



## **TONGANOXIE BOARD OF ZONING APPEALS**

**Agenda**

**January 2, 2020**

**7:00 p.m.**

**City Council Chambers**

**321 S. Delaware St.**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES** – December 5, 2019
- 3. OLD BUSINESS**
  - **FINAL CONTINUACE-Variance Application** – 834 E 4<sup>th</sup> Street – Submitted by Steve Trieb and Kelley Angell
- 4. NEW BUSINESS**
- 5. OPEN AGENDA**
- 6. GENERAL INFORMATION**
- 7. ADJOURN**



# **TONGANOXIE BOARD OF ZONING APPEALS**

**Agenda**

**December 5, 2019**

**7:00 p.m.**

**City Council Chambers**

**321 S. Delaware St.**

## **1. 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.

## **2. APPROVAL OF MINUTES – November 7, 2019**

- Mr. Morgan commented that the BZA minutes were missing from the packet.
- Staff stated that the minutes were omitted by error, but only contained attendance and the motion to continue the variance. There was no discussion on the item.
  - **Ms. Gee motioned to approve the Board of Zoning Appeals Minutes from November 7, 2019 as they were conveyed verbally by staff.**
  - **Mr. Harris seconded.**
  - **Vote of all ayes, motion carried.**

## **3. OLD BUSINESS**

- Variance Application – 834 E 4<sup>th</sup> Street – Submitted by Steve Trieb and Kelley Angell
  - **Mr. Dale made a motion to continue the item to the January 2, 2020 Board of Zoning Appeals Meeting.**
  - **Ms. Gee seconded.**
  - **Vote of all ayes, motion carried.**

## **4. NEW BUSINESS**

## **5. OPEN AGENDA**

## **6. GENERAL INFORMATION**

## **7. ADJOURN**

Respectfully submitted,

Melanie Tweedy, Planning Clerk



## **TONGANOXIE PLANNING COMMISSION**

**Agenda**

**January 2, 2020**

**7:00 p.m.**

**City Council Chambers**

**321 S. Delaware St.**

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

1. **APPROVAL OF PC MINUTES** – December 5, 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 - 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
  - b) Review of Applicants for the Planning Commissioner Vacancy
4. **OLD BUSINESS**
  - a) FINAL CONTINUANCE-Site Plan – 834 E 4<sup>th</sup> Street – Submitted by Steve Trieb and Kelley Angell
  - b) CONTINUED-Special Use Permit – 702 E 4<sup>th</sup> Street – Submitted by Desiree Kenney & Tots to Teens Childcare
5. **GENERAL INFORMATION**
  - a) Monthly Housing Reports – Home Builders Association & US Census
6. **ADJOURN**



## Planning Commission Meeting Minutes

December 5, 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, Patti Bitler, Jake Dale, Zach Stoltenberg, Kevin Harris and Crystal Henson were present. City Manager George Brajkovic, Assistant City Manager Dan Porter and Planning Clerk Melanie Bilby were also present

#### 1. APPROVAL OF PC MINUTES – November 7, 2019

- Ms. Gee motioned to approve the Planning Commission meeting minutes from November 7, 2019.
- Ms. Bitler 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

#### 4. OLD BUSINESS

a) CONTINUED TO 1/2/20 - Site Plan – 834 E 4<sup>th</sup> Street – Submitted by Steve Trieb and Kelley Angell

- Ms. Gee asked where the applicant was at with the application.
- Ms. Bilby responded that the applicant informed he should have all of the required items for the next meeting as they and their engineering professionals have been in contact with city staff.
- Mr. Dale made a motion to continue the Site Plan for 834 E 4<sup>th</sup> Street to allow for further time for applicant to complete his submission.
- Ms. Bitler seconded.
- Vote of all ayes, motion carried.

b) CONTINUED TO 1/2/20 - Special Use Permit – 704 E 4<sup>th</sup> Street – Submitted by Desiree Kenney & Tots to Teens Childcare LLC

- Ms. Gee asked where the applicant was at with the application. She also noted that the applicant had attempted to reach out to her for discussion of the project.
  - Ms. Bilby responded that the applicant stated that she should have all of the required items for the next meeting as they and their project professionals have been in contact with city staff.
- **Mr. Dale made a motion to continue the Special Use Permit for 704 E 4<sup>th</sup> Street to allow for more time for the applicant to complete the application.**
  - **Ms. Harris seconded.**
  - **Vote of all ayes, motion carried.**

## **5. GENERAL INFORMATION**

- Mr. Dale acknowledged that this would be his last meeting. He offered his official resignation from the planning commission as he will continue on to the City Council beginning in January.
- Ms. Gee commented that she wondered if our policy should allow for last minute inclusions and changes.
- Mr. Brajkovic explained that we try to be flexible with small businesses to allow them the opportunity to advance their projects in a timely manner.
- Mr. Stoltenberg stated that other jurisdictions do not allow the flexibility for the sake of staff.
- There was further discussion on options to make the process easier for staff, while still working with the applicants.
- Mr. Brajkovic and the commission discussed opportunities for further training for the Planning Commission.
- Mr. Morgan asked if the County would be offering any information on their County Road 1 plan and if they would be including the commission in any discussion.
- Mr. Brajkovic stated that staff would forward any information they receive to the Planning Commission.

## **6. ADJOURN**

- **Mr. Dale made a motion to adjourn the meeting.**
- **Ms. Gee seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 7:30 p.m.**

Respectfully submitted,

Melanie Bilby, Planning Clerk



## City of Tonganoxie, Kansas

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### PLANNING STAFF REPORT

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**Case#:** 2020-001P –Rezoning and Site Plan – West Village

**Date of Report:** December 23, 2019

**Applicant Name:** Cvetkovic, Tomica & Ljubinka

**Property Owner Name:** Cvetkovic, Tomica & Ljubinka

**Subject Property Address:** 00000 West Street, Tonganoxie, KS (5.2 acres west of West Street and South of 8<sup>th</sup> Street

**Application:**

*Zoning District:* R-R, Rural District

*Type of Approval Desired:* Rezoning from R-R to R-MF2; Preliminary Plat; Site Plan

*Date of Application:* undated application; received by planning consultant 12/6/19

*Date of Meeting:* January 2, 2020

**Surrounding Property – Zoning and Use:**

*West:* R-R - Tonganoxie Historical Society and Museum; Rural Areas

*South:* R-R – Church

*East:* R-SF–Single-family homes

*North:* R-PUD– Senior Apartments / Assisted Living

**Staff Recommendation:**

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

## I. SUMMARY

This application proposes to rezone approximately 5.2 acres from “R-R” Rural District to “R-MF2” Multiple Family 2 District. The site is an undeveloped rural parcel abutting West Street and south of West 8<sup>th</sup> Street. This application proposes to build 57 units in 6 buildings – 5 buildings ranging from 3 to 5 units each on the north and east portion of the site, and 1 building with 36 units on the southwest portion of the site. The application is also accompanied by a site plan to be considered simultaneously with the rezoning.

## II. ANALYSIS – REZONING FROM R-R TO RMF-2 & SITE PLAN

**Rezoning Criteria:** 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 a mix of institutional and multi-family uses. The vicinity of this site is largely undeveloped rural lands in a transition stage. Immediately abutting West Street (US 24/40) is a Church (south of this site with access of 24/40 and Washington Street) and an assisted living complex (north of this site with access of W. 8<sup>th</sup> Street). Immediately to the west is the Tonganoxie Historical Society and Museum on a large rural lot. Immediately to the east across West Street (US 24/40) are single-family houses. Areas further to the west, south and north are largely undeveloped or rural parcels.*

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

*The surrounding property is zoned primarily R-SF (to the east – single-family homes), and R-R (to the south and east – church, museum and undeveloped or rural parcels), and R-PUD (to the north – assisted living). This property reflects a transition from rural and undeveloped property, to institutional and multi-family property, and to residential neighborhoods to the east.*

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

*This property is undeveloped and used for agriculture purposes, although it has development on all sites surrounding it. It has some constraints with respect to access or a larger parcel (5.2 acres). Although it fronts 24/40, this access is restricted by the Kansas Department of Transportation. A partial street was platted to the north and west of this site, in association with the assisted living development. Additionally, there is a creek through the center of the site, dividing it into a larger northwest portion and a smaller southeast portion.*

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

*The rezoning will allow moderate-density attached dwelling units and a multi-family building site. This will allow a compatible use and building scale as the assisted living building to the*

*north. These uses are also compatible with the institutional uses (church and museum to the west and south) despite these facilities being developed in a low-intensity, semi-rural character. The property to the east is primarily neighborhoods that are not affected by this development due to distance and the fact that West Street (US 24/40) forms a barrier.*

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

*This is a rural parcel that has not been developed and used for agricultural purposes.*

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 west side of town, and include a mix of unit types within the project. Having a diverse range of housing types city-wide – diversity in size, types, price points and age - is an important component of housing policy to meet demographic shifts and achieve affordability goals.*

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 in the Comprehensive Plan (2006). It has a future Land Use designation of Low Density Residential. The Residential Policies and Principles of the plan suggest that a variety of housing to meet all income levels and needs of the residents should be provided in each category, with medium or higher density project located towards the fringes of neighborhoods or as buffers between lower and higher intensity areas. The policies also state that medium density projects should be directed to frontages along major arterials. The updates to the Comprehensive Plan (2017) also addressed the need for a mix of housing types. However this plan focused primarily on integrated a greater variety of compatible housing types within neighborhoods, in emerging mixed-use areas, or in and around downtown. This was primarily to capitalize on the benefits of more compact, and walkable neighborhood design discussed in the 2006 plan, which are not directly applicable in this context or the proposed project.*

8. Recommendations of professional staff:

*[see below]*

**RMF-2 Standards:**

The recommended zoning district is the RMF-2 District. The development standards of this district are included below, and presented against what is proposed for this project:

	<b>RMF-2 Standards</b>	<b>Proposed Project</b>
<i>Lot Area</i>	10,000 s.f. or at least 1,500/unit whichever is larger	Approximately 226,500 s.f. (3,974 s.f. per unit)
<i>Height</i>	3 stories / 45'	A mix of 2- and 3-story buildings (elevations do not include a dimension for overall height on the 3-story apartment building)
<i>Front Setback</i>	30'	The buildings are over 30' from all property lines (96.8 from US-24/40; 32' from the south boundary; 30.5' from the west boundary; and 30' from the north boundary). Some buildings are closer to internal "streets" proposed in the project, although they are not dimensioned
<i>Side Setback</i>	10'	
<i>Rear Setback</i>	30'	

Parking	1.5 spaces per unit (86 spaces required)	91 spaces
Landscape	Buffer planting (along R-SF and R-2F) <ul style="list-style-type: none"> <li>• 1 evergreen OR 1 shade tree</li> <li>• 3 large shrubs</li> </ul> Plus; planting per each 4 units: <ul style="list-style-type: none"> <li>• 1 tree;</li> <li>• 1 shrub</li> </ul> The buffer planting is not applicable to this site, but the per-unit requirement would be 15 shrubs and 15 trees	<ul style="list-style-type: none"> <li>• 15 autumn place maples</li> <li>• 15 sea green junipers</li> </ul>

**Site Plan Criteria:**

- **Articulation of Wall and Roof Planes (3.1).** Buildings of more than 2,000 square feet are to be broken into components that have a 3-to-1 ratio (wall not extending horizontally more than 3 times the height).

*Elevations have only been provided for the large apartment building. These elevations meet this criterial through off-sets in massing, changes in the wall and roof planes at points of emphasis creating bays for balconies and doorways, and material changes associate with each. The side elevations (3 and 4) are present the largest wall expanses without articulation, and these use windows (though skewed to the extreme of each side) and material changes at the first story and roof to break up the wall planes.*

*Elevations are not provided with the smaller attached unit buildings, however the site plan shows building footprints that suggest the buildings will meet this criteria with varied massing of the wall planes between units.*

- **Cladding and Roofing Materials (3.2)** Walls visible form the street should be clad in masonry (stone, brick, decorative concrete block, stucco or gypsum concrete), glass (curtain walls or glass block), or wood (board & bat, clapboard, paneling – and painted). Roofing materials should be standing seam metal or copper; clay, slate or cast concrete tiles, cedar shingles, Heritage II composition shingles or better.

*The elevations for the large apartment building indicate the following materials:*

- *Wood Lap Siting (3 colors)*
- *Stone Veneer Base / First Story (Limestone – Texas Cream)*
- *Stucco (2 colors)*
- *Architectural Laminated Asphalt Roof Shingles (Weathered Wood)*

*The proposed materials meet these criteria, but samples should be presented to the Planning Commission with a final or proposed range for unspecified colors. Additionally, materials and elevations were not provided for the attached unit buildings. These plans shall be supplied and determined compatible to the style, design and quality of the principle building.*

- **Visual Elements (3.3)** Doors, windows and other elements should allow visual penetration to the interior. There is no specific standard listed for residential projects.

*The proposed elevation for the large apartment building meets this criteria with frequent windows, doors and balconies. The side elevations (elevations 3 and 4), only marginally meet this requirement. Due to the arrangement of buildings, these elevations will be prominent, but*

*the plan does include some minimal landscape to break up the visibility. (See Landscape comments below).*

- **Colors, Patterns and Textures (3.4).** Colors should be compatible with the existing surroundings. Extremely bright or fluorescent colors should be avoided.

*See materials above. The proposed materials meet these criteria, but samples should be presented to the Planning Commission with a final or proposed range for unspecified colors.*

- **Auxiliary Elements (3.5).** Mechanical equipment, utility areas, trash and recycling areas, etc. should be screened with landscape or architectural features.

*Utility areas, mechanical equipment and trash enclosures are not shown on the site plan. However, due to the large site and configuration of internal access streets it is assumed that all of these facilities will be able to be located in the most discrete manner as possible and/or screened with enhanced architectural screens meeting the materials used on the principal buildings or with an enhanced landscape screen. (See Landscape comments.)*

- **Landscape (4.2)** Multi-family projects should use landscape design to:
  - Enhance the community appearance and preserve neighborhood character. (accent architectural features, delineate pathways or edges, separate / screen site elements, contribute to the overall aesthetic appeal of the site, contribute to the environmental character of the neighborhood / area.).
  - Landscape shall safeguard the natural environment against the effects of improvements (erosion control and stormwater drainage, provide shade, minimize impacts)
  - Buffering and screening shall minimize impacts on the neighborhood

*The landscape plan meets the requirements of the zoning ordinance in quantity and species. This site presents a difficult and less than ideal arrangement of streets and access ways. This is due to some access constraints from US 24/40, the presence of the creek through the middle of the site, and does represent a departure from the connectivity originally anticipated from Cox Street north of this site (built with the assisted living facility). Further, there is little internal pedestrian circulation shown on the site and other facilities that need screening (trash and mechanical equipment) are not located on the plan. Due to this it is difficult to evaluate the design of the landscape plan relative to these criteria – delineating pathways, gateways, environmental and site appearances. Instead, this plan appears simply to space the plantings to meet the minimum requirement. Staff recommends that a revised landscape plan be submitted in association with these goals and upon further refinement of the site plan, and to be approved by staff meeting the following goals specific to this site and plan:*

- *Create a defined edge to the property along 24/40 with large shade trees.*
- *Create a gateway into the property at the termination of Cox Street.*
- *Locate internal pedestrian circulation between parking and units, between buildings, and along the internal streets, and use a combination of large shade trees and shrubs to shape these areas.*
- *Soften/screen parking areas (to the extent not accomplished already by the above goal – particularly the south edge of the surface lot along the south boundary of the property.*
- *Screen any trash enclosure or mechanical equipment not already screened by architectural treatments.*

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

#### **A. Rezoning**

- 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.
- The 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. Site Plan**

- The Planning Commission is the final approval for the site plan. Any approval by the Planning Commission should be conditioned on:
  - The City Council ultimately approving the rezoning request.
  - Any conditions recommended to be delegated staff and approve the Planning Commission through this report or upon review at the meeting; and
  - Any other conditions addressed by the Commission.
- Upon approval and satisfying any conditions of approval, the applicant will be authorized to proceed to building permits and formal review of development and construction plans, according to city standards and specifications.

### **IV. RECOMMENDATION**

Prior to and subject to any testimony from the public or discussion by the applicant and Planning Commission, Planning Staff recommends approval of the Rezoning from R-R to RMF-2 and the site plan subject the following:

1. The applicant present materials samples and a proposed color pallet to the Planning Commission for approval at the meeting.
2. Elevations for the attached buildings be provided at the meeting, or there is otherwise assurances that design concepts, style, massing and materials will be compatible with the large apartment building.
3. A revised landscape plan be submitted and approved by staff prior to building permits and meeting the goals stated in this report.
4. Approval of the site plan is conditioned upon the City Council approving a recommendation to rezone according to this or a substantially similar plan.

5. A preliminary and final plat be submitted prior to any building permits, or all access, utility and engineering issues otherwise be addressed to the satisfaction of the City Engineer and Fire Chief. Of specific note are the following items to be addressed or acknowledged area:
  - a. Due to the constraints of this site (access limited to 24/40, creek bisecting the site, and institutional uses to the south and west) and with no apparent plans for development, the continuation of Cox Street as a public street is not practical and it is converted to a private, internal access street at this location. However, it is assumed the design and construction will meet city specifications in all other aspects.
  - b. Utility and vehicle access shall be demonstrated as feasible, particularly with regard to crossing the creek.
  - c. All stormwater standards and criteria shall be met.
  - d. All buildings are to remain under single ownership, or in the event of any subsequent sale of any building each property shall be platted subject to city standards.

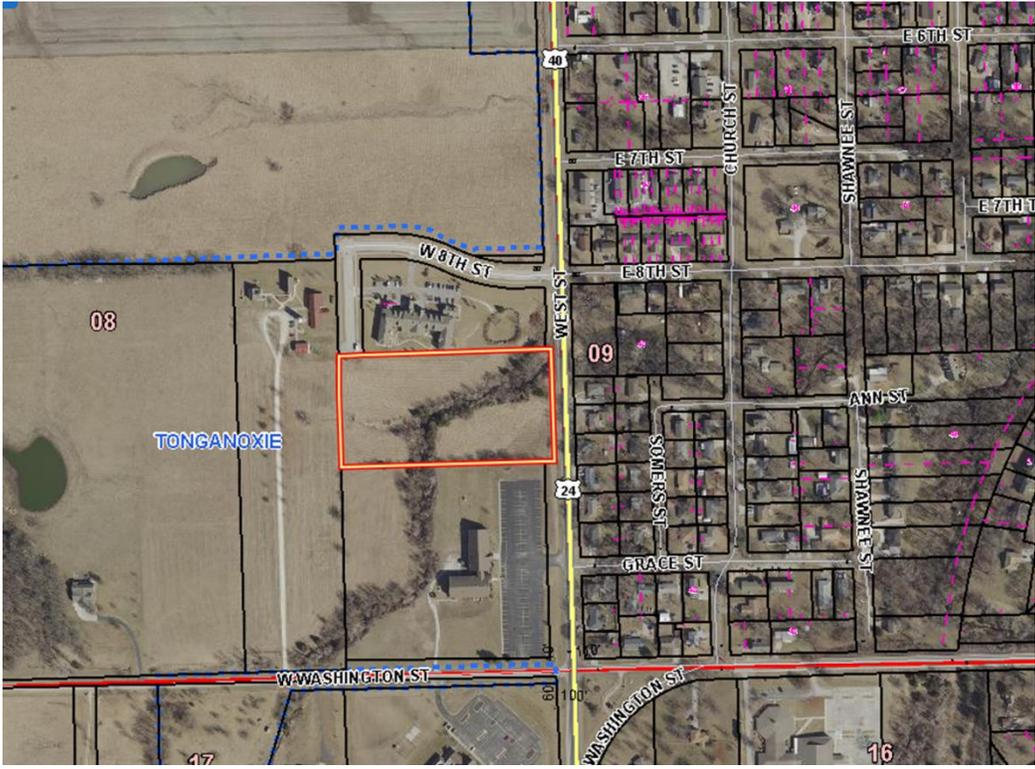


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Chris Brewster  
Contract City Planner



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



**Property**



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

**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.

# OWNERSHIP AFFIDAVIT

City of Tonganoxie  
County of Leavenworth  
State of Kansas

We, Tomica Cveticovic and Ljubinka Cveticovic 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 24<sup>th</sup> day of July, 2019.

Tomica Cveticovic 2510 N 123<sup>rd</sup> Street K.C. K. 66109  
Print Name Address Phone No. 816-863-9858  
Tomica Cveticovic  
Signature

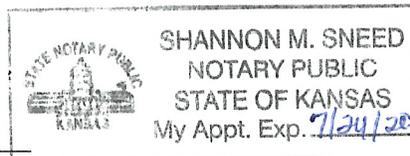
Ljubinka Cveticovic 2510 N 123<sup>rd</sup> Street K.C. K.  
Print Name Address Phone No. 913-327-9479  
Ljubinka Cveticovic  
Signature

Subscribed and sworn to before me on this 22 day of July, 2019.

Shannon M Sneed  
Notary Public Signature

Shannon M Sneed  
Notary Public Print Name

My commission expires:  
7/24/20





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

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Received By: \_\_\_\_\_

**ZONE CHANGE APPLICATION**

REQUESTED REZONING FROM: \_\_\_\_\_ TO: \_\_\_\_\_  
PRESENT ZONING DISTRICT PROPOSED ZONING DISTRICT

SITE ADDRESS OR PROPERTY LOCATION 00000 WEST ST, Tonganoxie, KS 66086

SIZE OF SITE (ACRE/SQUARE FEET) 5.15 Acres

ASSESSOR'S TAX PARCEL NUMBER 193-08-0-00-00-022.02-0

**APPLICANT:** \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE NUMBER : \_\_\_\_\_ (daytime) \_\_\_\_\_ (cell) \_\_\_\_\_ (fax)

EMAIL ADDRESS: \_\_\_\_\_

**LANDOWNER OF RECORD** (If different than applicant): CVETKOVIC, TOMICA & LJUBINKA

ADDRESS: 2510 N 123RD ST KANSAS CITY, KS 66109

PHONE NUMBER : \_\_\_\_\_ (daytime) \_\_\_\_\_ (cell) \_\_\_\_\_ (fax)

EMAIL ADDRESS: \_\_\_\_\_

**AGENT or ARCHITECT/ENGINEER /LAND PLANNER:** \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_

PHONE NUMBER : \_\_\_\_\_ (daytime) \_\_\_\_\_ (cell) \_\_\_\_\_ (fax)

EMAIL ADDRESS: \_\_\_\_\_

**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.

The property use currently is Agricultural, Eastward across 24/40 residential, and a nursing home facility to the north. West Haven Baptist Church is located to the south and the heritage society to the west of the property.

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

The compatibility of development compliments with providing senior housing next to the nursing home facility directly adjoining.

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

Currently zoned agricultural, which limits the ability to use it for uses that are in character with the surrounding properties

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

A change in zoning will permit development in line with the surrounding properties and that there wouldn't be negative consequences from the proposed new uses on the site.

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

The property has remained vacant as zoned for the entirety length of ownership.

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

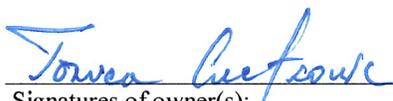
The proposed change follows the comprehensive plan of city of Tonganoxie

Briefly describe the adequacy of public utilities and infrastructure: Public water, sewer and electricity are

located in the vicinity of the property. And the development team has met with City Planning, Engineering, and Administrative staff for a predevelopment meeting and considered the proximity and adequacy of nearby utilities.

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

The requested plan follows the comprehensive plan for providing market rate housing to the community

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

  
\_\_\_\_\_  
Print Name

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

  
\_\_\_\_\_  
Print Name

Doc #: 2017R02842  
STACY R. DRISCOLL  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY, KANSAS  
RECORDED ON:  
04/14/2017 10:35:12 AM  
RECORDING FEE: 32.00  
PAGES: 2

Entered in the transfer record in my office this  
14 day of April, 2017  
Stacy R. Driscoll  
County Clerk

Kansas Secured Title, Inc.  
P.O. Box 803  
Tonganoxie, KS 66086

### TRUSTEE'S DEED

TX0011856

The GRANTOR(S), **Delbert M. Felts Trust** convey to **Tomica Cvetkovic and Ljubinka Cvetkovic**, husband and wife as joint tenants with the right of survivorship and not as tenants in common, Grantee.

The Grantor(s), by virtue of the terms and provisions of said trust agreement, in consideration of the sum of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, and convey to Grantee, the following described real estate in LEAVENWORTH County, Kansas, to wit:

**A tract of land in the Southeast 1/4 of Section 8, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas, described as follows: Commencing at the Southeast corner of the Southeast 1/4 of Section 8, Township 11 South, Range 21 East; thence South 89°11'59" West, (assumed), 50.00 feet; thence North 00°50'55" West, 660.00 feet to the point of beginning of this tract; thence South 89°11'59" West 660.00 feet; thence North 00°20'20" West 337.24 feet; thence North 89°11'59" East 657.00 feet; thence South 00°50'55" East 337.23 feet to the point of beginning of this tract, LESS any part thereof taken or used for road purposes**

**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.

The Grantor(s) covenant(s) that the aforesaid trust remains in full force and effect and has not been revoked, that the undersigned is/are the trustees of said trust and have full right and authority to convey the above-described real estate and to make, execute and deliver this deed pursuant to the power set forth in the said trust instrument.

Dated this 13<sup>th</sup> day of April, 2017.

Delbert M. Felts Trust

Delbert M. Felts  
By: Delbert M. Felts, Trustee

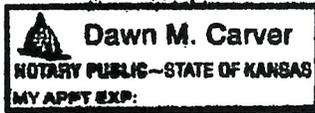
4/13/2017  
Date

Janet K. Angell  
By: Janet K. Angell, Trustee

4/13/2017  
Date

State of Kansas, County of LEAVENWORTH §

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April, 2017 by Delbert M. Felts and Janet K. Angell, Trustees of the Delbert M. Felts Trust.

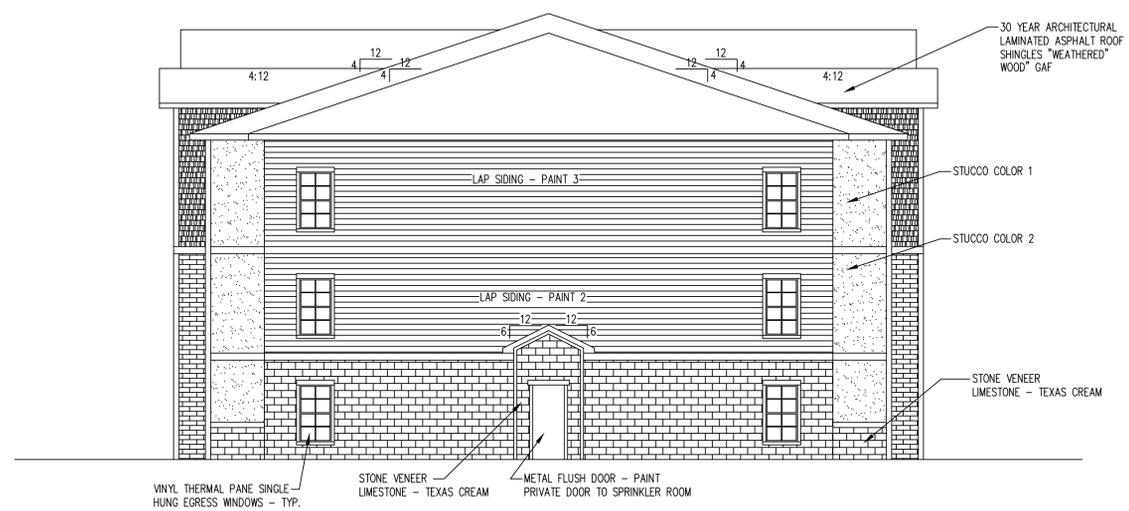


Dawn M. Carver  
Notary Public

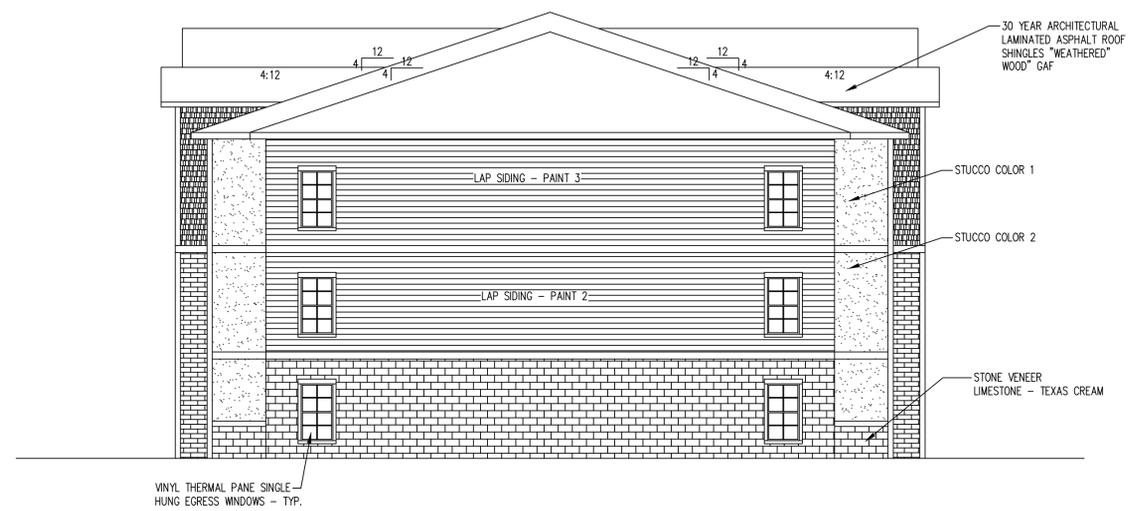
My appointment expires: 12/17/2017



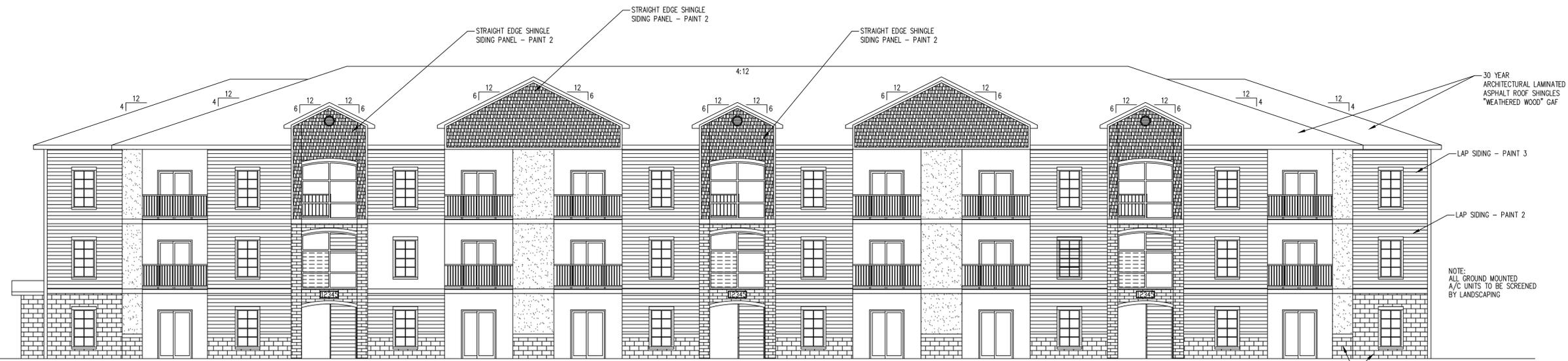
**4 BACK ELEV**  
1/8" = 1'-0"



**3 LEFT ELEV**  
1/8" = 1'-0"



**2 RIGHT ELEV**  
1/8" = 1'-0"



**1 FRONT ELEV**  
1/8" = 1'-0"

professional seal

PROJECT NO. : 2019-44  
DATE : 12.19.2019  
DRAWN BY : BCS STAFF  
REVIEWED BY :

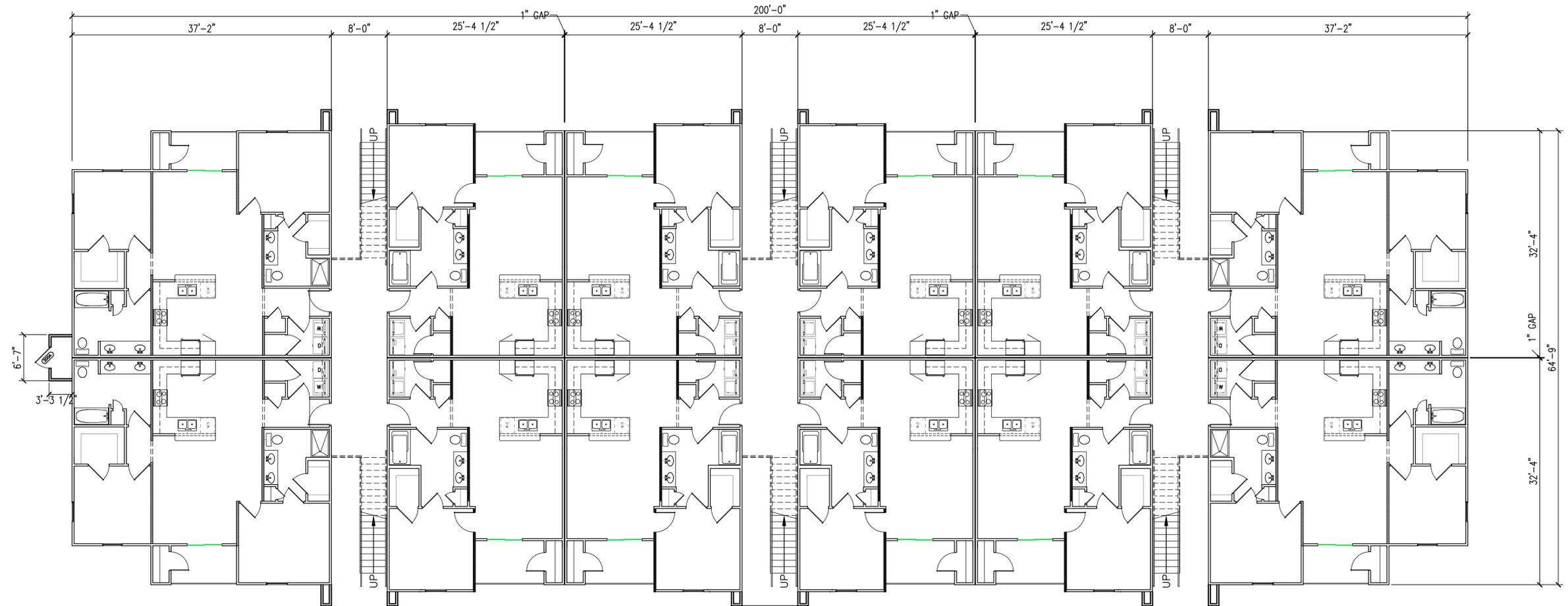
REVISED: 10.24.2018 PER JPS COMMENTS

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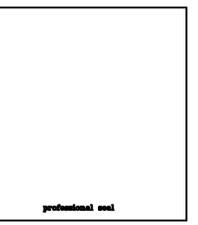
**A200**

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New Building for:  
**The Tonganoxie Apartments**  
Tonganoxie, Kansas

CONCEPTUAL NOT FOR CONSTRUCTION



PROJECT NO. : 2019-44  
DATE : 11.22.2019  
DRAWN BY : BCS STAFF  
REVIEWED BY :

REVISED:

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SHEET NO.

**A101**  
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**1** FIRST FLOOR PLAN - 36 Unit 3 story building  
1/8" = 1'-0"



# REZONING PLAN WEST VILLAGE CITY OF TONGANOXIE LEAVENWORTH COUNTY, KANSAS

Legal Description  
(As provided by property owner)

A tract of land in the Southeast ¼ of Section 8, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas, described as follows: Commencing at the Southeast corner of the Southeast Quarter of Section 8, Township 11 South, Range 21 East; thence South 89°11'59" West, (assumed), 50.00 feet; thence North 00°50'55" West, 660.00 feet to the point of beginning of this tract; thence South 89°11'59" West 660.00 feet; thence North 00°20'20" West 337.24 feet; thence North 89°11'59" East 657.00 feet; thence South 00°50'55" East 337.23 feet to the point of beginning of this tract, LESS any part thereof taken or used for road purposes.

DEVELOPER:  
**PINNACLE CONSTRUCTION CO., INC.**  
CONTACT: RANDY WILLBANKS  
1227 E 119TH STREET  
GRANDVIEW, MO 64030  
PHONE: (816) 863-9440

**SITE INFORMATION**

Project area: 5.11 acres

Existing Zoning: "R-R" Rural  
Proposed Zoning: "R-MF3" Multiple Family III

**Building Info**

- Senior living, one bedroom: 12 units
- Senior living, two bedroom: 9 units
- Apartment, one bedroom: 24 units
- Apartment, two bedroom: 12 units



FOUND ½" BAR WITH  
KS LS 889 CAP IN CONCRETE

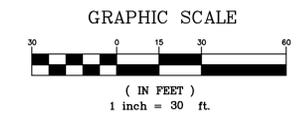
UNPLATTED  
TONGANOXIE COMMUNITY HISTORICAL  
SOCIETY, INC.  
P.O. BOX 785  
TONGANOXIE, KS 66086

UNPLATTED  
WEST HAVEN BAPTIST CHURCH, INC.  
BOX 318  
TONGANOXIE, KS 66086

- NOTES:
- Basis of bearings: Final Plat of Vintage Park
  - No title information was provided as a part of this project.
  - No direct access will be allowed onto US 24/40 Highway.
  - Subject property lies outside of the 100-year floodplain per FEMA FIRM Map Numbers 20103C0301G and 20103C0302G, revised July 16, 2015.
  - Gravity sanitary sewers are depicted with 15' wide easements, centered on the proposed main. Water lines and force main sewer lines are depicted with 10' wide easements, centered on the proposed main.

PROJECT BENCHMARK, BM-1:  
CUT IN TOP NW CORNER HEADWALL OF BOX CULVERT ON WEST  
SIDE OF WEST STREET AKA ¾ HIGHWAY AND 275' SOUTH OF 8TH  
STREET, PER PLANS FOR VINTAGE PARK.  
ELEV.=100.00

LEGEND	
▲	MONUMENT FOUND AS DESCRIBED
●	BAR FOUND AS DESCRIBED
⊙	FIRE HYDRANT
⊕	STORM SEWER CURB INLET
⊖	STORM SEWER YARD INLET
⊗	STORM SEWER END SECTION
⊙	SANITARY SEWER MANHOLE
⊕	POWER POLE
→	GUY ANCHOR
— EX-W — EX-W —	EXISTING WATER LINE
— W — W —	PROPOSED WATER LINE
— STM — STM —	PROPOSED STORM SEWER LINE
— EX-SAN — EX-SAN —	EXISTING SANITARY SEWER LINE
— SAN — SAN —	PROPOSED GRAVITY SANITARY SEWER LINE
— FM — FM —	PROPOSED SANITARY FORCE MAIN
— GAS — GAS —	EXISTING GAS LINE
— OHP — OHP —	EXISTING OVERHEAD POWER
— UGT — UGT —	EXISTING UNDERGROUND TELEPHONE
— UGRO — UGRO —	EXISTING UNDERGROUND FIBER OPTIC
— 1000 — 1000 —	EXISTING GRADE CONTOUR
— 1000 — 1000 —	PRELIMINARY FINISH GRADE CONTOUR
⌋	EXISTING TREE LINE

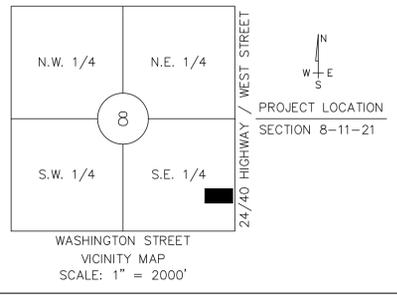


NORTHEAST CORNER,  
SOUTHEAST QUARTER,  
SECTION 8-11-21  
FOUND ½" BAR  
IN MONUMENT BOX  
(ORIGIN UNKNOWN)

24-40 Hwy

EAST LINE,  
SOUTHEAST QUARTER,  
SECTION 8-11-21

SOUTHEAST CORNER,  
SECTION 8-11-21  
FOUND ½" BAR WITH  
2" ALUMINUM CAP  
IN MONUMENT BOX



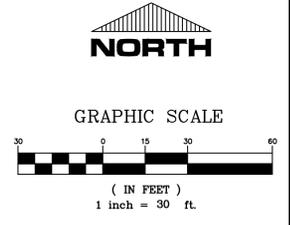
Designed By	MRC	4					
Drawn By	MRC	3					
Checked By	MRC	2					
Date		1					
Job No.	34650						
No.							
<p><b>CIVIL ENGINEERS</b> <b>LAND SURVEYORS - LAND PLANNERS</b></p> <p>14 W. PEORIA PAOLA, KANSAS 66061 PHONE: (913) 557-1076 FAX: (913) 557-6904</p> <p>122 N. WATER STREET OLATHE, KANSAS 66061 PHONE: (913) 764-1076 FAX: (913) 764-8635</p>							
<p><b>WEST VILLAGE</b></p> <p><b>Site Plan</b></p>							
<p>Sheet No.</p> <p>1 of 2</p>							
<p>Site Plan</p>							

T:\UPAWKS\_3400\44850 Ready Willbanks Proposals\Plan\Site Planning\Scale=1:1 Drawn December 03, 2019 - 2:45pm By: MWT



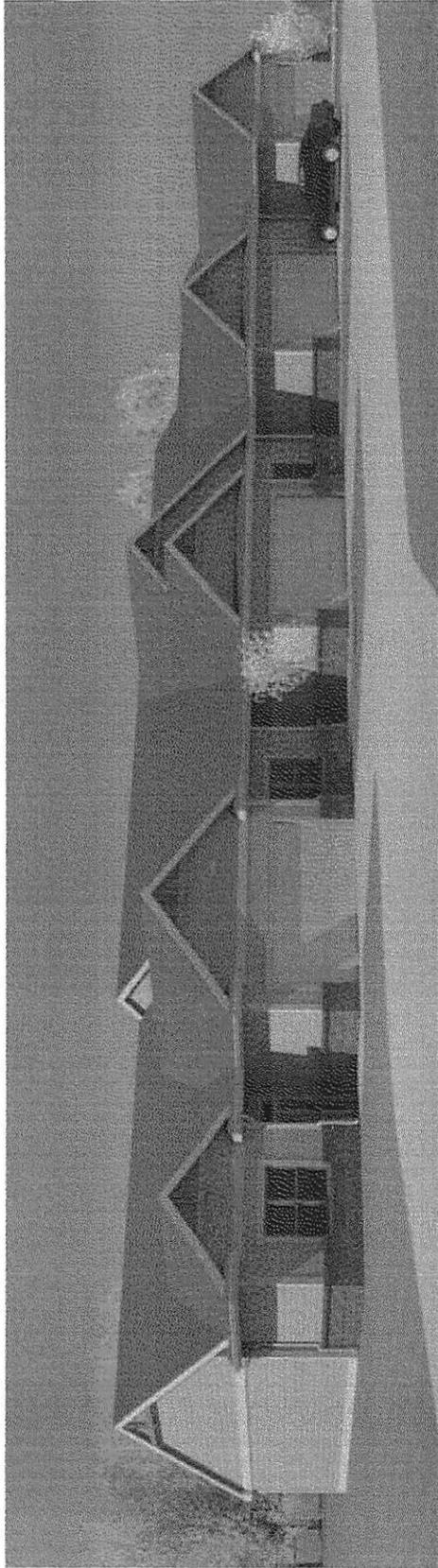
PLANT LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITIES	PLANTING SIZE
	Autumn Blaze Maple	<i>Acer fremanii</i> 'Autumn Blaze'	15	Min. 2 1/2" GALIPER
	Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	15	Min. 3 Gal.

Substitute plants must be approved by the City prior to installation

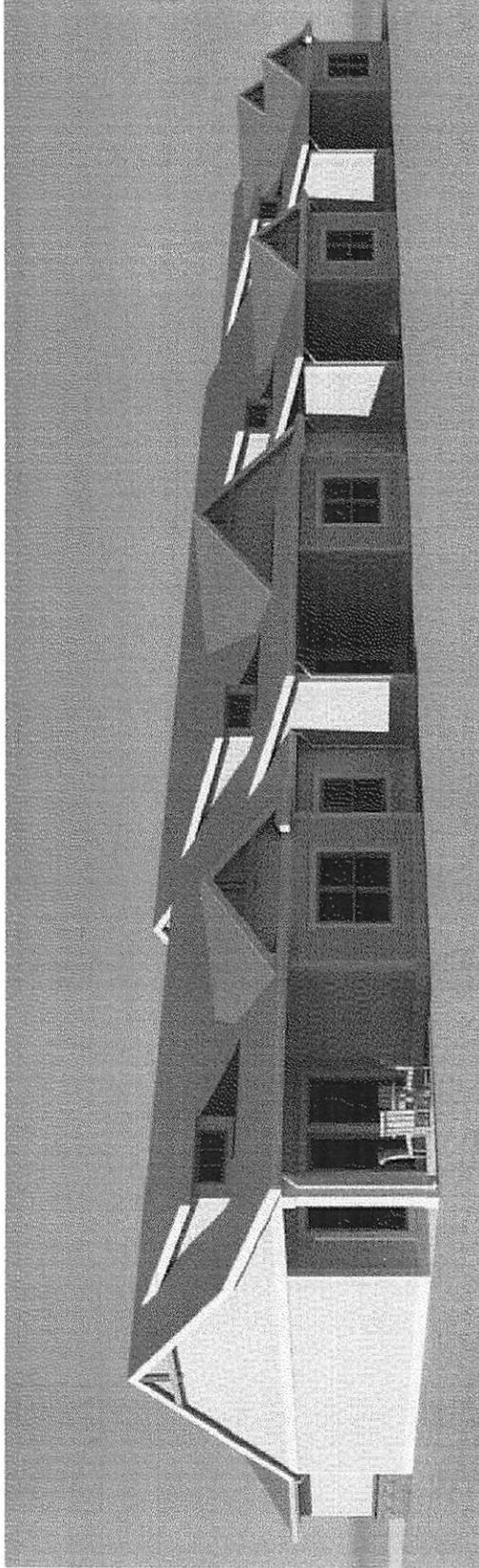


	<b>CIVIL ENGINEERS</b> <b>LAND SURVEYORS - LAND PLANNERS</b>	122 N. WATER STREET OLATHE, KANSAS 66061 PHONE: (913) 764-1076 FAX: (913) 764-8635	14 W. PEORIA PAOLA, KANSAS 66071 PHONE: (913) 557-1076 FAX: (913) 557-6904	
	<b>WEST VILLAGE</b> <b>Landscape Plan</b>	<b>Sheet No.</b> <b>2 of 2</b>	<b>Landscape Plan</b>	
	Designed By: MRC Drawn By: MRC Checked By: MRC Date: 12/23/2019 Job No.: 34650	No. 1 No. 2 No. 3 No. 4	Date Revisions	By
	24-40 Hwy			

T:\DRAWINGS\_24000\44850 Ready\Wilbanks\_Templates\Plans\Landscape Plan.dwg Scale=1:1 Draw December 03, 2019 - 2:46pm By Matt



FRONT PERSPECTIVE



REAR PERSPECTIVE

**ANDERSON**  
**KNIGHT**  
**ARCHITECTS**  
2024 WASHINGTON AVENUE  
SUITE 201  
MANHATTAN, KS 66503  
785.539.9804

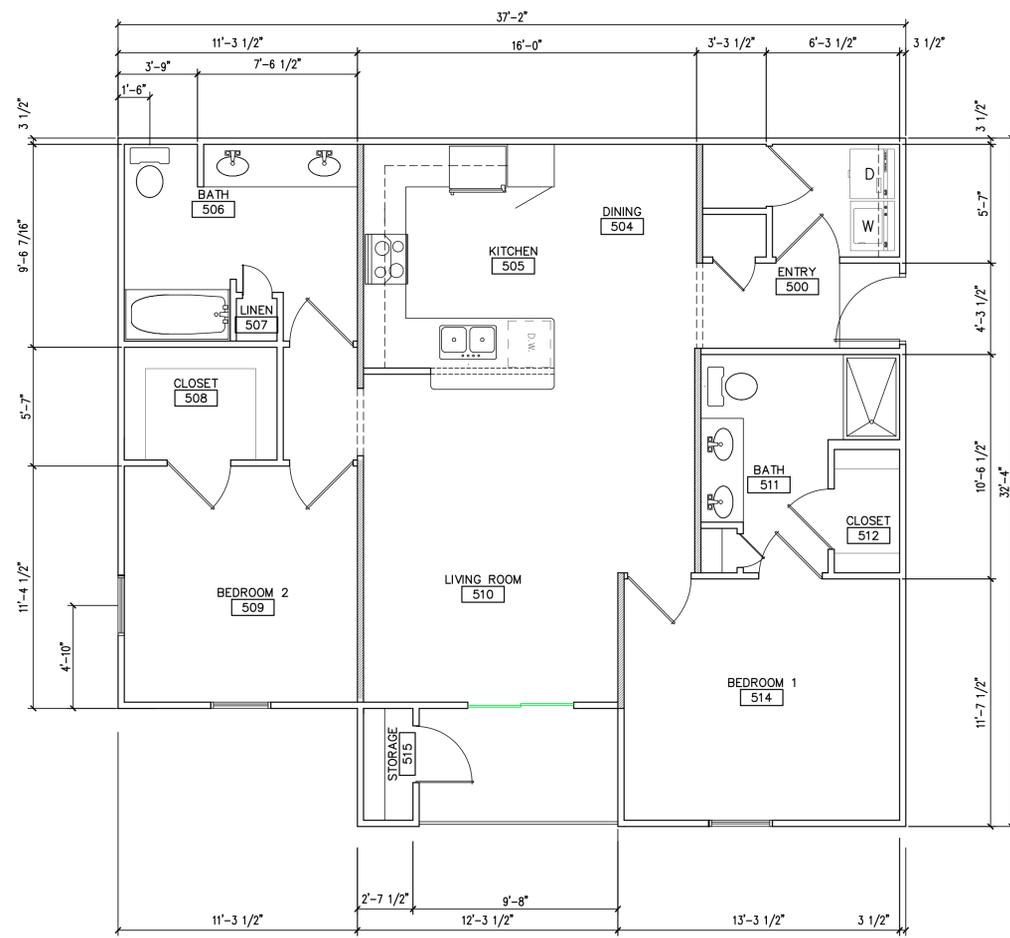
THIS DOCUMENT IS THE PROPERTY OF ANDERSON KNIGHT ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ANDERSON KNIGHT ARCHITECTS IS STRICTLY PROHIBITED. ANDERSON KNIGHT ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

Congressional Townhomes  
Grand Mere  
Manhattan, KS 66503

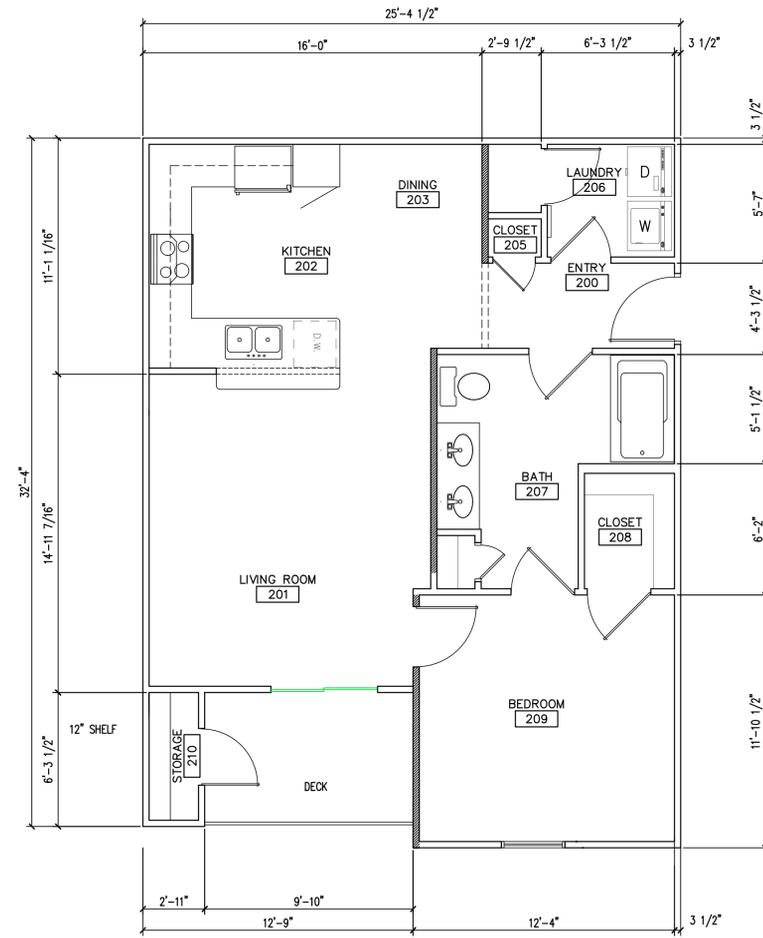
DATE	1/26/15
ISSUE RECORD	1/26/15
REVISIONS	

Peripherals  
**A0.1**





**2** 2 BEDROOM FLOOR PLAN  
1/4" = 1'-0"



**1** 1 BEDROOM FLOOR PLAN  
1/4" = 1'-0"

New Building for:  
**The Tonganoxie Apartments**

Tonganoxie, Kansas

CONCEPTUAL NOT FOR CONSTRUCTION

PROJECT NO. : 2019-44  
DATE : 11.22.2019  
DRAWN BY : BCS STAFF  
REVIEWED BY :

REVISED:

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SHEET NO.

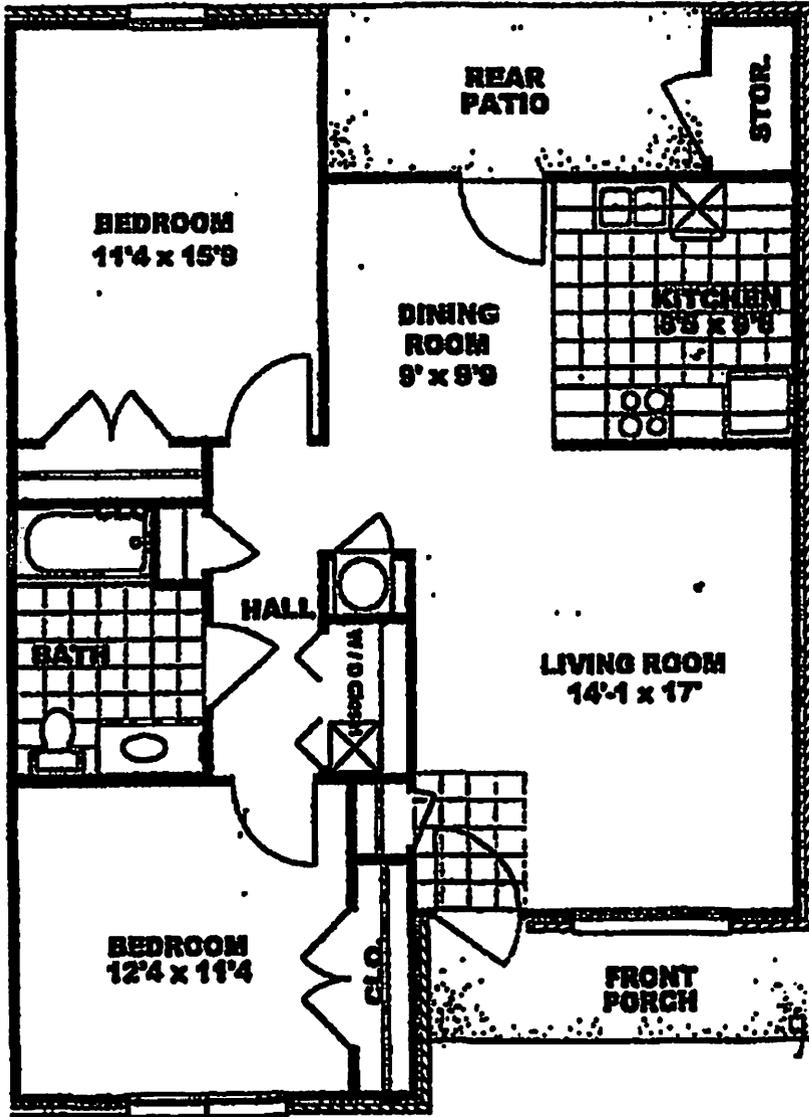
**A100**

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# JESSICA ESTATES II FLOOR PLAN

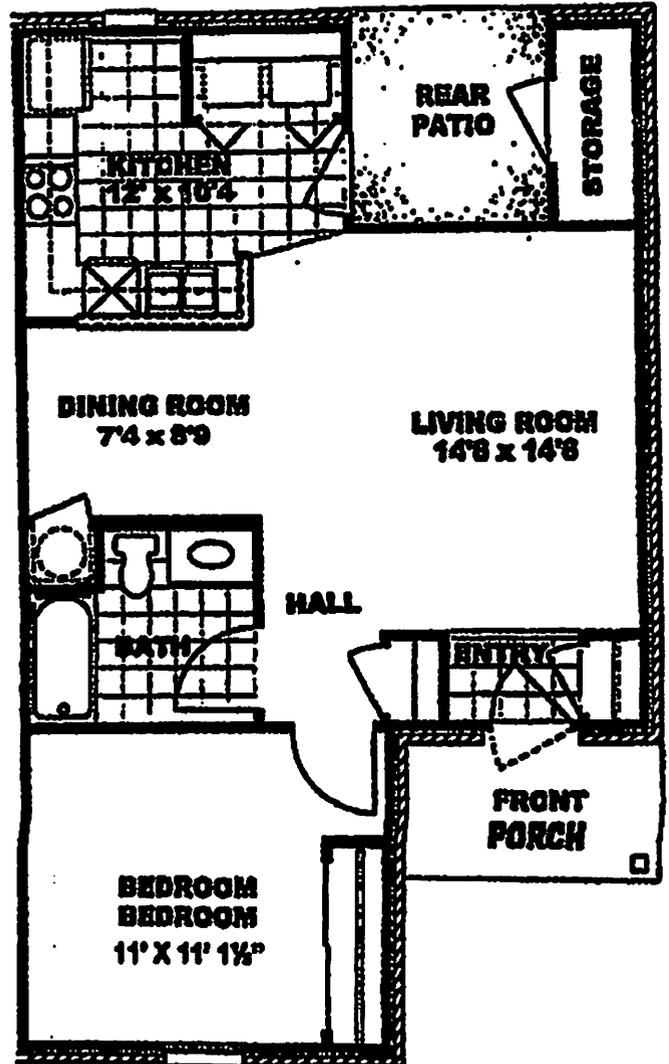
## 2 BEDROOMS

(911 sq ft)



## 1 BEDROOM

(683 sq ft)







Office of the City Manager  
**AGENDA STATEMENT**

**DATE:** January 2, 2020

**SUBJECT:** Planning Commission Appointments Recommendation and Applications

**DISCUSSION:**

In November 2019 the City Council opened an application period for the Planning Commission position that was vacated in December 2019 with the election of Jacob Dale to the City Council. It is required that the position be filled by a resident of the City of Tonganoxie. A Planning Commission vacancy is able to be filled by the majority approval of a motion made by any member of the Governing Body (City Council & Mayor) to make the appointment.

One application was received and is being presented to the Planning Commission for initial review at the meeting on January 2, 2020. When filling previous vacancies the Planning Commissioners have reviewed applications and concluded discussion by forwarding a recommendation to the City Council and Mayor to for consideration in the appointment process. The term being considered is due to expire in 2022.

The applicant was provided notice of the Planning Commission meeting and agenda in anticipation of an opportunity to address his interest and qualifications for the position.

**ATTACHMENTS:**

Planning Commission Application – John Kirk



# Boards and Committees Application

City of Tonganoxie

<b>Name (First and Last)</b>	John Kirk
<b>grp_q8Pclz</b>	2622 E.Stone Creek Avenue Tonganoxie KS 66086
<b>Email</b>	jkirkwsu@gmail.com
<b>Phone Number</b>	316-461-6765
<b>Are you a registered voter?</b>	Yes
<b>Do you live within the city limits of Tonganoxie?</b>	Yes
<b>Where do you work? Please include your job title and a brief description of your job duties and responsibilities.</b>	I am a principal budget analyst at the Kansas Division of the Budget. I oversee the budgets of certain state agencies and help put together the governor's budget that is released each January.
<b>What Board/Committee would you like to serve on?</b>	Planning Commission
<b>Why do you wish to serve on this board?</b>	I believe in community service and want to give back to my city. I have always been interested in planning issues and think this would be a very interesting board to serve on.
<b>What other Tonganoxie boards and committees have you served on?</b>	None. I am new to the community.
<b>Is this an application for a reappointment to a board you currently serve on?</b>	No
<b>Describe any work or volunteer experience that is related to the function of this board or committee.</b>	I completed two internships while in graduate school and part of each internship had a focus on planning, as well as zoning.
<b>Select your highest education completed.</b>	Graduate Degree
<b>Other information or comments</b>	

November 26, 2019

2622 E. Stone Creek Ave.  
Tonganoxie, KS 66086

Dear Sir or Madam:

I have recently moved to Tonganoxie from Topeka. While in Topeka, I served on the Topeka Civil Service Commission. On the Topeka Civil Service Commission, I interviewed various candidates for the Topeka Police Department and the Topeka Fire Department as part of the hiring process. I also am a volunteer for the Topeka and Shawnee County Public Library.

I enjoy volunteering my time and believe it is important to give back to my community. I would very much like to serve on the Planning Commission for the City of Tonganoxie.

I am available for an interview at your convenience. Please e-mail me at [jkirkwsu@gmail.com](mailto:jkirkwsu@gmail.com) or call me at (316) 461-6765 if you have further questions. Thank you for your consideration.

Sincerely,

John Kirk

# John Kirk

---

<b>E-mail</b>	<b>Address</b>	<b>Phone</b>
jkirkwsu@gmail.com	2622 E. Stone Creek Avenue Tonganoxie, KS 66086	316-461-6765

---

## **Education**

**Wichita State University** Wichita, KS  
Master of Public Administration  
Graduated: May 2006

**Wichita State University** Wichita, KS  
Graduate Certificate in City/County Management  
Graduated: May 2006

**Wichita State University** Wichita, KS  
Bachelor of Arts in Political Science  
Graduated: May 2002

## **Experience**

July 2006 to Present **Budget Analyst with Kansas Division of the Budget** Topeka, KS

### **Responsibilities Include:**

- Analyzing budgets for state agencies
- Coordinating capital improvements for the Governor's budget
- Making budget recommendations to the Governor
- Assisting in preparation of the Governor's annual budget report
- Preparing fiscal notes for the Legislature
- Interacting with the Governor, Legislators, and members of the Cabinet
- Conducting training classes on the state budget system
- Training state agencies on various budget-related issues
- Agencies responsible for include the Kansas Department of Commerce, the Kansas Department of Transportation, and the Kansas Department of Administration

May 2006 to July 2006 **Program Coordinator with Butler County Health Dept.** El Dorado, KS

### **Responsibilities Included:**

- Prepared for the Butler County Pandemic Influenza Tabletop Exercise
- Prepared to assist in the completion of the After Action Report

June 2005 to May 2006 **Internship with Butler County, KS** El Dorado, KS

### **Responsibilities Included:**

- Prepared the cell phone RFP
- Researched information for a potential codes court
- Assisted in preparation of the 2006 County budget
- Assisted in updating the County planning & zoning regulations
- Assisted in updating the Butler County Safety Handbook

June 2004 to June 2005

**Internship with City of El Dorado, KS**

El Dorado, KS

**Responsibilities Included:**

- Coordinated HOME grant from the State
- Prepared City Internet Policy
- Prepared Candidate Forum Use for Commission Chambers Policy
- Prepared Public Comment Policy for City Commission meetings
- Assisted in preparation of the 2005 and 2006 City budget
- Updated City Drug and Alcohol Policy
- Updated City personnel rules

Aug. 1997 to Dec. 2005

**Dillon's Food Stores**

Wichita, KS

**Responsibilities Included:**

- Mediated customer concerns
- Supervised checkers and sackers to ensure the employees were taking care of the customers
- Researched and attempted to find store shortages
- Public notary

Nov. 2015 to Present

**Topeka Public Library Volunteer**

Topeka, KS

**Responsibilities Include:**

- Assisting guests with questions/concerns

Nov. 2017 to May 2019

**Topeka Civil Service Commission**

Topeka, KS

**Responsibilities Include:**

- Interviewed police and fire candidates
- Voted to approve or disapprove fire and police candidates



The site plan and variance application for 834 E 4<sup>th</sup> Street has been continued to a future planning meeting. Date TBD in the Council Chambers, located at 321 S Delaware Street.



The Special Use Permit application submitted for 702 E 4<sup>th</sup> Street has been continued to a future date TBD in the Council Chambers, located at 321 S Delaware Street.



**SEPTEMBER 2019**

	Single Family Units <sup>^</sup>	Multi-Family Units <sup>%</sup>	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
<b>CASS COUNTY</b>						
Archie	1	0	1	2	0	2
Belton	5	0	5	64	0	64
Cass County	0	0	0	14	0	14
Cleveland	0	0	0	1	0	1
Garden City	0	0	0	0	0	0
Harrisonville	0	0	0	7	0	7
Lake Winnebago	4	0	4	28	0	28
Lee's Summit	7	0	7	23	0	23
Peculiar	7	0	7	56	0	56
Pleasant Hill	2	0	2	17	0	17
Ravmore <sup>#</sup>	0	0	0	90	0	90
Village of Loch Lloyd	0	0	0	7	0	7
	<b>26</b>	<b>0</b>	<b>26</b>	<b>309</b>	<b>0</b>	<b>309</b>
<b>CLAY COUNTY</b>						
Clay County	1	0	1	26	0	26
Excelsior Springs	2	0	2	10	0	10
Gladstone	2	0	2	4	0	4
Kansas City	33	0	33	307	0	307
Kearney	8	0	8	42	0	42
Lawson	0	0	0	0	0	0
Liberty	0	0	0	22	0	22
North Kansas City	0	0	0	5	240	245
Pleasant Valley	0	0	0	0	0	0
Smithville	3	0	3	33	0	33
	<b>49</b>	<b>0</b>	<b>49</b>	<b>449</b>	<b>240</b>	<b>689</b>
<b>JACKSON COUNTY</b>						
Blue Springs	13	0	13	166	134	300
Buckner	0	0	0	0	0	0
Grain Valley	6	0	6	107	0	107
Grandview	0	0	0	3	160	163
Greenwood	0	0	0	0	0	0
Independence	19	0	19	87	0	87
Jackson County	5	82	87	57	82	139
Kansas City	8	0	8	73	0	73
Lake Lotawana	0	0	0	2	0	2
Lee's Summit	25	193	218	253	539	792
Oak Grove	0	0	0	3	0	3
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
	<b>76</b>	<b>275</b>	<b>351</b>	<b>751</b>	<b>915</b>	<b>1666</b>
<b>PLATTE COUNTY</b>						
Kansas City	14	0	14	115	0	115
Parkville	5	0	5	27	0	27
Platte City	0	0	0	0	0	0
Platte County	22	0	22	117	0	117
Riverside	1	0	1	6	0	6
Weatherby Lake	0	0	0	3	0	3
Weston	0	0	0	0	0	0
	<b>42</b>	<b>0</b>	<b>42</b>	<b>268</b>	<b>0</b>	<b>268</b>
<b>JOHNSON COUNTY</b>						
De Soto	10	0	10	44	0	44
Edgerton	0	0	0	0	0	0
Fairway	0	0	0	1	0	1
Gardner	3	0	3	102	0	102
Johnson County	8	0	8	38	0	38
Leawood	4	0	4	27	0	27
Lenexa	27	10	37	185	10	195
Merriam	0	0	0	1	0	1
Mission Hills	0	0	0	0	0	0
Olathe	45	0	45	341	49	390
Overland Park	47	197	244	253	607	860
Prairie Village	6	0	6	50	0	50
Roeland Park	0	0	0	0	0	0
Shawnee	13	0	13	89	0	89
Spring Hill	7	0	7	91	0	91
Westwood	0	0	0	6	0	6
	<b>170</b>	<b>207</b>	<b>377</b>	<b>1228</b>	<b>666</b>	<b>1894</b>

	Single Family Units <sup>^</sup>	Multi-Family Units <sup>%</sup>	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
<b>LEAVENWORTH COUNTY</b>						
Basehor	8	0	8	46	0	46
Lansing	0	0	0	2	0	2
Leav. County	0	0	0	57	0	57
Leavenworth	4	0	4	13	0	13
Tonganoxie	5	0	5	32	0	32
	<b>17</b>	<b>0</b>	<b>17</b>	<b>150</b>	<b>0</b>	<b>150</b>
<b>WYANDOTTE COUNTY</b>						
Bonner Springs	0	0	0	5	0	5
Edwardsville	0	0	0	0	0	0
KCK/Wyandotte Cty	7	0	7	81	0	81
	<b>7</b>	<b>0</b>	<b>7</b>	<b>86</b>	<b>0</b>	<b>86</b>
<b>MIAMI COUNTY</b>						
Louisburg	2	0	2	25	0	25
Miami County	6	0	6	37	0	37
Osawatomie	0	0	0	0	0	0
Paola	1	0	1	2	0	2
Spring Hill	0	0	0	11	108	119
	<b>9</b>	<b>0</b>	<b>9</b>	<b>75</b>	<b>108</b>	<b>183</b>
<b>Totals</b>	<b>396</b>	<b>482</b>	<b>878</b>	<b>3316</b>	<b>1929</b>	<b>5245</b>

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

Month/Year	2012	2013	2014	2015	2016	2017	2018	2019
January	188	273	287	240	274	457	463	234
February	182	224	216	260	408	477	463	234
March	270	335	362	393	542	571	549	357
April	277	444	439	437	523	562	564	410
May	294	337	385	395	503	504	598	391
June	268	333	364	438	578	567	569	387
July	288	409	375	399	494	512	485	471
August	260	354	352	425	536	480	514	436
September	379	384	383	462	424	514	353	396
October	331	369	468	459	466	583	485	
November	283	340	312	360	417	502	354	
December	279	288	328	432	352	468	276	
<b>Annual Total</b>	<b>3,299</b>	<b>4,090</b>	<b>4,271</b>	<b>4,700</b>	<b>5,517</b>	<b>6,197</b>	<b>5,673</b>	<b>3,316</b>

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

	S-F Units	M-F Units	Total Units
2012	2406	1062	3468
2013	3093	2098	5191
2014	3163	3168	6331
2015	3449	2521	5970
2016	4282	3521	7803
2017	4644	1627	6271
2018	4558	2562	7120
2019	3316	1929	5245

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

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**OCTOBER 2019**

	Single Family Units <sup>A</sup>	Multi-Family Units <sup>%</sup>	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		Single Family Units <sup>A</sup>	Multi-Family Units <sup>%</sup>	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		
<b>CASS COUNTY</b>							<b>LEAVENWORTH COUNTY</b>								
Archie	1	0	1	3	0	3	Basehor	13	0	13	59	0	59		
Belton	10	0	10	74	0	74	Lansing	0	0	0	2	0	2		
Cass County	7	0	7	21	0	21	Leav. County	0	0	0	57	0	57		
Cleveland	0	0	0	1	0	1	Leavenworth	2	0	2	15	0	15		
Garden City	0	0	0	0	0	0	Tonganoxie	1	0	1	33	0	33		
Harrisonville	1	0	1	8	0	8		<b>16</b>	<b>0</b>	<b>16</b>	<b>166</b>	<b>0</b>	<b>166</b>		
Lake Winnebago	3	0	3	31	0	31	<b>WYANDOTTE COUNTY</b>								
Lee's Summit	5	0	5	28	0	28	Bonner Springs	0	0	0	5	0	5		
Peculiar	0	0	0	56	0	56	Edwardsville	0	0	0	0	0	0		
Pleasant Hill	1	0	1	18	0	18	KCK/Wyandotte Co	30	0	30	111	0	111		
Raymore	16	0	16	106	0	106		<b>30</b>	<b>0</b>	<b>30</b>	<b>116</b>	<b>0</b>	<b>116</b>		
Village of Loch Lloyd	0	0	0	7	0	7	<b>MIAMI COUNTY</b>								
	<b>44</b>	<b>0</b>	<b>44</b>	<b>353</b>	<b>0</b>	<b>353</b>	Louisburg	0	0	0	25	0	25		
<b>CLAY COUNTY</b>							<b>MIAMI COUNTY</b>								
Clay County	5	0	5	31	0	31	Miami County	6	0	6	43	0	43		
Excelsior Springs	1	0	1	11	0	11	Osawatomie	0	0	0	0	0	0		
Gladstone	0	0	0	4	0	4	Paola	0	0	0	2	0	2		
Kansas City	42	0	42	349	0	349	Spring Hill	1	0	1	12	108	120		
Kearney	12	0	12	54	0	54		<b>7</b>	<b>0</b>	<b>7</b>	<b>82</b>	<b>108</b>	<b>190</b>		
Lawson	1	0	1	1	0	1	<b>Totals</b>	<b>492</b>	<b>498</b>	<b>990</b>	<b>3808</b>	<b>2427</b>	<b>6235</b>		
Liberty	4	0	4	26	0	26	<b>Comparison of Single Family Building Units for Greater Kansas City</b>								
North Kansas City	0	0	0	5	240	245	(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)								
Pleasant Valley	0	0	0	0	0	0	<b>Month/Year</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Smithville	2	0	2	35	0	35	January	188	273	287	240	274	457	463	234
	<b>67</b>	<b>0</b>	<b>67</b>	<b>516</b>	<b>240</b>	<b>756</b>	February	182	224	216	260	408	477	463	234
<b>JACKSON COUNTY</b>							March	270	335	362	393	542	571	549	357
Blue Springs	38	0	38	204	134	338	April	277	444	439	437	523	562	564	410
Buckner	0	0	0	0	0	0	May	294	337	385	395	503	504	598	391
Grain Valley	14	0	14	121	0	121	June	268	333	364	438	578	567	569	387
Grandview	0	0	0	3	160	163	July	288	409	375	399	494	512	485	471
Greenwood	0	0	0	0	0	0	August	260	354	352	425	536	480	514	436
Independence	9	0	9	96	0	96	September	379	384	383	462	424	514	353	396
Jackson County	8	0	8	65	82	147	October	331	369	468	459	466	583	485	492
Kansas City	11	248	259	84	248	332	November	283	340	312	360	417	502	354	
Lake Lotawana	0	0	0	2	0	2	December	279	288	328	432	352	468	276	
Lee's Summit	29	0	29	282	539	821	<b>Annual Total</b>	<b>3,299</b>	<b>4,090</b>	<b>4,271</b>	<b>4,700</b>	<b>5,517</b>	<b>6,197</b>	<b>5,673</b>	<b>3,808</b>
Oak Grove	0	0	0	3	0	3	<b>Comparison of Permits By Units Issued Year to Date</b>								
Raytown	0	0	0	0	0	0	<b>2012 - 2019</b>								
Sugar Creek	0	0	0	0	0	0		<u>S-F Units</u>	<u>M-F Units</u>	<u>Total Units</u>					
	<b>109</b>	<b>248</b>	<b>357</b>	<b>860</b>	<b>1163</b>	<b>2023</b>	2012	2737	1417	4154					
<b>PLATTE COUNTY</b>							2013	3462	2493	5955					
Kansas City	19	0	19	134	0	134	2014	3631	3246	6877					
Parkville	0	0	0	27	0	27	2015	3908	2970	6878					
Platte City	0	0	0	0	0	0	2016	4748	3543	8291					
Platte County	18	0	18	135	0	135	2017	5227	1903	7130					
Riverside	1	0	1	7	0	7	2018	5043	3229	8272					
Weatherby Lake	0	0	0	3	0	3	2019	3808	2427	6235					
Weston	0	0	0	0	0	0								<b>^The Single Family number is units and includes both attached and detached units.</b>	
	<b>38</b>	<b>0</b>	<b>38</b>	<b>306</b>	<b>0</b>	<b>306</b>								<b>%Multi-Family units are in buildings with 5 or more units.</b>	
<b>JOHNSON COUNTY</b>														<b># Not available at time of report</b>	
De Soto	7	0	7	51	0	51								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.	
Edgerton	0	0	0	0	0	0									
Fairway	0	0	0	1	0	1									
Gardner	27	0	27	129	0	129									
Johnson County	2	0	2	40	0	40									
Leawood	5	0	5	32	0	32									
Lenexa	16	0	16	201	10	211									
Merriam	1	0	1	2	0	2									
Mission Hills	0	0	0	0	0	0									
Olathe	66	0	66	407	49	456									
Overland Park	31	250	281	284	857	1141									
Prairie Village	9	0	9	59	0	59									
Roeland Park	0	0	0	0	0	0									
Shawnee	12	0	12	101	0	101									
Spring Hill	5	0	5	96	0	96									
Westwood	0	0	0	6	0	6									
	<b>181</b>	<b>250</b>	<b>431</b>	<b>1409</b>	<b>916</b>	<b>2325</b>									