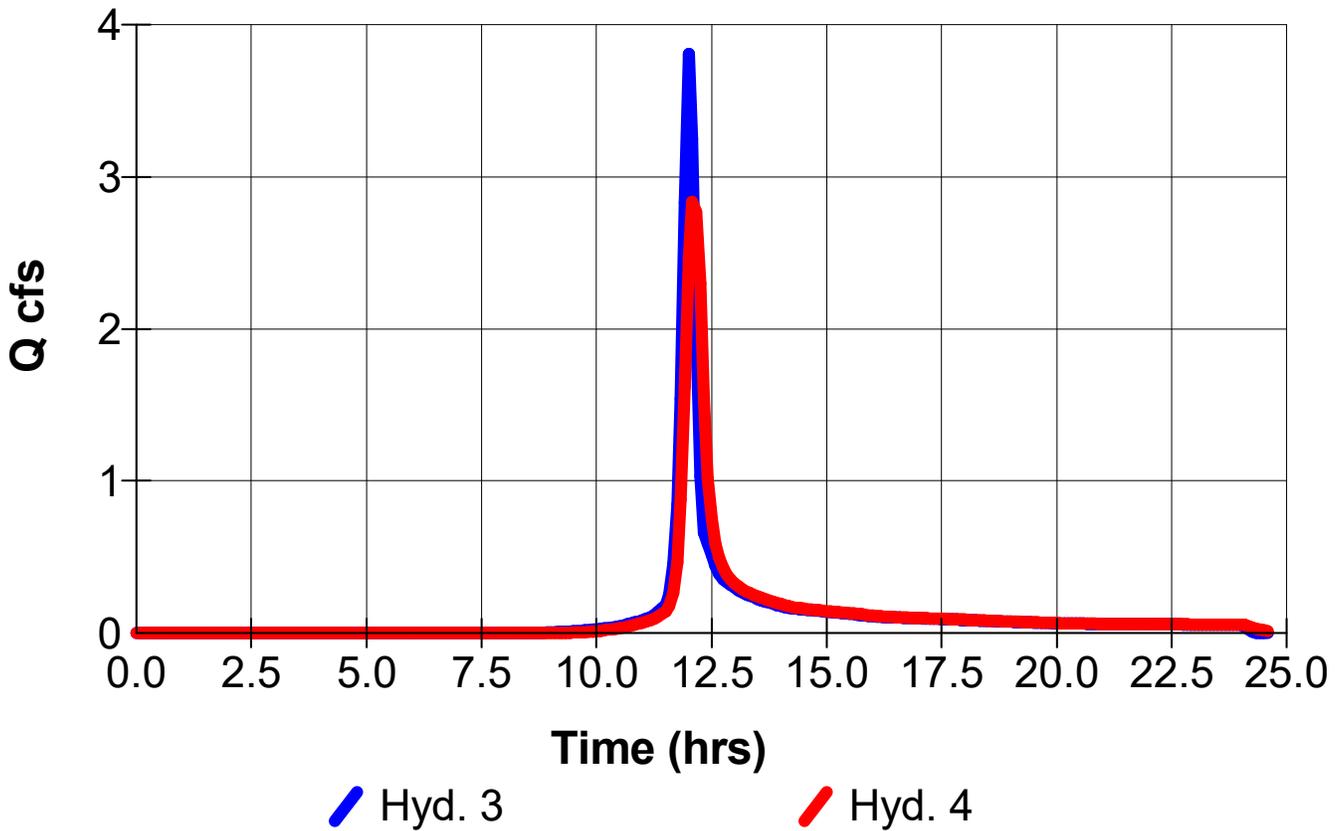
Peak discharge = 76.94 cfs
Time interval = 5 min

Hydrograph Volume = 216,934 cuft



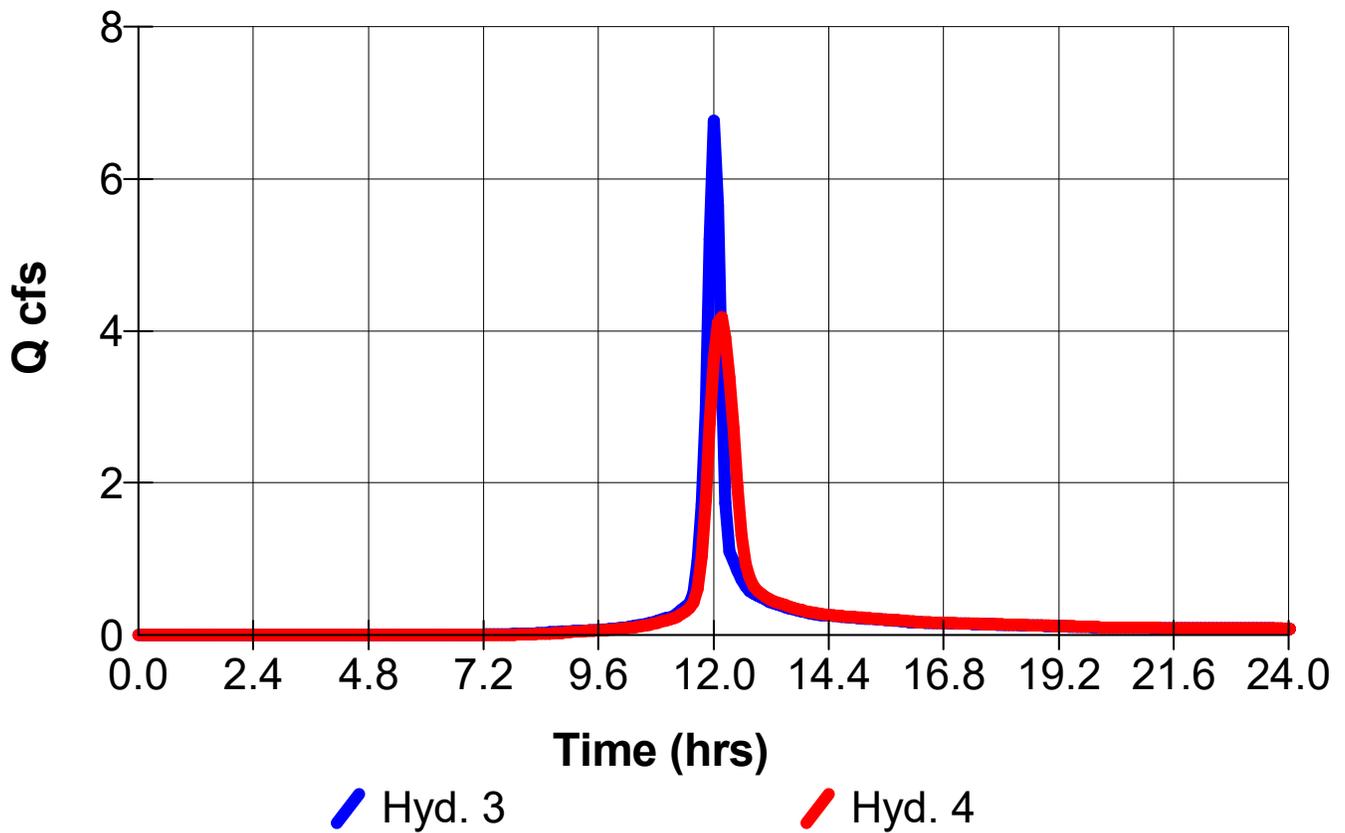
Developed w/ Detention 100 yr

4 - Reservoir - 10 Yr - $Q_p = 2.83$ cfs



Pond 10 yr

4 - Reservoir - 100 Yr - $Q_p = 4.18$ cfs



Pond 100 yr

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 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

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,

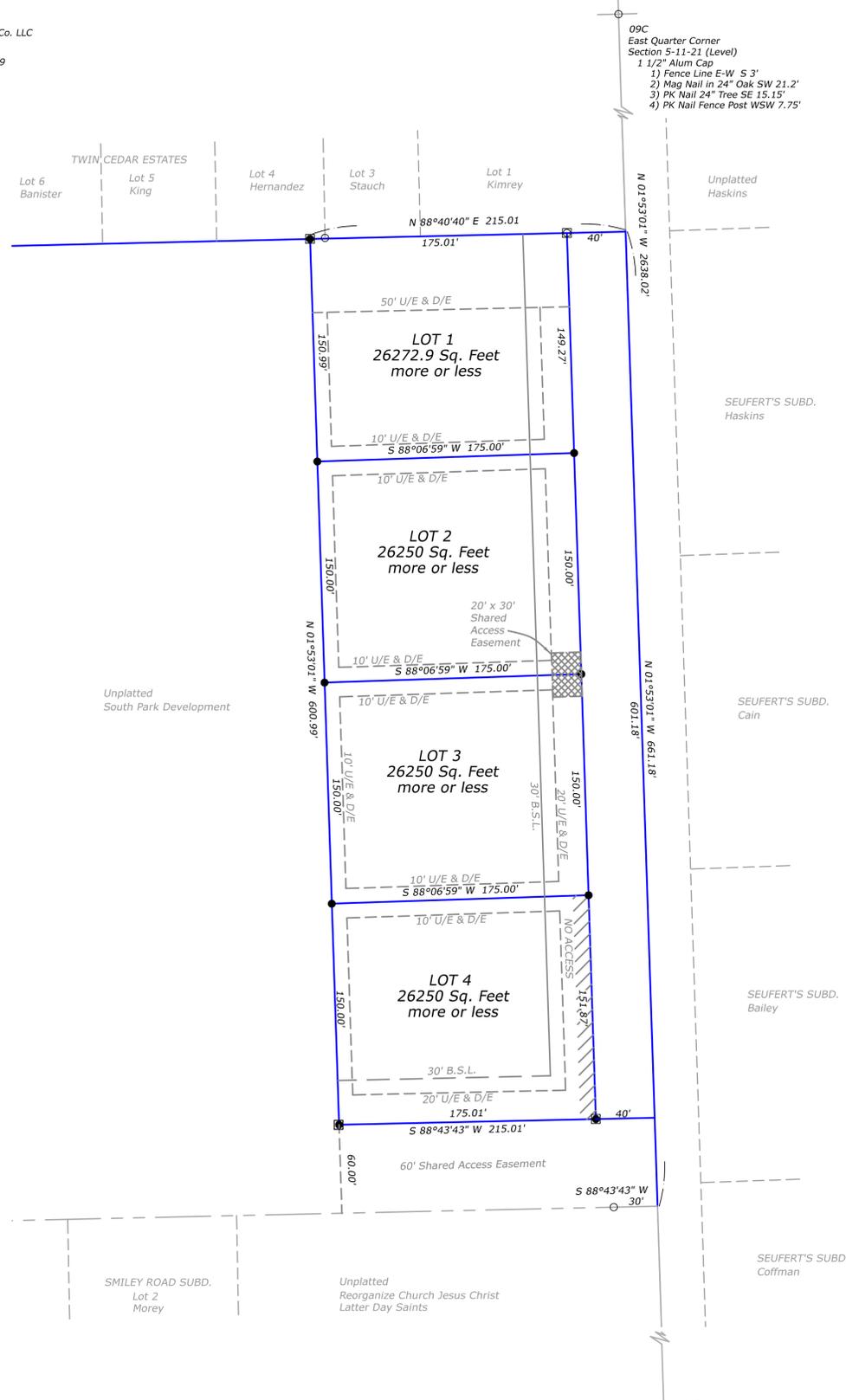
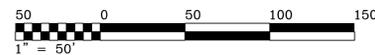
Register of Deeds - Stacy Driscoll

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



Scale 1" = 60'

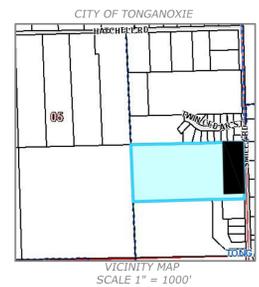


09C
East Quarter Corner
Section 5-11-21 (Level)
1 1/2" Alum Cap
1) Fence Line E-W S 3'
2) Mag Nail in 24" Oak SW 21.2'
3) PK Nail 24" Tree SE 15.15'
4) PK Nail Fence Post WSW 7.75'

ZONING:
R-SF - Residential Single Family

ACCESS:
- Lot 1 subject of City of Tonganoxie Access Management Policy.
- Lots 2 and 3 have a shared access.
- Lot 4 does not have direct access to Smiley Road, is limited to a shared access drive to the South.

- 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
The North One-Half (1/2) 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.



Scale 1" = 60'

Job # K-18-1254
April 8, 2019



- 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

2 with 330'

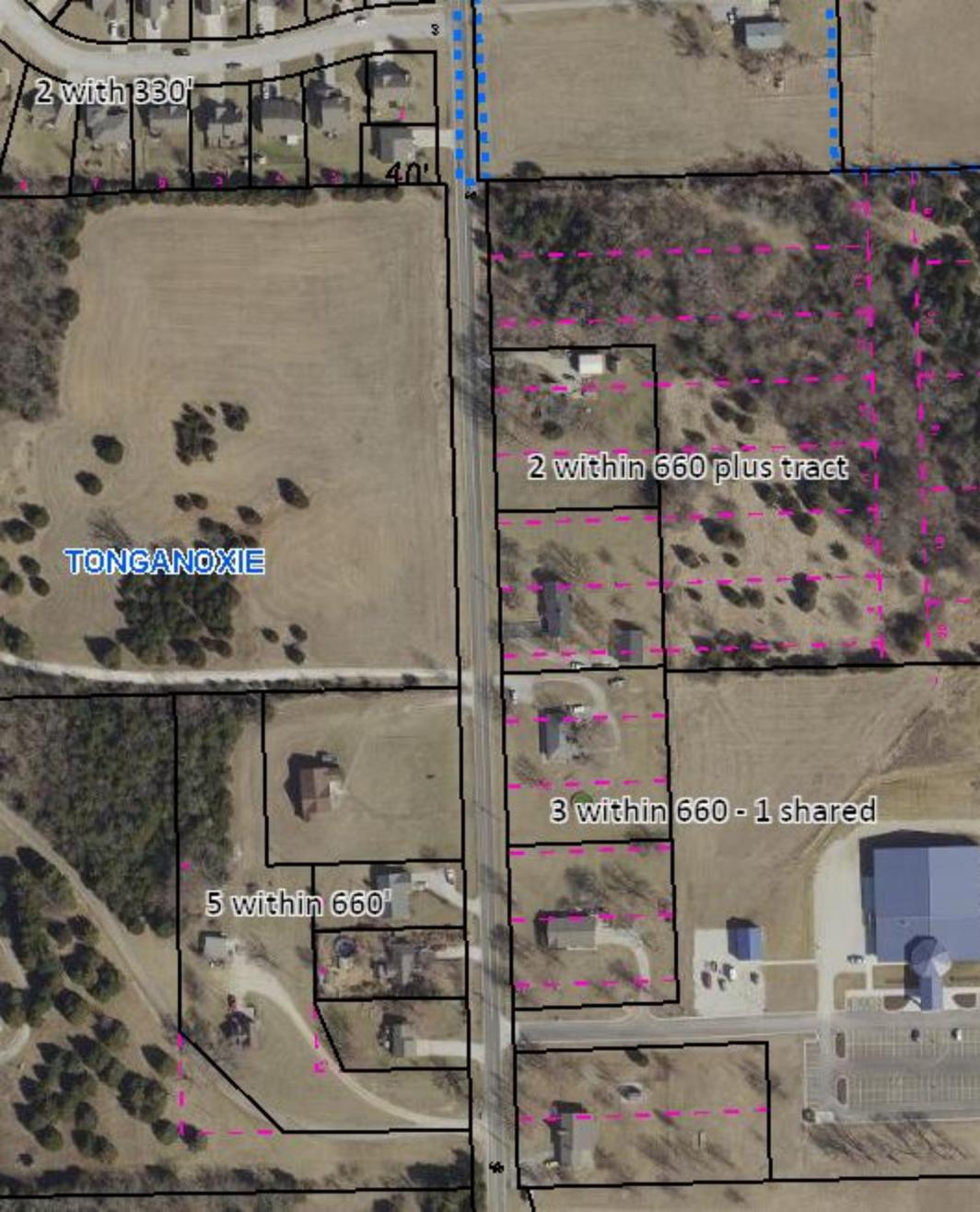
40'

TONGANOXIE

2 within 660 plus tract

3 within 660 - 1 shared

5 within 660'



ORDINANCE 1466

AN ORDINANCE AMENDING THE “ZONING ORDINANCE AND SUBDIVISION REGULATIONS” OF THE CITY OF TONGANOXIE, KANSAS, 2003, BY REZONING CERTAIN PROPERTY IN THE CITY OF TONGANOXIE, KANSAS.

WHEREAS, UNDER THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS of the City of Tonganoxie, Kansas, the Governing Body of the City of Tonganoxie, Kansas, is given the power to amend, supplement or change existing zoning regulations within said city, and;

WHEREAS, the City Planning Commission, after fully complying with the requirements of the ordinances of the City of Tonganoxie, Kansas, held a public hearing on the 7th day of March 2019, at 7:00 p.m., at the Tonganoxie City Hall Council Chambers, the official date set out as was published in the Tonganoxie Mirror newspaper; and

WHEREAS, pursuant to Resolution 4-19-01, the Governing Body adopted Findings of Fact and Conclusions supporting its decision to rezone said property.

WHEREAS, upon a motion made and duly seconded and passed, the Governing Body resolved to rezone from “R-R” (R-Rural District) to “R-SF” (R-Single Family), the following described property:

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, situated in the City of Tonganoxie, County of Leavenworth and State of Kansas, more commonly known as 520 Smiley Road.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TONGANOXIE, KANSAS:

SECTION 1. That the above-described property being in the “R-R” – R-Rural Zoning District is and the same is hereby rezoned to “R-SF” – R-Single Family Zoning District.

SECTION 2. That the “Zoning District Map” adopted under Section 1-015 of the Zoning Ordinance and Subdivision Regulations of the City of Tonganoxie, Kansas, 2003, shall be and the same is hereby corrected to conform to the rezoning as set forth in Section 1 above.

SECTION 3. That this ordinance shall take effect and be in force from and after its passage, approval, and publication in the Tonganoxie Mirror, the official newspaper of the City of Tonganoxie, Kansas.

PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF TONGANOXIE, KANSAS, ON THIS 1st day of April.

Jason K. Ward, Mayor

Patricia C. Hagg, City Clerk

Approved as to form:

Shannon M. Marcano, City Attorney

RESOLUTION NO. 04-19-01

Before the Governing Body of the City of Tonganoxie, Kansas;

Findings of Fact and Conclusions concerning request to rezone certain property filed by Jack Willis and South Park Development, property owner.

Comes now the Governing Body of the City of Tonganoxie, Kansas and renders the following Findings of Fact and Conclusions regarding a request to rezone certain property within the City Limits of the City of Tonganoxie. These Findings and Conclusions represent the basis of the Governing Body's approval of the rezoning pursuant to its authority under K.S.A. 12-741 et seq., and all other applicable laws.

FINDINGS OF FACT

REQUEST TO REZONE PROPERTY

MEETING/PUBLIC HEARING DATE: Planning Commission meeting, dated March 7, 2019, at 7:00 PM at the Tonganoxie City Council Chambers.

SUBJECT: A request to rezone from "R-R" R-Rural District to "R-SF" R-Single Family District, the following described property:

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, situated in the City of Tonganoxie, County of Leavenworth and State of Kansas, more commonly known as 520 Smiley Road.

1. History and Current Status of Property:

The property owner has filed an application to change the zoning classification from "R-R" (R-Rural District) to "R-SF" (R-Single Family) for the above described property. The property owner and surrounding neighbors were notified and a Public Hearing was held by the Planning Commission on March 7, 2019. The property owner proposes to rezone the property so they are in compliant with current zoning classifications.

Review Considerations:

The City's zoning regulations define the "R-SF" R-Single Family (Section 5) and permitted uses as follows:

General Description: To allow for residential development at a low density that is protected from encroachment of uses not performing a function necessary to the residential environment.

Uses Permitted:

- A. Residential Uses
 - 1. Accessory Uses 1 & 5 that are related, customary and subordinate to the existing use of the site.
 - 2. Group Home
 - 3. Secondary residential Uses (such as pool houses, guest houses, servants quarters)
 - 4. Single-family dwellings
- B. Institutional and Service Uses that are incidental to and compatible with the general existing or planned uses in the area.
 - 1. Community or Social Service/Groups
 - 2. Education: – School
 - 3. Religious Institution
 - 4. Safety Services
 - 5. Local Utilities
- C. Recreational uses that are compatible with the uses in the surrounding area
 - 1. Athletic Facilities, Outdoor
 - 2. Open Space or Areas
- D. Commercial Uses: Lodging Facilities I
- E. Signs as regulated in Section [25](#).
- F. Special Uses as allowed in Section [22](#). (Group Living, Education-Other, Personal Care Facility, Home Occupation)
- G. Temporary Uses as approved by the Governing Body. See Section [33](#).
- A. Please refer to Appendix A for a list of suggested, permitted uses.

CONCLUSIONS

The application was also be reviewed against the following considerations (*in bold italic text*) as outlined by the City of Tonganoxie Zoning Ordinance, Section 27-011. Following each of the considerations are staff comments (in plain text).

1. Character of the neighborhood:

The character of the surrounding area is a mix of agriculture and low-density residential uses. All directions from the subject property include a mix of houses on smaller lots, larger lots, larger remnant parcels, and then undeveloped or agriculture lands, therefore there is no distinct character in the area and in generally reflects the characteristics of the rural/suburban fringe of developed areas.

2. Zoning and uses of properties nearby:

The surrounding property is used as either single-family homes and/or agriculture. There is also a church located east of Smiley Road. All of the surrounding property is zoned either R-R Residential Rural District or R-SF Residential Single-family District.

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

This property is off Smiley Road, which has a semi-rural characteristic to it, with some subdivisions located adjacent to it and several larger lots fronting on Smiley Road. It has been used as a single-family home and agriculture for all of the relevant history, which is consistent with the existing R-R zoning designation. While this area is suitable for that use, it is also an area of transition as there is a mix of agriculture, large lot, and suburban residential development north and south of this property on Smiley Road.

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

Nearby property has been subject to similar development patterns. Property to the east and south reflect the same patterns, with larger lots fronting on Smiley Road and some remnant parcels to the rear, and property to the north has been developed in smaller lots (similar to what is proposed for the future phases of this property further west off Smiley Road.) This development pattern and the proposed uses should not detrimentally affect nearby property.

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

The subject property is currently a large agriculture lot with a single-family home on it. Leavenworth County GIS and Appraisal information indicate the home was built in 1903, and it is reasonable to conclude the property has existed in this or a similar state since that time.

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

If the property remains as "R-R" Rural District zoning, only very low levels of future development will be likely in this area. None of them will amount to the investment level or intensity to warrant future infrastructure investments in this area, so it is likely the property would remain unchanged without rezoning. The gain to the public if the property is to remain in this state is generally aesthetic (minting a rural or pastoral character) and fiscal (not needing to take on additional infrastructure obligations). Development patterns similar to what is proposed has occurred on other property surrounding this site, so to some extent these potential benefits to the public from maintaining current zoning have been reduced.

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

This area is located in the near term growth area and is designated for low density residential on the Future Land Use Map in the Comprehensive plan. Therefore, the proposed use and the development pattern is generally in conformance with the plan.

The plan also includes a number of different policies regarding infrastructure and transportation that identify the following issues with respect to the specific proposal:

Infrastructure Policies. Infrastructure investments to support future growth are to be well coordinated. This area is served by water and sewer, however some of the development further to the north has experienced difficulties with levels of water service due to elevations and the fact that the service is extended far out from other developed areas. However, this development reflects filling in the gaps from some of

these previous investments. These service issues will be addressed by more specific engineering at the time of platting proposed lots.

□ Transportation Policies. The plan states that residential lots off arterial streets should generally be avoided, and Smiley Road is designated as an arterial street. However, the proposed pattern already exists in this area. Additionally, the alternative where lots back to arterial streets should also be avoided due to the negative impacts this pattern has on street networks, community character, and efficient street investments (i.e. streets that serve no other purpose except access to other streets.) Therefore this pattern with larger lots (and fewer access points) on arterials is an acceptable compromise. Despite this, continued and increasing residential driveway access points on Smiley Road is not desirable, and the access to these lots should be combined in some fashion, subject to the City Engineers review and recommendation.

The comprehensive plan also includes several policies on “neighborhood design” (Residential Neighborhood Design Policies, page 10-3). These policies are all aimed at creating distinctive, human-scale and more walkable neighborhoods through new growth. Similar policies were further developed and emphasized with the recent updates and focus areas for the Comprehensive Plan (2015 updates). The proposed development does not meet these policies, as it reflects a more “sub-urban” character of housing. However, the context and surrounding development plans in the vicinity are more similar to what is proposed for this property. The proposed re-zoning is not in a location where those policies are currently directly relevant, nor is the proposed project of a scale to influence significant changes on the existing character of the area.

A final component of residential development from the comprehensive plan addresses the connectivity of local and collector street networks. Generally, a pattern of stubs and cul-de-sacs will lead to a uncoordinated development pattern – leading to transportation, infrastructure and neighborhood character problems. To some extent development on surrounding properties exhibit the challenges that result from the cumulative effects of this pattern, as many small plats

4

are done over several years. Therefore, at the time of platting of the 16 lots to the west off Smiley Road, a concept plan for future street networks – in this subject property and showing potential connections to future development on adjacent property should be provided.

8. Recommendations of professional staff:

[see below]

III. EFFECT OF DECISION

The Planning Commission recommends rezoning requests to the Governing Body. Based on the record and other findings of the testimony at the public hearing, the Planning Commission may:

1. Recommend approval,
2. Recommend approval with conditions
3. Recommend denial for rezoning request.

The Governing Body reviews the request in light of the Planning Commission’s recommendation. They may accept the recommendation based on a simple majority of the Governing Body, they may refer the application back to the Planning Commission with direction for specific further discussions or consideration, or they may modify or override the Planning Commission recommendation by a 2/3 vote of the entire Governing Body.

Subsequent to any decision on this particular request to rezone a preliminary and final plat will have to be prepared demonstrating infrastructure capacity, finalizing streets and access, and identifying specific lot lines and easements.

IV. RECOMMENDATION.

Staff recommends approval of the rezoning from “R-R” Rural District to “R-SF” Single-family District, subject to the following:

1. The preliminary and final plat shall demonstrate infrastructure and utility capacity to serve all lots at the appropriate levels of service. Any upgrades in service necessary shall be the obligation of the property owner.
2. Access to the 4 lots on Smiley Road shall be subject to review and approval by the City Engineer, and generally be consolidated to two points. Options to explore include shared drives between two lots, access from the proposed side street to the south of the property, access from a shared “frontage lane” connecting all lots with a common access drive, or combinations of these or similar strategies.
3. Future platting of the 16 lots to the west further off Smiley Road, or any other portions of the property being rezoned shall require a conceptual street network addressing all future development on this property, including connections to potential street networks on the surrounding property. The conceptual network shall prioritize coordinating access to Smiley Road at limited points, and establish a block structure for the vicinity so the area does not end up with several isolated stubs, cul-de-sacs and subdivision “pods” should future development occur in these areas.
4. At the time of platting, all lots shall meet the minimum dimension and development standards for the R-SF district (minimum 6,000 s.f lots; minimum 65 feet frontage). However the lots on Smiley Road shall be limited to the concept proposed – 4 larger lots with limited access points.

THEREFORE, the Governing Body of the City of Tonganoxie, having considered the request for rezoning filed by The City of Tonganoxie, reviewed all testimony and evidence submitted for the request, and does hereby adopt the foregoing Findings of Fact and Conclusions as the basis for its decision to approve the Rezoning.

Passed and approved by the Governing Body of the City of Tonganoxie this 1st day of April 2019.

Jason K. Ward, Mayor

ATTEST:

Patricia C. Hagg, City Clerk

Approved as to form:

Shannon M. Marcano, City Attorney



Boards and Committees Application

City of Tonganoxie

Submitted On:

July 29th, 2019 @ 2:10pm

Name (First and Last)	Amanda Beach-Starcher
grp_q8Pclz	620 E. Washington St. Tonganoxie KS 66086
Email	amandabeachstarcher@gmail.com
Phone Number	913-416-3697
Are you a registered voter?	Yes
Do you live within the city limits of Tonganoxie?	Yes
Where do you work? Please include your job title and a brief description of your job duties and responsibilities.	The White Birch Agency, Realty Executives of KC Realtor Rent, buy, or sell property for clients. Perform duties, such as study property listings, interview prospective clients, accompany clients to property site, discuss conditions of sale, and draw up real estate contracts.
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	<p>1) I'm a strong advocate for community involvement, my grandmother who served with the Tonganoxie Historical Society taught me at an early age the importance of community involvement. I would like to pass that on. I have three school aged children and I want to teach them the value community involvement. I believe this board position will not only allow me to give back to the community I live in, but allow me to serve as a role model for my children.</p> <p>2) My husband and I (both local business owners in Tonganoxie) are very interested in the future development of Tonganoxie not only for the near future, but for the long term as well. My family moved to the Tonganoxie area in the early 70's and have become very integrated in the community over the years. We are proud to be from Tonganoxie!</p> <p>3) I believe I will bring the voice of the people to the commission. Working as a Local Relator in Tonganoxie, I listen to the concerns of the community daily as well as the concerns of potential new residents looking to move into the area because of Tonganoxie's high-quality reputation. I believe this will provide a valued voice for the future direction of Tonganoxie development.</p>
What other Tonganoxie boards and committees have you served on?	Tonganoxie Business Association: Board Member; Sunflower Stroll: Treasurer
Is this an application for a reappointment to a board you currently serve on?	No

Describe any work or volunteer experience that is related to the function of this board or committee.

Kansas City Regional Association of Realtors: Community Outreach Board

Select your highest education completed.

High School

Other information or comments



Boards and Committees Application

City of Tonganoxie

Name (First and Last)	Patrica Bitler
	250 Willis Drive Tonganoxie KS 66086
Email	pblanddesign@gmail.com
Phone Number	9132401440
Are you a registered voter?	Yes
Do you live within the city limits of Tonganoxie?	Yes
Where do you work? Please include your job title and a brief description of your job duties and responsibilities.	Electrician team leader at General Motors- I train and relieve my team of electricians. I facilitate team members with break downs and maintenance. i keep quality, overtime, and parts paperwork.
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	i want to serve my greater community by giving back, I finally have the time to volunteer in my adopted home of Tonganoxie, after twenty three years here I want to be a part of the next 100.
What other Tonganoxie boards and committees have you served on?	none
Is this an application for a reappointment to a board you currently serve on?	No
Describe any work or volunteer experience that is related to the function of this board or committee.	None really, although we're all planning for our futures. I just thought this sounded like an interesting place to use some common sense and new ideas.
Select your highest education completed.	Some College
Other information or comments	



Boards and Committees Application

City of Tonganoxie

Name (First and Last)	Jacob Dale
	1023 Starla Ct. Tonganoxie KS 66086
Email	hricane23@gmail.com
Phone Number	785-979-3220
Are you a registered voter?	Yes
Do you live within the city limits of Tonganoxie?	Yes
Where do you work? Please include your job title and a brief description of your job duties and responsibilities.	Sunflower Bank - Vice President, Business Banking - In my role as a Business Banker, I seek to provide finance and banking solutions to businesses covering all industries and sizes.
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	I wish to continue serving on the Planning Commission and Board of Zoning Appeals to continue being a part of the process of developing the community in a logical and efficient manner.
What other Tonganoxie boards and committees have you served on?	I currently serve on the Boards of the Tonganoxie Public Library and Tonganoxie Business Association, and am involved in the District Site Council for USD 464.
Is this an application for a reappointment to a board you currently serve on?	Yes
Describe any work or volunteer experience that is related to the function of this board or committee.	I believe that being engaged with the community is important to being able to make sound decisions that affect the present and future of Tonganoxie, and volunteering for civic positions and community activities is only part of becoming as informed as possible. That is why I've not only volunteered for the Boards I currently serve on, but have also volunteered for Tongie Days for several years, for the Library Run, for the Sunflower Run held during the Sunflower Stroll weekend, and for the FAST Community Workouts held by the Rec Commission.
Select your highest education completed.	Bachelors Degree
Other information or comments	I thank you for your consideration.

July 30, 2019

Dear fellow Planning Commissioners,

I apologize for my absence at this month's regularly scheduled meeting. Work duties have sent me away for the week. And what a week to be gone! County Fair AND Planning meeting all at once! And not just any Planning meeting, but one where my future as a member of the Planning Commission may be at risk. At the time of writing, I am not privy to any applicants (other than myself), but as I always hope that more people seek to become engaged in our community, I hope there are multiple applications to consider.

Having said that, I'm writing this memo with the hope that you will accept it in my absence as my declaration of why I seek another term on the Planning Commission. It's no secret that I am also seeking a seat on the City Council later this year. The fact that I would be required to resign from the Planning Commission in December, should I be honored with the opportunity to join City Council, is certainly something that should be considered. While mulling over the idea of whether to seek another term, I myself struggled with the thought of potentially resigning just a few months into that term. Ultimately, I decided to seek another term on the Planning Commission because I want to continue being engaged in the process of determining logical and sustainable growth, regardless of the outcome of the November election. In other words, I'm not putting all my eggs in the City Council basket.. I'm putting all my eggs in the Tonganoxie basket, whether that be as Planning Commissioner or City Councilperson come January.

Tonganoxie's proximity to Kansas City and Lawrence, as well as our access to I-70 and its tributary highways, puts us uniquely in the crosshairs of growth, whether anybody likes it or not. As such, informed and consistent decision making will be critical to maintaining a logical and well-defined plan for both the present and future. That informed and consistent decision making comes from years of serving the community.. listening to fellow citizens at Planning Commission meetings, visiting with business owners, talking to neighbors on the streets throughout town, working with school district officials and with city staff, and on and on. While I understand the desire to bring new ideas and thoughts to some civic boards, I also believe that it's important to maintain consistency, so that when a development project that was hotly debated a couple years ago surfaces back up, the Commission can recall the discussion, the decision, the concern, process, etc, etc.

I've learned a lot during my time on the Planning Commission. Perhaps one of the biggest lessons is that the job doesn't start at 7pm on the 1st Thursday of the month, and doesn't end when I motion to adjourn, Mrs. Gee seconds, everyone says "aye", and Mr. Morgan smacks the gavel. It's much, much more than that. It's civic duty. It's dedicating part of your life to making the community as strong as you can. I'd be honored if you'd consider recommending that I serve another term giving of myself.

Thank you,

Jake Dale



Boards and Committees Application

City of Tonganoxie

Name (First and Last)	Timothy Eicherl
	1159 S Delaware St Tonganoxie KS 66086
Email	tim@pfsigns.us
Phone Number	9136895259
Are you a registered voter?	Yes
Do you live within the city limits of Tonganoxie?	Yes
Where do you work? Please include your job title and a brief description of your job duties and responsibilities.	Owner and operator of prairie fire signs and graphics. Full service sign manufacturer. Daily interaction with city planners and engineers. Manage employees, independently budget and plan installation for all business conducted out of prairie fire, including code enforcement and pulling necessary permits. Conduct all site surveys as well as being the face of the company, including specs, utilization of zoning maps, and engineered stamped drawings. Timeliness and customer service are top priorities.
What Board/Committee would you like to serve on?	Planning Commission
Why do you wish to serve on this board?	I would like to serve my community by utilizing my vast skill set and knowledge to support controlled growth and development of Tonganoxie
What other Tonganoxie boards and committees have you served on?	Member of the Tonganoxie Business Association, Lenexa chamber of commerce, Shawnee chamber of commerce, BNI
Is this an application for a reappointment to a board you currently serve on?	No
Describe any work or volunteer experience that is related to the function of this board or committee.	Consistently review and reading blue prints and drawings, municipal code review to ensure understanding and adhering for my customers. Review code with city planners and city managers to establish top notch relationships, communication, and code enforcement. Establish and develop bids and proposals, budgeting and planning for materials for various jobs. Fabricate wood, metal, acrylic, and urethane signage. I am a craftsman in skilled trades, including electrical, mechanical, plumbing, and architecture thru my experience in construction and sign fabrication.
Select your highest education completed.	Bachelors Degree
Other information or comments	If you have any additional questions or concerns about my experience and how it would benefit Tonganoxie, please feel free to reach out to me on the number listed above.

Tim Eicherl
Owner
Prairie Fire Signs and Graphics
1159 S Delaware St
Tonganoxie, KS 66086
913) 689-5259
tim@pfsigns.us
7/31/2019

Planning and Zoning Commission
City of Tonganoxie
321 S. Delaware
Tonganoxie, KS 66086

Dear Planning and Zoning Commission:

I am writing this letter to request my application to the planning and zoning committee be considered for placement on the committee. Due to short notice in the notification of my requested presence, I am regrettably unable to attend the meeting on Thursday, August 1, 2019, due to prior obligations I was unable to reschedule.

Per my application, I have significant experience in many of the skill sets that would be very important and beneficial to the City of Tonganoxie. I am the owner and operator of Prairie Fire Signs and Graphics which is located in Western Shawnee. I have been a resident of Tonganoxie Kansas since the fall of 2015.

I would love to highlight my experience in working with City Managers and Planners, Vendors, General Contractors, Builders, etc. to ensure that all codes and zoning regulations have been met, as I'm sure the city of Tonganoxie would attest to.

Prior and current experience that would deem me a beneficial member of this committee, include but are not limited to: Electrical, Plumbing, Mechanical, Architectural, reading and following blueprints, Structural Engineering, ordering materials, paying invoices, through many years' experience in the construction field. I also have and currently work in high-level sales scenarios, which has allowed me to hone my ability to ask impactful questions in order to assess and problem solve situations for a timely solution to any project or concern.

My application for the planning and zoning committee further highlights my other skills and experience that demonstrate how I can further be an asset to the committee and Tonganoxie. Please further reference the application, as appropriate.

I am very proud to call Tonganoxie home, and I am vested in helping our city grow in a well-planned and controlled way!

Planning and Zoning Commission

7/31/2019

Page 2

Please print this letter for the members of the Committee during Thursday's meeting and express my regrets for my inability to attend.

Thank you for your time and consideration! I look forward to serving my community!

Sincerely,

Tim Eicherl

Owner

Prairie Fire Signs and Graphics



MAY 2019

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
CASS COUNTY						
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
Totals	31	0	31	114	0	114
CLAY COUNTY						
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
Totals	79	0	79	257	240	497
JACKSON COUNTY						
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
Totals	75	0	75	401	299	700
PLATTE COUNTY						
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
Totals	25	0	25	120	0	120
JOHNSON COUNTY						
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
Totals	138	248	386	579	447	1026

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
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
Totals	14	0	14	72	0	72
WYANDOTTE COUNTY						
Bonner Springs	1	0	1	4	0	4
Edwardsville	0	0	0	0	0	0
KCKS/Wyandotte Co	20	0	20	59	0	59
Totals	21	0	21	63	0	63
MIAMI COUNTY						
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
Totals	8	0	8	27	108	135
Totals	391	248	639	1633	1094	2727

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	
Annual Total	3,299	4,090	4,271	4,700	5,517	6,197	5,673	1,633

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

[^]The Single Family number is units and includes both attached and detached units.
[%]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 [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
CASS COUNTY						
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
Totals	64	0	64	178	0	178
CLAY COUNTY						
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
Totals	48	0	48	304	240	544
JACKSON COUNTY						
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
Totals	99	0	99	498	299	797
PLATTE COUNTY						
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
Totals	28	0	28	147	0	147
JOHNSON COUNTY						
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
Totals	124	0	124	701	447	1148

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
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
Totals	12	0	12	83	0	83
WYANDOTTE COUNTY						
Bonner Springs	0	0	0	4	0	4
Edwardsville	0	0	0	0	0	0
KCK/Wyandotte Co	4	0	4	63	0	63
Totals	4	0	4	67	0	67
MIAMI COUNTY						
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
Totals	8	0	8	35	108	143
Totals	387	0	387	2013	1094	3107

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	
Annual Total	3,299	4,090	4,271	4,700	5,517	6,197	5,673	2,013

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

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

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APRIL 2019

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
CASS COUNTY						
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
	24	0	24	83	0	83
CLAY COUNTY						
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
	58	0	58	178	240	418
JACKSON COUNTY						
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
	87	0	87	326	299	625
PLATTE COUNTY						
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
	36	0	36	95	0	95
JOHNSON COUNTY						
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
	158	0	158	441	199	640

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
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
	22	0	22	58	0	58
WYANDOTTE COUNTY						
Bonner Springs	2	0	2	3	0	3
Edwardsville	0	0	0	0	0	0
KCK/Wyandotte Co	19	0	19	39	0	39
	21	0	21	42	0	42
MIAMI COUNTY						
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
	8	0	8	19	108	127
Totals	414	0	414	1242	846	2088

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	
Annual Total	3,299	4,090	4,271	4,700	5,517	6,197	5,673	1242

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

^AThe Single Family number is units and includes both attached and detached units.
[%]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.