



City of Bonner Springs

KANSAS

Tuesday, January 20, 2026

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

PLANNING COMMISSION MEETING - 6:30 p.m.

The meeting is open to the public.

PLANNING COMMISSION MEETING - 6:30 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of minutes from the December 16th meeting

Action Make a Motion to Approve, Amend or Deny the draft minutes as presented

Recommendation Staff recommends approval of th eminutes as presented.

Documents:

1. 12.16.25 PC Minutes Draft

OLD BUSINESS

1. Approval of the minutes from the November 18th meeting.

Action Make a motion of Approve, Amend or Deny the minutes as presented.

Recommendation After appropriate revisions were made to the Case Number, staff recommends approval of the minutes as presented.

Documents:

1. 11.18.25PC Minutes Draft2

NEW BUSINESS

1. PUBLIC HEARING: Request for Rezoning and Development Plan Approval – BSRZ-03-25 - Consider a request for approval of a zoning change from RR (Rural Residential) and MR (Mixed-Use Residential) to the zoning category of PD-MR (Planned Mixed-Use Residential District) for 300 S. 130th Street.

Action Make a motion to approve, amend or deny the requested rezoning for 300 S. 130th Street.

Recommendation Staff recommends approval of the rezoning with the stipulations listed.

Documents:

2. PUBLIC HEARING: Request for Preliminary Plat – PP-01-25 - Consider a request for a Preliminary Plat for the Bungalows at Bonner Springs (300 S. 130th Street)

Action Make a motion to approve, amend or deny the Preliminary Plat as presented with Staff stipulations.

Recommendation Staff recommends that the Planning Commission APPROVE the Preliminary Plat (PP-01-25) for the Bungalows at Bonner Springs with the stipulations listed in the Staff report.

Documents:

1. Complete Staff Report - PP-01-25 - Bungalows at Bonner Springs

3. PUBLIC HEARING: Comprehensive Plan Change – BSCP-02-25– Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 708 S. 130th Street. The request is to alter the designation from low-density residential to high-density residential to match the adjacent property.

Action Make a motion to approve, amend or deny the requested Future Land Use Map amendment.

Recommendation Staff recommends that the Future Land Use Map be amended to reflect the proposed multi-family use for the parcel at 708 S. 130th Street, with the listed staff stipulations.

Documents:

1. Complete Staff Report - BSCP-02-25 - Bonner Hills Estates

4. RP-04-25 - Consider a Replat of part of Lot 2, Bonner Springs Senior Villas and a part of Lots 9 and 10 of the Country Hills Subdivision (708 S. 130th Street and 709 S. 132nd Street)

Action Make a motion to approve, amend or deny the

Recommendation Staff recommends that the Planning Commission APPROVE the Replat (RP-04-25) for Bonner Hills Estates with the stipulations listed in the Staff report.

Documents:

1. Complete Staff Report - RP-04-25 Bonner Hills Estates

5. PUBLIC HEARING: Request for Rezoning – BSRZ-02-25 - Consider a request for approval of a zoning change from GR (General Residential) to the zoning category of MR (Mixed-Residential) for 708 S. 130th Street.

Action Make a motion to approve, amend or deny the requested rezoning.

Recommendation Staff recommends the Planning Commission APPROVE the requested zoning change for 708 South 130th Street from GR, General Residential to MR, Mixed-Residential with staff stipulations.

Documents:

1. Complete Staff Report - BSRZ-02-25. Bonner Hills Estates

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTORS REPORT

ADJOURNMENT

Memorandum

Date: January 20, 2026
To: Mayor and City Council
From: Mark Lee

Subject: Approval of minutes from the December 16th meeting

Recommendation: Staff recommends approval of the minutes as presented.

Action: Make a Motion to Approve, Amend or Deny the draft minutes as presented

Background: NA

Discussion: Minutes are attached

Financial Impact: NA



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - December 16, 2025

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Chairperson Greg Gebauer called the meeting to order at 6:30 p.m. The Community Development Director called roll and a quorum was present. Commissioner Sherri Neff was present via Teams.

CONSENT AGENDA -

Approval of the minutes from the November 18th, 2025 Planning Commission meeting - Paul Zeps moved Jason Cruse seconded to table the minutes of the November 18, 2025, Planning Commission Meeting until corrections to the case number SUP 02-25 to SUP 03-25 were made.
The motion passed unanimously 8-0.

OLD BUSINESS - None

NEW BUSINESS -

Final Plat - FP-03-25 - 407 S. 132nd Terrace - Cedar Ridge 2nd Plat - The Community Development Director, Mark Lee, presented the staff report. Larry Clark moved Paul Zeps seconded to pass the Final Plat for the Cedar Ridge FP-03-25 with staff stipulations. The motion passed unanimously 8-0.
For final review by City Council on January 12, 2026.

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT -

Bungalows at Bonner Springs.
130th St properties to go to the Planning Commission for rezoning and plat change.

A joint meeting with the Planning Commission and City Council. If approved by City Council, the meeting will tentatively be for January 15th at 6:30 p.m.

ADJOURNMENT - Greg Gebauer adjourned the Planning Commission Meeting at 6:46 p.m.

Memorandum

Date: January 20, 2026
To: Mayor and City Council
From: Mark Lee

Subject: Approval of the minutes from the November 18th meeting.

Recommendation: After appropriate revisions were made to the Case Number, staff recommends approval of the minutes as presented.

Action: Make a motion of Approve, Amend or Deny the minutes as presented.

Background: Staff realized it had made an error in it's case numbering. The correction was made prior to Council action, but is listed incorrectly within the Planning Commission minutes.

Discussion: Corrected Minutes are attached.

Financial Impact: NA



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - November 18, 2025

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Chairperson Greg Gebauer called the meeting to order at 6:30 p.m. The Community Development Director called roll and a quorum was present. Commissioners Larry Clark, Sherri Neff and Jason Cruse were absent.

CONSENT AGENDA -

Approval of the minutes from the October 21st, 2025 meeting - Lloyd Mesmer moved Nick Perica seconded to approve the minutes of the October 21, 2025 Planning Commission Meeting as written. The motion passed unanimously 5-0.

OLD BUSINESS -

Special Use Permit – SUP-03-25 – Evergy; Whippoorwill Electrical Substation - The Community Development Director presented the staff report. Paul Zeps asked to go over the issues that were raised about the site. Mark Lee said they have a new Superintendent on site and have addressed a few issues at the site and on the corner. Mark Lee stated residents Derek and Marcy Sunderman and Miss Billings were concerned about the reduction of their property values.

Paul Zeps motioned Lloyd Mesmer seconded to accept and approve the motion for Special Use Permit - SUP-03-25 - Evergy Whippoorwill Electrical Substation as written with all staff exceptions.

Paul Zeps and Vincent discussed that it meets all legal criteria and requirements. Paul Zeps asked the requirements and height to screen it. Is it just a 6' fence? Mark Lee stated there will be screening requirements that meet the Unified Development Ordinance. Not just a fence and we do not have a full site plan yet.

The Community Development Director took a roll call vote and the motion passed unanimously 5-0. Chair Greg Gebauer stated this will proceed to City Council on December 15th for final action.

Residents from Edwardsville spoke about not taking into consideration the neighborhood. Mark Lee stated the public input portion was already done. Paul Zeps asked to provide a procedural answer to their question. Chair Greg Gebauer stated that the Public Hearing was conducted, residents and the applicant spoke and the vote was tabled to a later time to address issues including the mailing notification. Documentation was mailed October 1st meeting the statutory requirements for notifications of public hearings.

NEW BUSINESS -

RP-03-25 - Replat 319 Lake Forest Drive - The Community Development Director gave the staff report on the proposed replat. Paul Zeps moved Nick Perica seconded to approve the replat as stated with staff stipulations. The motion passed unanimously 5-0.

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTORS REPORT -

CDD Report - Will not be having number 1. We did not receive all the information we needed to meet the deadline.

- Community Development Director, Mark Lee gave an update on projects in the City. Overland Cabinet is expanding.
- Old Castle south of the river will be expanding.
- Paul Zeps asked about landscaping requirements for Old Dominion and their trucks using K7 and Kansas Ave intersection.
- Kiley has been tasked with short-term rental regulations. She worked on Kansas City, Kansas rentals. A workshop will be held on December 16th after the regular Planning meeting to discuss safety, permitting and licensing starting downtown. Consider a pilot program and special use permits for in-town rentals.

- Lot combination in Cedar Ridge
- Senior villas at 132nd and Kansas Ave
- 138th Street update — should be opened by the end of the year
- 120 Oak St apartments
- Compass/Steamboat at Riverview
- Sandstone has about 7-8 more buildings left before being completed.
- Quik Trip Grand Opening on Thursday at 9am.
- Development East of K7 at Nettleton and looking at how to get a sewer main to the area. Will be meeting with KDOT after Thanksgiving.

ADJOURNMENT - Greg Gebauer adjourned the Planning Commission Meeting at 7:26 P.M.

Memorandum

Date: January 20, 2026
To: Mayor and City Council
From: Mark Lee

Subject: PUBLIC HEARING: Request for Preliminary Plat – PP-01-25 - Consider a request for a Preliminary Plat for the Bungalows at Bonner Springs (300 S. 130th Street)

Recommendation: Staff recommends that the Planning Commission APPROVE the Preliminary Plat (PP-01-25) for the Bungalows at Bonner Springs with the stipulations listed in the Staff report.

Action: Make a motion to approve, amend or deny the Preliminary Plat as presented with Staff stipulations.

Background: The property is currently split via a previous Lot Split and carries two distinct zoning districts; currently zoned MR(Mixed-Residential) and RR (Rural Residential).

The property was rezoned and split in anticipation of a multifamily apartment proposal in 2023. That project did not come to fruition and the property was never developed.

The current area included in the preliminary plat is vacant. The proposed plat will divide the property into two (2) lots allowing for the construction of 184 single-family for rent dwelling units and a larger tract for stormwater detention purposes. The proposed plat includes one (1) large tract for residential development with an approximate size of 18.017+/- acres, and a separate tract (Tract A) designated for stormwater detention/retention with a size of 3.418+/- acres.

The proposed development will not change any lots outside of the proposed preliminary plat area.

The typical preliminary and final plat procedures are being utilized for this application. The purpose of a preliminary plat is to provide a means of approving a subdivision of land to ensure compliance with the Unified Development Ordinance of the City of Bonner Springs. It establishes the overall layout and design of the proposed subdivision and authorizes the applicant to prepare a final plat. Any deviation of the final plat from the intent of the approved preliminary plat as determined by the Planning Commission shall cause the re-initiation of the preliminary platting process as described in Section 3.03.

Discussion: Staff's report is attached.

Financial Impact:

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 4

CASE #: PP-01-25

Topic: PUBLIC HEARING - PP-01-25 Preliminary Plat for the Bungalows at Bonner Springs, the applicant is requesting approval of a preliminary plat of 21.398 +/- acres with an address of 300 S. 130th Street.

Narrative: The property is currently split via a previous Lot Split and carries two distinct zoning districts; currently zoned MR(Mixed-Residential) and RR (Rural Residential).

The property was rezoned and split in anticipation of a multi-family apartment proposal in 2023. That project did not come to fruition and the property was never developed.

The current area included in the preliminary plat is vacant. The proposed plat will divide the property into two (2) lots allowing for the construction of 184 single-family for rent dwelling units and a larger tract for stormwater detention purposes. The proposed plat includes one (1) large tract for residential development with an approximate size of 18.017+/- acres, and a separate tract (Tract A) designated for stormwater detention/retention with a size of 3.418+/- acres.

The proposed development will not change any lots outside of the proposed preliminary plat area.

Presented by: Mark Lee – Community Development Director
Kiley Meierarend – City Planner

Staff Recommendation:

Staff recommends the Planning Commission approve the Preliminary Plat for the Bungalows at Bonner Springs with the stipulations as stated in Staff's report.

Attachments:

Staff Report (4pgs)

Aerial image of property location included in Staff's report (1pg)

Copy of Preliminary Plat (1pg)

PRELIMINARY PLAT - BUNGALOWS AT BONNER SPRINGS – REQUEST FOR APPROVAL OF A PRELIMINARY PLAT – A Preliminary Plat of Lot 1 and Tract A of the Bungalows at Bonner Springs.

MEETING DATE: January 20, 2026
REPORT WRITTEN: January 7, 2026
CASE #: PP-01-25

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the Preliminary Plat for the Bungalows at Bonner Springs with Staff stipulations.

APPLICANT:

- Advanced Acquisitions, LLC
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260

SURVEYOR/ENGINEER:

- Lamp Rynearson
9001 State Line Road, Suite 200
Kansas City, MO 64114

REQUEST:

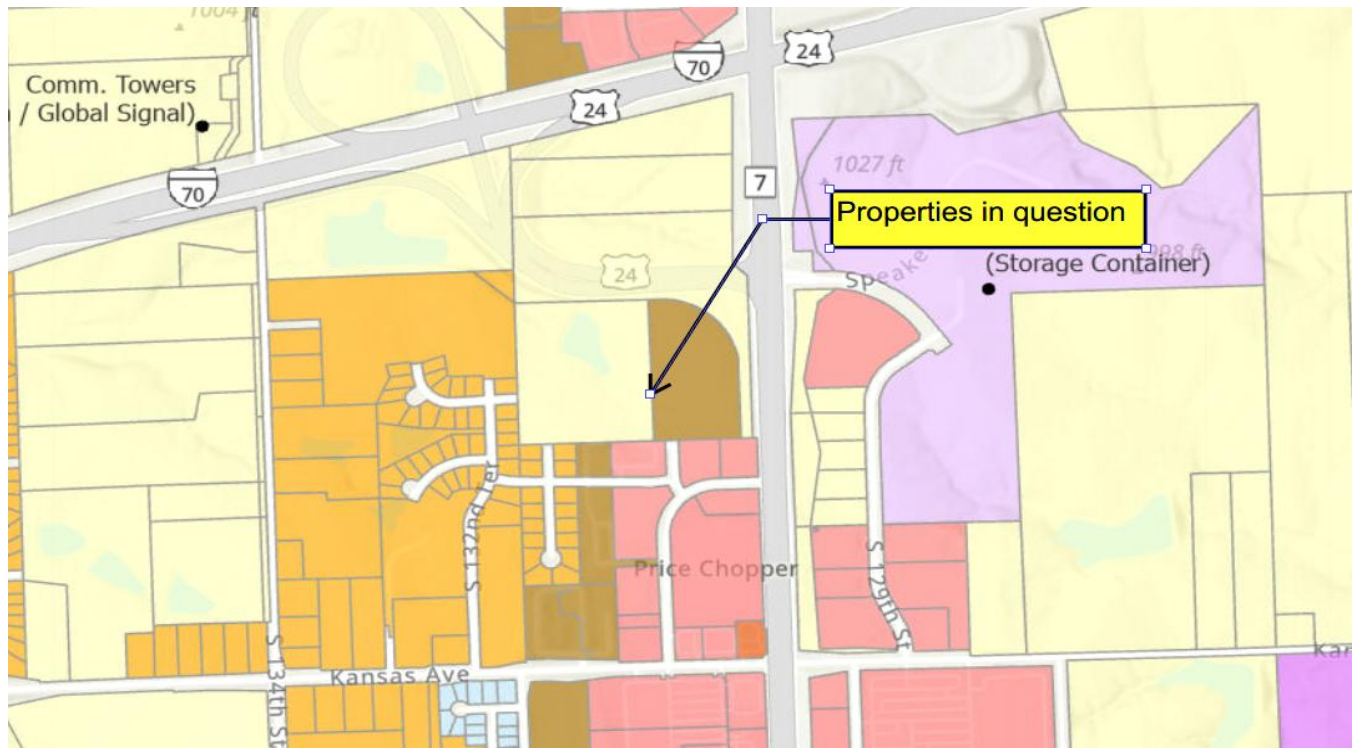
The applicant is requesting approval of a preliminary plat of +/- 21.398 acres with an address of 300 S. 130th Street and a general location of – south of the I-70 and Speaker Road interchange, west of Kansas Highway 7 and North of Commercial Drive.

ZONING:

The property is currently zoned “MR” Mixed-Residential and “RR” Rural Residential

SURROUNDING ZONING:

- North Interstate 70/Speaker Road Off Ramp and KDOT Right of Way
- South GC (General Commercial); MR (Mixed Residential) and GR (General Residential)
- East Kansas Highway 7 Right of Way
- West GR (General Residential)



Below is an aerial image of the area to be platted, the image below indicates portions of the immediate area.



BACKGROUND:

The property is currently split via a previous Lot Split and carries two distinct zoning districts; currently zoned MR(Mixed-Residential) and RR (Rural Residential).

The property was rezoned and split in anticipation of a multi-family apartment proposal in 2023. That project did not come to fruition and the property was never developed.

The current area included in the preliminary plat is vacant. The proposed plat will divide the property into two (2) lots allowing for the construction of 184 single-family for rent dwelling units and a larger tract for stormwater detention purposes. The proposed plat includes one (1) large tract for residential development with an approximate size of 18.017+/- acres, and a separate tract (Tract A) designated for stormwater detention/retention with a size of 3.418+/- acres.

The proposed development will not change any lots outside of the proposed preliminary plat area.

The typical preliminary and final plat procedures are being utilized for this application. The purpose of a preliminary plat is to provide a means of approving a subdivision of land to ensure compliance with the Unified Development Ordinance of the City of Bonner Springs. It establishes the overall layout and design of the proposed subdivision and authorizes the applicant to prepare a final plat. Any deviation of the final plat from the intent of the approved preliminary plat as determined by the Planning Commission shall cause the re-initiation of the preliminary platting process as described in Section 3.03

Traffic Impact

Additional traffic will be created by the proposed preliminary plat. The increase in traffic created by development will have the ability to ingress and egress from two different directions, both entrances will be gated. From the south, residents will access the development via Commercial Drive; Commercial Drive also connects to Kansas Highway 7 and provides for a ‘right-in/right-out’ intersection. From the west residents will access the development from Davis Avenue via S. 132nd Terrace. The intersection of S. 132nd Terr and Kansas Avenue is a full access intersection.

A Traffic Impact Study has been completed and is being reviewed by the City Engineer and all other responsible parties.

Stormwater Management

Stormwater Management facilities will be required for this parcel. A stormwater/drainage report has been submitted for review to the City Engineer. The stormwater management system will consist of internal drainage systems that will empty into a retention/detention pond that exists upon the property currently. It shall be platted as Tract A and consist of 3.4+/- acres. The developer/builder shall be responsible for the installation and maintenance of Best Management Practices regarding erosion control during the construction process.

Park Fee or Dedication:

Per the City’s fee schedule, the park fee for each parcel or dwelling is \$500 and is collected at the time of each building permit issuance.

Park Fee -	\$500.00
Building #'s -	186 buildings incl. Clubhouse
Total Fee -	\$93,000.00

Utilities

New utilities will be proposed with the subject plat. As part of the preliminary plat appropriate utility easements are being put in place to accommodate utility service extensions.

Utility providers have been notified of the preliminary plat and have been given an opportunity to comment.

Unified Development Ordinance Requirements

The items to be submitted with and included on the preliminary plat per the Unified Development Ordinance requirements have been met, the preliminary plat has been reviewed by the City Engineer, Police and Fire Departments along with the Community Development Director and Utility Providers.

Comments were provided back to the applicant for their consideration.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of the Bungalows at Bonner Springs application, with the following stipulations:

1. The Preliminary Plat shall be effective for one (1) year following the date of approval if the Final Plat has not been submitted for approval.
2. The applicant shall adhere to the requirements of submittal for a Final Plat, after approval and contingent upon, any recommendations from the Planning Commission.
3. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat
4. Final plat shall be filed within one (1) year after approval of preliminary plat and shall be in substantial compliance with approved preliminary plat.
5. The applicant shall be responsible for
 - a. All fees associated with building permits.
 - b. The extension/installation of all sanitary sewer systems necessary to provide services to the development as well as other appropriate utilities and infrastructure.
6. All construction drawings shall be reviewed and approved prior to construction. These shall include Sanitary Sewer Systems, Street and Stormwater, etc.
7. A Privately Financed Public Infrastructure (PFPI) Agreement shall be prepared, reviewed and approved by Staff for all off-site public infrastructure improvements.
8. Once construction of the public infrastructure is completed, a set of drawings shall be submitted; they shall be stamped “As-Built” or “Record” drawings shall be submitted to the City as an official copy.
9. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

PRELIMINARY PLAT OF BUNGALOWS AT BONNER SPRINGS

A SUBDIVISION IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- - - EASEMENT & SETBACK LINES
- - - RIGHT-OF-WAY
- /// LIMITS OF NO ACCESS
- SS — SS — SANITARY SEWER
- ST — ST — STORM SEWER
- OHU — OHU — OVERHEAD UTILITIES
- G — G — GAS
- W — W — WATER
- FO — FO — FIBER OPTIC
- E — E — ELECTRIC
- CA — CA — CABLE
- T — T — TELEPHONE
- X — X — FENCE
- EDGE OF WATER
- EXISTING TREE LINE
- EXISTING BUILDINGS
- ▨ PROPOSED BUILDINGS

PRELIMINARY PLAT NOTES

1. ALL DRIVE AISLES AND PARKING SPACES WITHIN THE PROPOSED DEVELOPMENT ARE PRIVATE. ALL DRIVE AISLE WIDTHS ARE 27' WIDE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. PUBLIC WATER MAINS TO BE EXTENDED TO SUBJECT SITE. WATER SYSTEM WITHIN PROJECT SITE TO BE PRIVATE.
3. GRAVITY PUBLIC SANITARY SEWER MAIN TO BE EXTENDED TO NORTHWEST FROM SITE TO EXISTING PUMP STATION. SANITARY SEWER SYSTEM WITHIN PROJECT SITE TO BE PRIVATE.
4. EXISTING POND TO BE MODIFIED TO PROVIDE STORMWATER MANAGEMENT FOR PROPOSED PROJECT, LIMITING POST DEVELOPMENT PEAK DISCHARGE RATES TO PRE DEVELOPMENT PEAK DISCHARGE RATES.
5. CURRENT ZONING: MIXED RESIDENTIAL (MR) ON EAST SIDE, RURAL RESIDENTIAL (RR) ON WEST SIDE

PROPOSED ZONING: PLANNED DEVELOPMENT - MIXED RESIDENTIAL (PD-MR)

PROPOSED LAND USE: MULTIFAMILY
6. A 30-FT BUILDING SETBACK IS PROPOSED ALONG THE KDOT THOROUGHFARE (K-7 AND I-70), AS THE EXISTING KDOT RIGHT-OF-WAY WIDTHS ARE EXTENSIVE. A 25-FT WIDE LANDSCAPE BUFFER IS PROPOSED ALONG THE KDOT RIGHT-OF-WAY.
7. TRACT A IS TO BE OWNED AND MAINTAINED BY LOT 1 OWNER AND IS TO BE USED FOR STORMWATER MANAGEMENT.

Site Data	Square Feet	Acres
Gross Area of Subdivision	933,702	21.435
Area of Lot 1	784,807	18.017
Area of Tract A	148,895	3.418
Area to be Dedicated for Streets	0	0
Area to be Dedicated for Public Uses	0	0

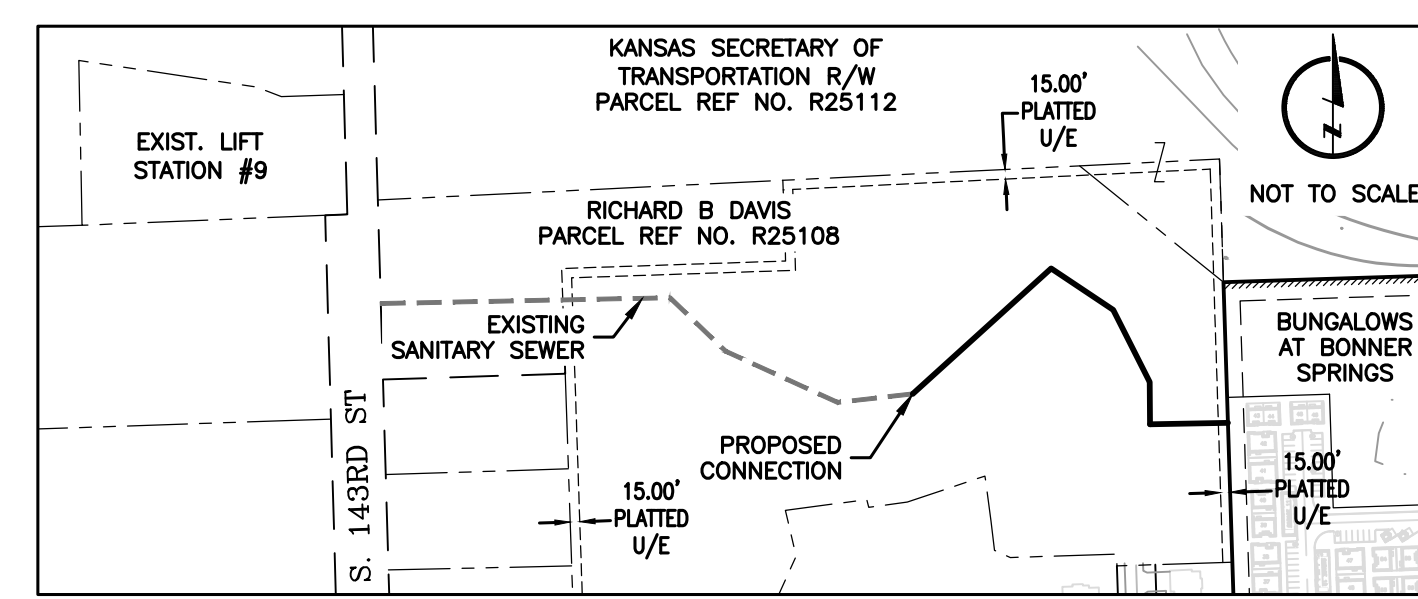
Total Number of Lots 1

LEGAL DESCRIPTION

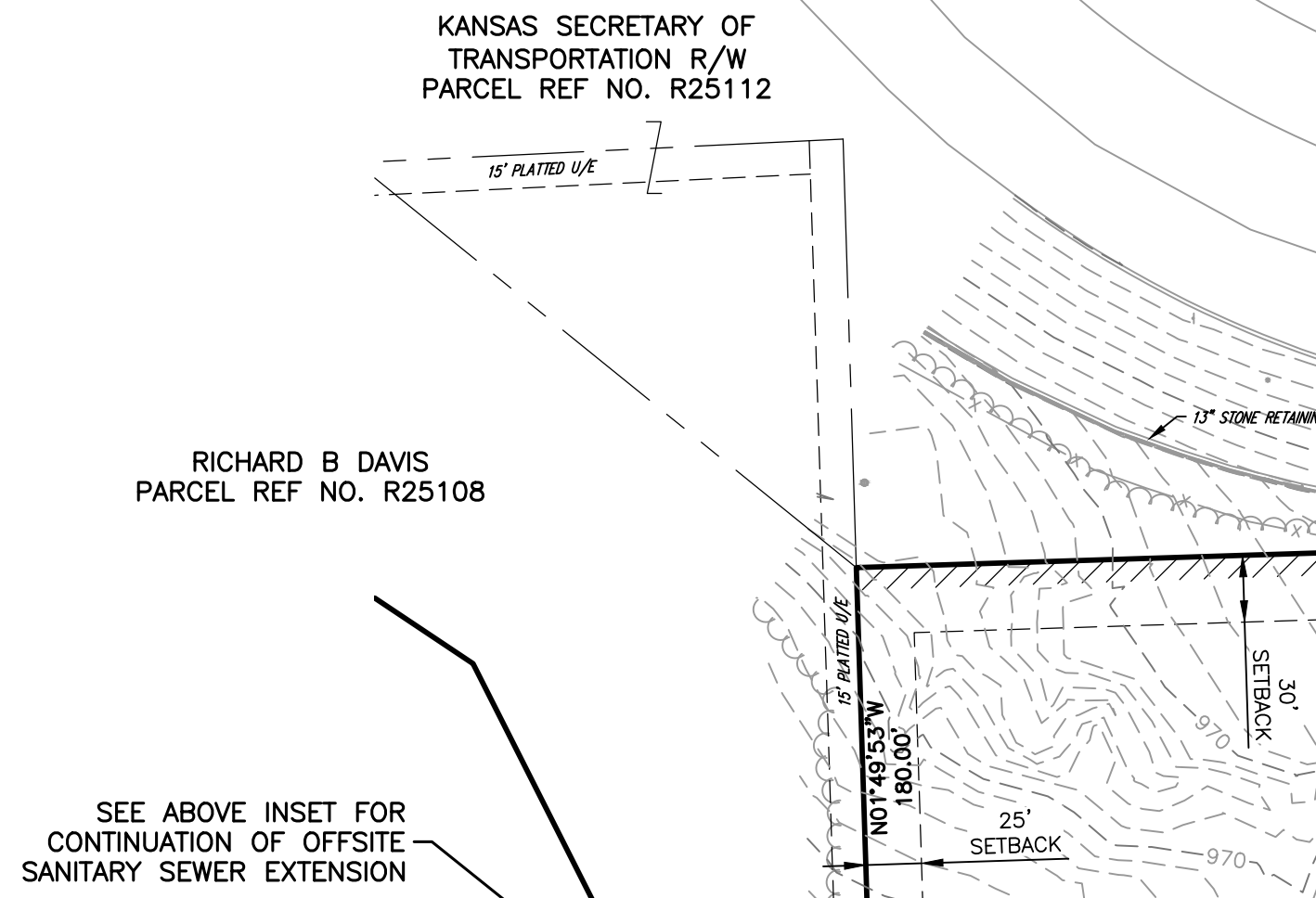
All that part of the Southwest Quarter of Section 17, Township 11 South, Range 23 East of the Sixth Principal Meridian, situate in the City of Bonner Springs, Wyandotte County, Kansas, being described by Kellan M. Gregory, Kansas PLS #1577 on November 19, 2025, as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 17; thence South 1°38'10" East (Basis of bearing: Kansas State Plane Coordinate System, North Zone, NAD83 (2011)), along the East line of the Southwest Quarter of said Section 17, a distance of 1,319.70 feet to the intersection with the Easterly prolongation of the North line of the plat of TIBLOW CENTRE, a subdivision of record; thence South 88°05'57" West, along the Easterly prolongation of the North line of said TIBLOW CENTRE and continuing along the North line thereof, a distance of 144.11 feet to the Point of Beginning; thence South 88°05'57" West, continuing along the North line of said TIBLOW CENTRE and also along the North line of the plat of BRENTON ESTATES, a subdivision of record, a distance of 1,179.93 feet to the intersection with the East line of the plat of CEDAR RIDGE, a subdivision of record; thence North 1°49'53" West, along the East line of said CEDAR RIDGE and also along the East line of the plat of DAVIS ESTATES SECOND PLAT, a subdivision of record, a distance of 822.58 feet to the intersection with the South right-of-way line of Interstate 70, as now established; thence along the South right-of-way line of said Interstate 70 the following eight (8) courses: 1) North 88°10'52" East a distance of 755.24; 2) North 89°30'10" East a distance of 52.89 feet; 3) South 79°41'29" East a distance of 112.37 feet; 4) South 60°27'50" East a distance of 112.33 feet; 5) South 49°59'09" East a distance of 91.71 feet; 6) South 36°50'15" East a distance of 86.45 feet; 7) South 27°10'04" East a distance of 88.43 feet; 8) South 12°18'51" East a distance of 66.85 feet to the intersection with the West right-of-way line of K-7 Highway, as now established; thence South 1°35'51" East, along the West right-of-way line of said K-7 Highway, a distance of 460.00 feet to the Point of Beginning.

Containing 933,702 square feet or 21.44 acres, more or less.



OFFSITE SANITARY SEWER EXTENSION TO EXISTING LIFT STATION #9



DAVIS ESTATES SECOND PLAT LOT 1 (GR)

WATER EXTENSION TO SITE

DAVIS AVENUE

CEDAR RIDGE I (GR)

BRENTON ESTATES (GR)

S. SCHUBERT DRIVE

TIBLOW CENTRE (GC)

RICHLAND AVENUE

TIBLOW CENTRE (GC)

COMMERCIAL DRIVE

PREPARED AND SUBMITTED BY:

ENGINEER:
LAMP RYNEARSON
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
CONTACT: DAN MCGHEE
(816) 361-0440
Dan.McGhee@lamprynearson.com

LAND SURVEYOR:
LAMP RYNEARSON
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
CONTACT: KELLAN M. GREGORY
(816) 361-0440
Kellan.Gregory@lamprynearson.com

DEVELOPER:
ADVANCED ACQUISITIONS, LLC
15300 N. 90TH STREET, SUITE 200
SCOTTSDALE, AZ 85260

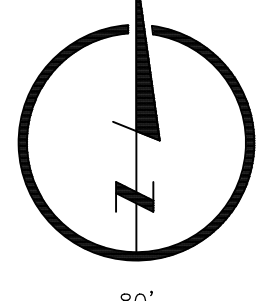
PROPERTY OWNER:
SHIBLER LIVING TRUST
196 118TH RD
SAINT MARYS, KS 66536

FLOOD ZONE

ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), WYANDOTTE COUNTY, KANSAS.
MAP NUMBER: 2020900109E
MAP EFFECTIVE DATE: SEPTEMBER 2, 2015
COMMUNITY NUMBER: 200361 0190 E

LAMP RYNEARSON

LAMP RYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD. STE. 100 (402) 498-2498
NE AUTHORIZATION NO. CA2130
FORT COLLINS, COLORADO
4715 INNOVATION DR. STE. 100 (970) 228-0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD. STE. 200 (816) 361-0440
MO AUTH. NO. E-2013011903 (LS-2015043)27

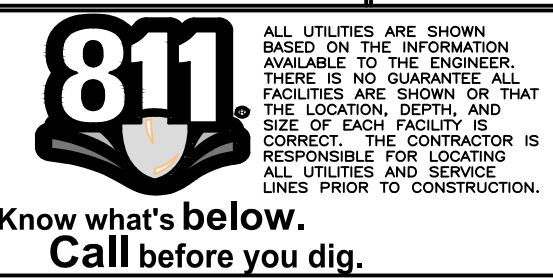


PRELIMINARY

NOT RELEASED FOR CONSTRUCTION
MARK DANIEL MCGHEE JR.
KS PE-20773

PRELIMINARY PLAT - BUNGALOWS AT BONNER SPRINGS

ADVANCED ACQUISITIONS, LLC - BUNGALOWS AT BONNER SPRINGS
BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS



REVISIONS
11/20/2025 - ADDED TRACT A

DESIGNER / DRAFTER
MDM/JEA
DATE
11/20/2025
PROJECT NUMBER
0325108
BOOK AND PAGE

SHEET

1

Memorandum

Date: January 20, 2026
To: Mayor and City Council
From: Mark Lee

Subject: PUBLIC HEARING: Request for Rezoning and Development Plan Approval – BSRZ-03-25 - Consider a request for approval of a zoning change from RR (Rural Residential) and MR (Mixed-Use Residential) to the zoning category of PD-MR (Planned Mixed-Use Residential District) for 300 S. 130th Street.

Recommendation: Staff recommends approval of the rezoning with the stipulations listed.

Action: Make a motion to approve, amend or deny the requested rezoning for 300 S. 130th Street.

Background:

Discussion: Staff's report is attached.

Financial Impact:

City of Bonner Springs Agenda Item Cover Sheet

Agenda Item No. 5

BSRZ-03-25
REZONING

Topic: PUBLIC HEARING - REZONING – BSRZ-03-25 – Bungalows at Bonner Springs – 300 S. 130th Street - Consider a request for rezoning – The requested change is from RR (Rural residential District) and MR (Mixed-Residential) to PD-MR (Planned District Mixed- Residential District).

Narrative:

A portion of the property was rezoned in 2023 from A-1 (Agricultural) to R-3 (Multi-Family Residential) in preparation of the Cornerstone Apartment project. That project failed to come to fruition after several steps and processes were completed. These steps and processes included, the approved rezoning, an approved lot split, the submittal of a Traffic Impact Study, Stormwater Drainage Study, an approved Site and Landscape plan, etc.

In mid-June of 2025, staff was contacted about the potential of redeveloping/developing the proposed area by another development group. The proposed rezoning would allow for the construction of 186 market rate, single family build-for-rent dwelling units. The development will be comprised of a mix of housing units; consisting of 28 one-bedroom homes – constructed as duplexes, 86 two-bedroom homes and 70 three-bedroom homes. A clubhouse is proposed for the development, along with a mix of covered and uncovered parking, internal sidewalks and other amenities for the residents of the development.

The property consists of approximately 21 acres; 2 gated vehicular ingress/egress areas are indicated upon the provided plan. A large tract will be left undeveloped for stormwater management purposes. A Traffic Impact and Drainage Study have both been submitted for review along with an overall site and landscape plan.

If the proposed rezoning is approved, a preliminary plat has been submitted and follows this agenda item.

Presented by: Mark Lee - Community Development Director

Staff Recommendation:

Staff recommends the Planning Commission approve the requested zoning change for 300 S. 130th Street from RR (Rural Residential) and MR (Mixed-Residential) to the designation of PD-MR (Planned District – Mixed-Residential) with staff stipulations.

Attachments:

Staff Report (6pgs)
Current zoning (included within staff's report)
Site Rendering (1pg)
Landscaping Plan (1pg)
Dwelling Unit Renderings (7pgs)

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM RR (RURAL RESIDENTIAL) AND MR (MIXED-RESIDENTIAL) TO THE ZONING CATEGORY OF PD-MR (PLANNED DISTRICT MIXED RESIDENTIAL) FOR 300 S. 130TH STREET.

MEETING DATE: January 20, 2026
REPORT WRITTEN: December 29, 2025
APPLICATION #: BSRZ-03-25

APPLICANT:
Advanced Acquisitions, LLC
15300 N. 90th Street, Suite 200
Scottsdale AZ 85260

ENGINEER/SURVEYOR
Lamp Rynearson
9001 State Line Rd, Suite 200
Kansas City MO 64114

REOUEST:
The applicant is requesting approval to rezone 300 S. 130th Street from RR and MR; Rural Residential and Mixed-Residential to PD-MR (Planned District Mixed-Residential).

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:
The Future Land Use Map currently designates this property as Mixed-Use

- SURROUNDING FUTURE LAND USE DESIGNATIONS:**
- North Right of Way for Interstate 70
 - South Commercial and High-Density Residential
 - East Right of Way for Kansas Highway 7
 - West Low Density Residential

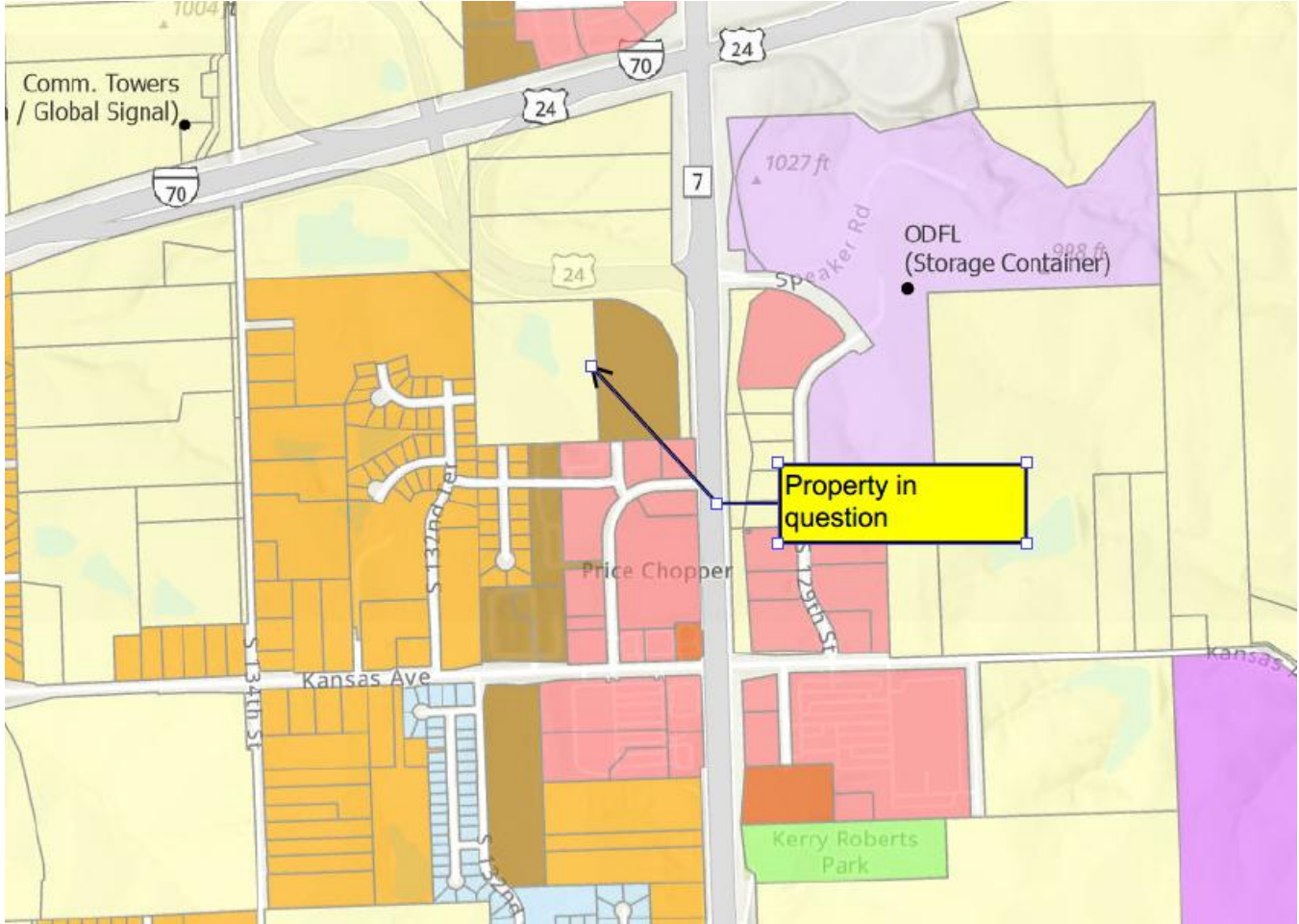
BACKGROUND:
The property was rezoned in 2023 from A-1 (Agricultural) to R-3 (Multi-Family Residential) in preparation of the Cornerstone Apartment project. That project failed to come to fruition after several steps and processes were completed. These steps and processes included, the approved rezoning, an approved lot split, the submittal of a Traffic Impact Study, Stormwater Drainage Study, an approved Site and Landscape plan, etc.

In mid-June of 2025, staff was contacted about the potential of redeveloping/developing the proposed area by another development group. The proposed rezoning would allow for the construction of market rate, single family build-for-rent development. The development will consist of a mix of housing units consisting of 28 one-bedroom homes – constructed as duplexes, 86 two-bedroom homes and 70 three-bedroom homes. A clubhouse is proposed for the development along with a mix of covered and uncovered parking.

The property consists of approximately 21 acres; 2 gated vehicular ingress/egress areas are indicated upon the provided plan. A large tract will be left undeveloped for stormwater management purposes. A Traffic Impact and Drainage Study have both been submitted for review along with an overall site and landscape plan.

If the proposed rezoning is approved, a preliminary plat has been submitted and follows this agenda item.

THE CURRENT ZONING CONFIGURATION:



SURROUNDING ZONING –

- North Right of Way for Interstate 70
- South GC; General Commercial
- East Right of Way for Kansas Highway 7
- West GR; General Residential

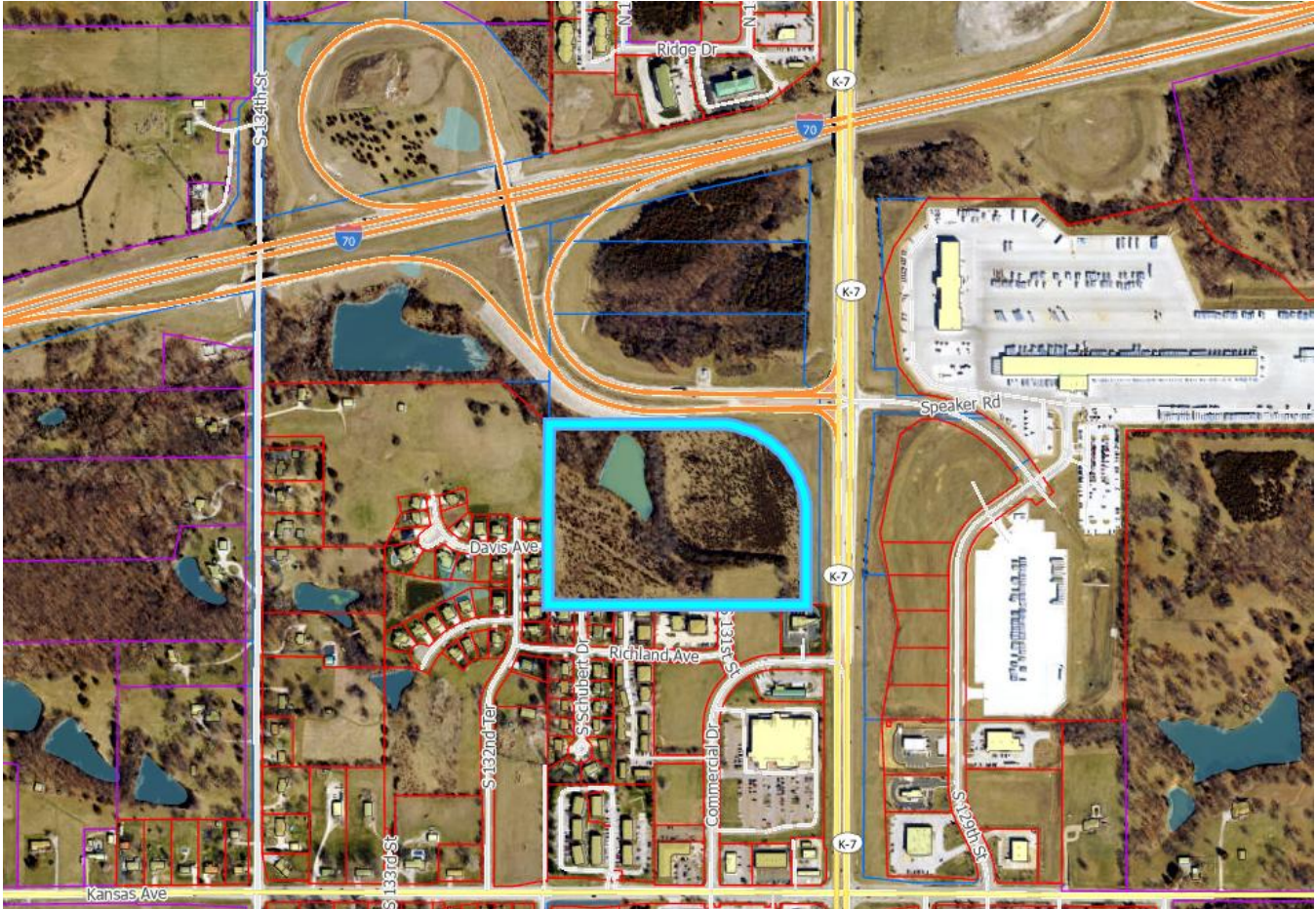
REZONING:

Section 2.03.A.2.b of the Bonner Springs Unified Development Ordinance and the *Golden* case, the factors to be used in determining approval or denial of an application for rezoning are as follows:

- The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;
- The character of the neighborhood or built environment surrounding the affected property;
- The compatibility of the zoning and allowed uses of surrounding properties;
- The suitability of the affected property to its existing and proposed zoning conditions;
- The extent to which removal or Alteration of the existing zoning designation will negatively impact nearby property;
- The impact on the general health, safety, and welfare of the public caused by the existing and proposed zoning conditions;
- The professional recommendations of the City’s staff and Development Review Team;
- The availability and adequacy of required public improvements to serve the existing and proposed zoning conditions.
- The impacts the proposed zoning condition will have on the built and natural environment, including but not limited to storm water runoff, water, air, and noise pollution, lighting, or other adverse impacts; and
- The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations under the proposed zoning conditions.

CHARACTER OF THE IMMEDIATE AREA –

The area surrounding the subject property consists of public right of way for both Kansas Highway 7 and Interstate 70, it is bordered on the south by commercial and multi-family residential, and to the west by residential zoning districts. The area north and east of the proposed development is limited in use due to the public right of way, but those uses to the south and west consist of single-family and multi-family residential living along with commercial uses to the south as well.



THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED –

The property is currently vacant and contains no structures. The Future Land Use Map reflects this area as mixed-use. There are two mixed use zoning districts, one being MR; Mixed Residential District, the other being MC; Mixed Commercial District. The latter does not support the inclusion of residential living. The rezoning of this property would adhere to that designation and surrounding zoning districts providing for residential living within close proximity of commercial businesses. Proposed development in 2023, changed a portion of the property’s zoning RR to R-3; Multi-Family Residential at that time. That development did not come to fruition and property has sat vacant since.

THE EXTENT TO WHICH REMOVAL OF THE PRESENT ZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTY –

A portion of the property is currently zoned as MR; Mixed Residential, the remaining portion would be difficult to develop under the RR; Rural Residential requirements. The zoning classification of which is being requested will remain residential in nature and will mirror those properties in close proximity.

THE LENGTH OF TIME THE PROPERTY HAS REMAINED VACANT AS ZONED –

The property is vacant; several proposals have come forward over the years but development has not occurred upon it to date. The parcel has remained vacant for almost two decades.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER’S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL

This rezoning would allow for the applicant to develop the ground in a similar fashion to that which it is surrounded by. The proposed development, while being rezoned to PD-MR, is in fact a single-family residential development. The one-bedroom units are proposed as “duplex” units; therefore, it could not be accurately depicted as solely single-family. The “Planned Development” portion allows for deviations from the requirements of the Unified Development Ordinance; those deviations are tied to the plan that drives the development forward through construction.

RECOMMENDATION OF PROFESSIONAL STAFF-

Staff would recommend approval of the requested rezoning from MR and RR, Mixed-Residential and Rural Residential Districts to a PD-MR, Planned Mixed-Residential District.

THE CONFORMANCE OF THE REQUESTED REZONING TO THE DULY ADOPTED COMPREHENSIVE PLAN –

The Comprehensive Plan's Future Land Use Map currently identifies the subject property as Mixed-Use.

The Mixed-Use zoning districts are intended to provide a live-work-play scenario within close proximity or with the inclusion of residential living with a variety of types and styles. This live-work-play lifestyle is intended to provide retail and commercial uses within walking distance of the residents that live within the area.

There are two mixed use zoning districts, one being MR; Mixed Residential District, the other being MC; Mixed Commercial District. The latter does not support the inclusion of residential living. The rezoning of this property would adhere to that designation and surrounding zoning districts providing for residential living within close proximity of commercial businesses. The requested zoning conforms to the Comprehensive Plan by providing residential living within close proximity of commercial uses.

The Comprehensive Plan states:

MIXED-RESIDENTIAL DISTRICT (MR):

The Mixed- Residential District is considered High Density Residential consisting of multi-family dwellings. More than 6 units and up to 18 units per acre. The intent of this district is to provide for a mix of residential development types within a single project, but does not provide for the development of supporting commercial uses. In developed areas of the City, the scale and density of individual structures should be limited as necessary to maintain harmony with the surrounding area. However, retirement homes, rest homes, adult congregate living facilities and similar uses also may be appropriate in this category at higher densities and higher unit counts given that the impact of these types of dwellings units is often far less than a “standard” residential development.

Mixed-Residential Districts should be located close to arterial and collector streets. The neighborhoods should possess direct connections to work, shopping, and leisure activities, but settings where the only access provided consists of local streets passing through lower density neighborhoods should be avoided. To avoid monotonous streetscapes, the incorporation of a variety of housing models and sizes is strongly encouraged. Larger buildings shall be designed with a variety of wall planes and roof forms to create visual interest. Projects should be compatible with the established mass and scale of other buildings along the block.

MIXED-USE COMMERCIAL DISTRICT

The vision for Mixed-Use Commercial entails a traditional feel with a compact, vibrant setting at a pedestrian scale with a mix of uses including businesses, services, shopping, recreational opportunities, and residential. The most prominent mixed-use commercial areas will have an urban residential character that will support mixed use, provided the scale, location and design is compatible with the character and intensity of the neighborhood.

The Comprehensive Plan encourages that walkable, mixed-used neighborhoods be incorporated into Bonner Springs new developments. These developments are intended to consist of a variety of residential uses, civic, cultural, retail, commercial and business uses, and professional offices and financial institutions in a compact, vibrant setting at a pedestrian friendly scale. They shall be designed to include a network of direct and interconnected streets, pedestrian, and bicycle connections. Mixed-use areas should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways.

Developments should contain a focal point or activity center which possess the most intense and largest number of uses. From this activity center uses should become less intense transitioning from commercial to higher density residential to low density residential. The transitioning should be gradual, allowing one area to interface well with the other. Mixed use neighborhoods shall be designed in a manner which protects and preserves natural features of the site, including mature stands of trees, wetlands, drainages, or ridgelines, as open space amenities that serve as identifying or character defining features.

Infill and redevelopment shall be designed in a manner that is sensitive to and reflects the character of the surrounding neighborhood. Important design considerations include building scale, mass, roof form, height, and orientation, parking location, lot coverage, architectural character, and landscape elements. As in the existing downtown Bonner Springs area, conversion of upper floors above retail storefronts to office or residential uses is strongly encouraged to reinforce the variety and vitality of the downtown environment. The provision of outdoor dining and seating areas along the sidewalk edge is strongly encouraged, particularly in the city center area, to create activity along the street and increase the overall vitality of the area.

Active, visible uses that encourage pedestrian activity, such as restaurants or retail storefronts, are most appropriate as first floor uses in the core area of the mixed-use area. Offices, residential, or other uses that typically are “closed off” from the street and lend little to the pedestrian atmosphere should be encouraged as upper floor uses in retail areas. Neighborhood streets and access roads should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation. Access management shall be provided along arterial streets to limit the number of curb-cuts and maintain traffic carrying capacity and safety

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the requested zoning change for 300 S. 130th Street from MR and RR, Mixed-Residential District and Rural Residential to, PD-MR Planned Mixed-Residential District with staff stipulations.

Staff would further recommend the following if the request is approved by the Commission.

1. A Traffic Impact Study/Analysis shall be conducted by the applicant and submitted to the City, KDOT and others for review and approval prior to final approval of the project.
2. A Storm Water Management Study shall be prepared and provided to the City for review and approval prior to commencement of the project.
3. A Site and Landscape Plan shall be provided and reviewed for approval as stated in the Unified Development Ordinance.

4. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water and/or other public utilities as required by the City of Bonner Springs.
5. Any and all applicable construction drawings shall be submitted to the City for review and approval prior to site improvements commencing.
6. A Privately Funded Public Improvements construction agreement shall be prepared and approved by all parties prior to commencement of construction on any utility or street infrastructure that the City of Bonner Springs shall ultimately maintain.
7. Building permits shall be applied for and issued for any improvements or construction projects for which they are required.
8. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable.
9. The applicable plat shall be reviewed and approved by City Staff, Unified Government Staff and any other pertinent review parties.
10. A preliminary and final plat adhering to the requirements of the Bonner Springs Unified Development Ordinance shall be submitted and approved by the City prior to building permits being issued.
11. Once reviewed and approved the plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to City Hall for filing.

If approved, this item will move to the Governing Body. The request will be presented at the February 9, 2026 regular meeting for final action.

LEGEND

—	BOUNDARY LINE	— X — X —	FENCE
- - -	LOT LINE	- - -	EDGE OF WATER
- - -	SECTION LINE	- - -	EXISTING TREE LINE
- - -	EASEMENT & SETBACK LINES	□	EXISTING BUILDINGS
	RIGHT-OF-WAY	□	PROPOSED BUILDINGS
	LIMITS OF NO ACCESS	□	PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT
SS	SANITARY SEWER	□	PROPOSED CONCRETE PAVEMENT
ST	STORM SEWER	□	PROPOSED CONCRETE SIDEWALK
O/U	OVERHEAD UTILITIES	⊙	PARKING STALL COUNT
G	GAS		
W	WATER		
FO	FIBER OPTIC		
E	ELECTRIC		
CA	CABLE		
T	TELEPHONE		

LEGEND - BUILDING TYPE

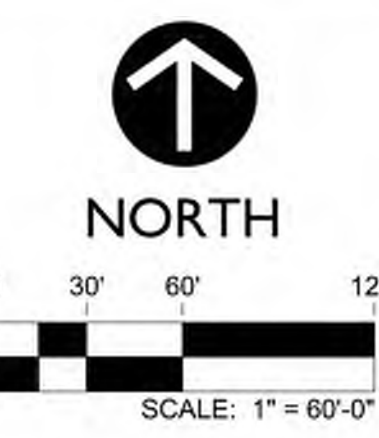
□	ONE BEDROOM
□	TWO BEDROOM
□	THREE BEDROOM
□	GARAGE

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
DEVELOPER	ADVANCED ACQUISITIONS, LLC JEREMY HALL jhall@acvancompanies.com 480.627.7000 8800 E. RAINTREE DRIVE, SUITE 300 SCOTTSDALE, ARIZONA 85260
PLANNER	RVI PLANNING + LANDSCAPE ARCHITECTURE JESSICA MILLER jmill@rviplanning.com 480.994.0994 4900 N. SCOTTSDALE ROAD, SUITE 1200 SCOTTSDALE, ARIZONA 85251
ENGINEER	LAMP REYNARDSON DAN MCGHEE dan.mcgee@lampreynardson.com 816.361.0440 9001 STATE LINE ROAD, SUITE 200 KANSAS CITY, MO 64114



4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com



SITE DATA	Existing	Proposed	Deviation Requested?	Approval
Zoning	MR, FR	PD-MR		
Gross Land Area				
in square feet	933,702.00	933,702.00		
in acres	21.43	21.43		
Right-of-way Dedication				
in square feet	0	0		
in acres	0	0		
Net Land Area				
in square feet	933,702.00	933,702.00		
in acres	21.43	21.43		
Building Area (sq. ft.)	0	248,433.24		
Floor Area Ratio	0	0.27		
Residential Use Info				
Total Dwelling Units	0	186		
Detached House	0	0		
Zero lot line House	0	0		
Cottage House	0	156		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	15		
Multi-unit House	0	0		
Colonnade	0	0		
Multiplex	0	0		
Multi-unit Building	0	0		
Total Lots	0	1		
Residential	0	1		
Public/Civic	0	0		
Commercial	0	0		
Industrial	0	0		
Other	0	0		

BUILDING DATA	BUILDING TYPE	BUILDING FOOTPRINT AREA SF	NUMBER OF BUILDINGS	TOTAL BUILDING AREA SF	NUMBER OF DWELLING UNITS
ONE BEDROOM	1,354.00	15	20,310.00	30	
TWO BEDROOM	1,013.00	86	87,118.00	86	
THREE BEDROOM	1,370.00	70	95,900.00	70	
CLUBHOUSE	2,256.00	1	2,256.00		
6 CAR GARAGE	1,530.33	22	33,667.26		
5 CAR GARAGE W ADA	1,530.33	6	9,181.98		
			248,433.24	186	
TOTAL BUILDING FOOTPRINT AREA				248,433	
PROJECT TOTAL DWELLING UNITS				186	

PARKING DATA	VEHICLE SPACES	
	REQUIRED	PROPOSED
TYPICAL PARKING STALLS	372	259
ADA PARKING STALLS INCLUDING GARAGES	9	9
GARAGE PARKING STALLS	0	156
TOTAL	381	424

GENERAL SITE NOTES

- ALL PARKING STALLS ARE 9' WIDE AND 18' LONG. PARKING STALLS IN GARAGE ARE 9' WIDE AND 20' LONG.
- ALL ACCESSIBLE PARKING SHALL MEET AND BE SIGNED PER CITY STANDARDS.
- ALL DRIVE AISLE WIDTHS ARE 27' WIDE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
- A 30-FT BUILDING SETBACK IS PROPOSED ALONG THE KDOT THOROUGHFARE (K-7 AND I-70), AS THE EXISTING KDOT RIGHT-OF-WAY WIDTHS ARE EXTENSIVE. A 25-FT WIDE LANDSCAPE BUFFER IS PROPOSED ALONG THE KDOT RIGHT-OF-WAY.
- BUILDING SEPARATION IS 10' MINIMUM.
- SIDEWALKS BETWEEN UNITS ARE 5' WIDE.
- SIDEWALK ADJACENT TO PARKING STALLS ARE 6' WIDE.
- TRACT A IS TO BE OWNED AND MAINTAINED BY LOT 1 OWNER AND IS TO BE USED FOR STORMWATER MANAGEMENT.

BUNGALOWS AT BONNER SPRINGS
DEVELOPMENT PLAN SUBMITTAL
BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

PROJECT NO: 25007109
DATE: DECEMBER 10, 2025
DRW: JM
RWW: JM

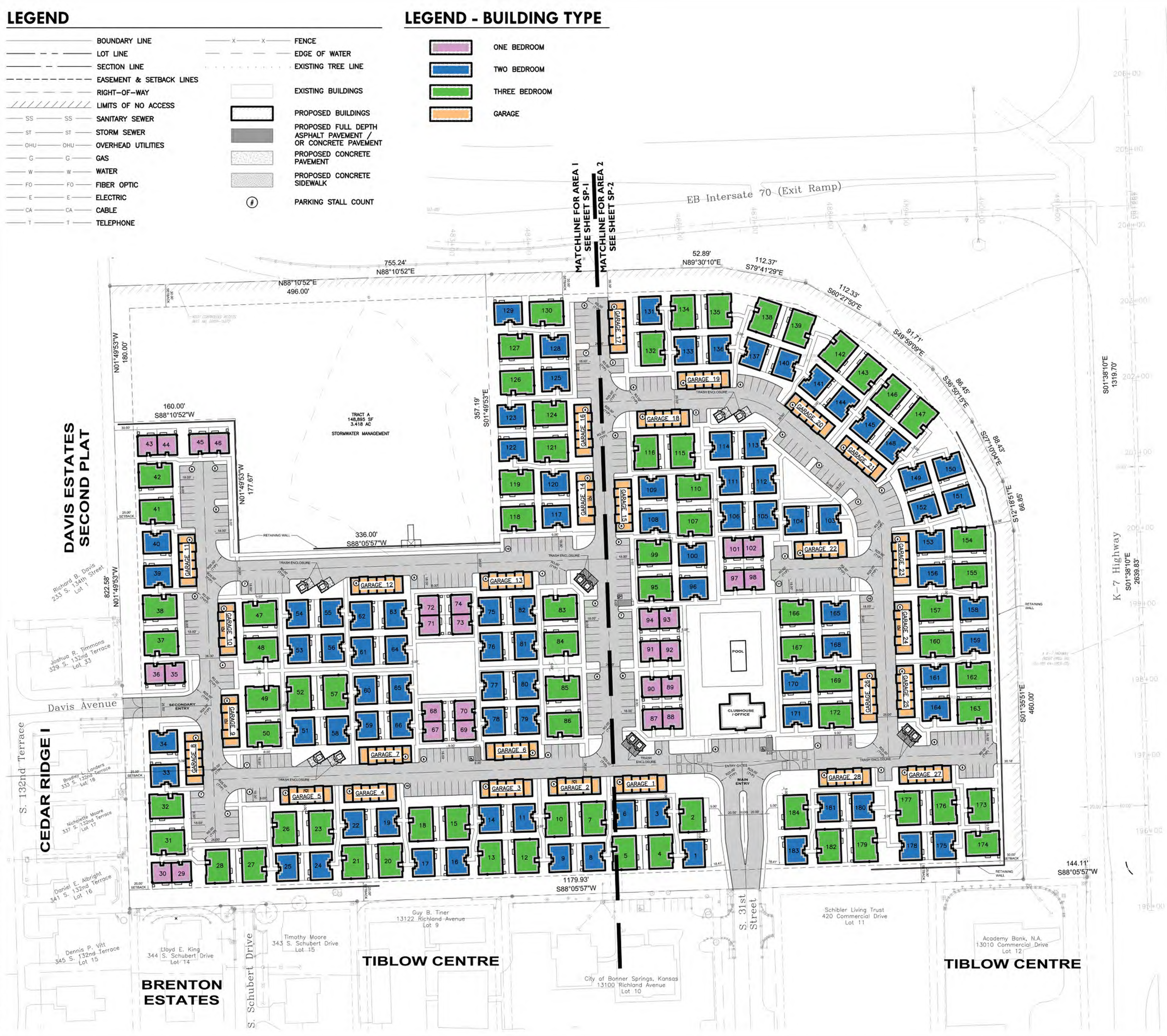
REVISIONS

1	
2	
3	
4	
5	

OVERALL SITE PLAN

SP.C

SHEET 1 OF 3





REAR



FRONT

SMALL AMENITY BUILDING

Cottage

Scale: 1/4" = 1'-0"

CAVAN COMPANIES

Scottsdale, Arizona

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

A1.1





LEFT



RIGHT

SMALL AMENITY BUILDING

Cottage

Scale: 1/4" = 1'-0"

CAVAN COMPANIES

Scottsdale, Arizona

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FRONT



REAR



REAR

PERSPECTIVE VIEWS

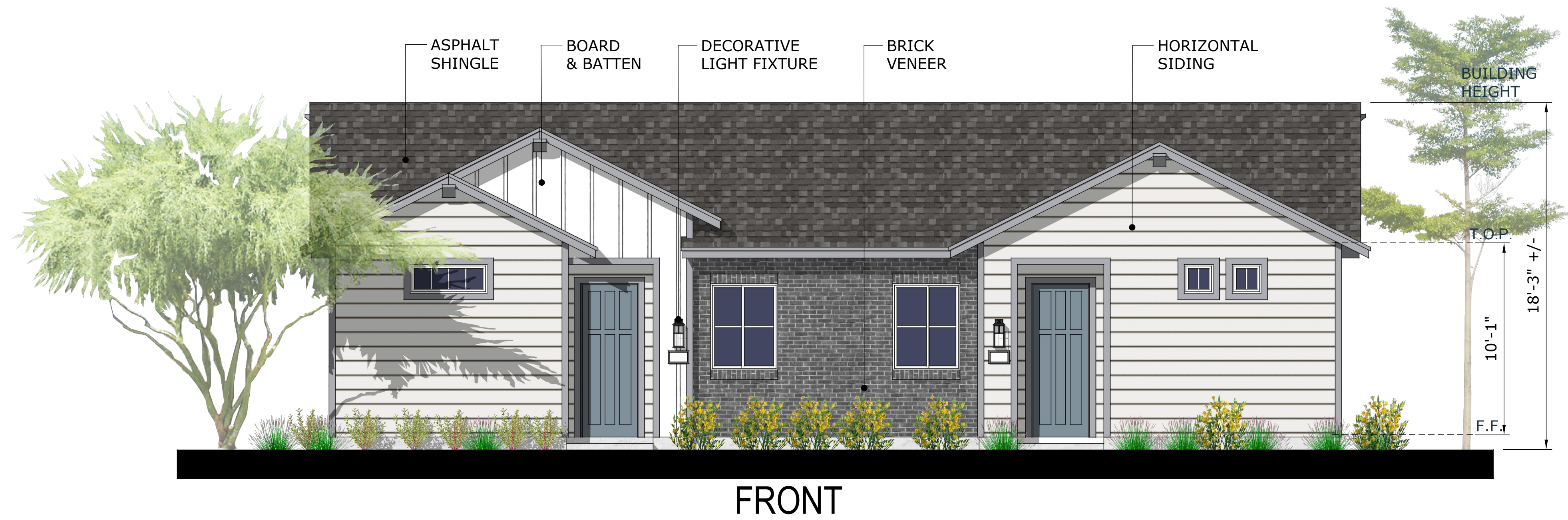
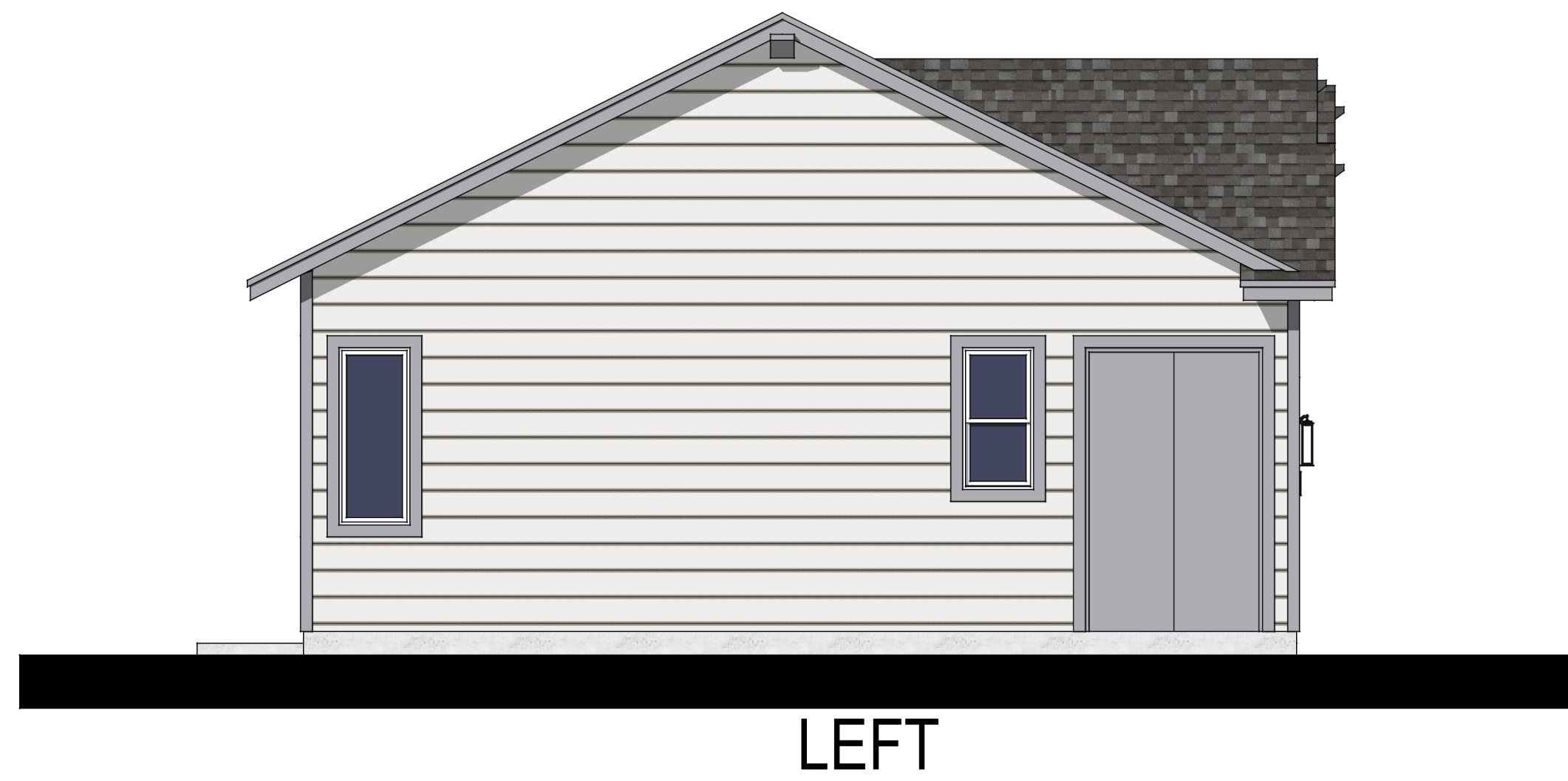
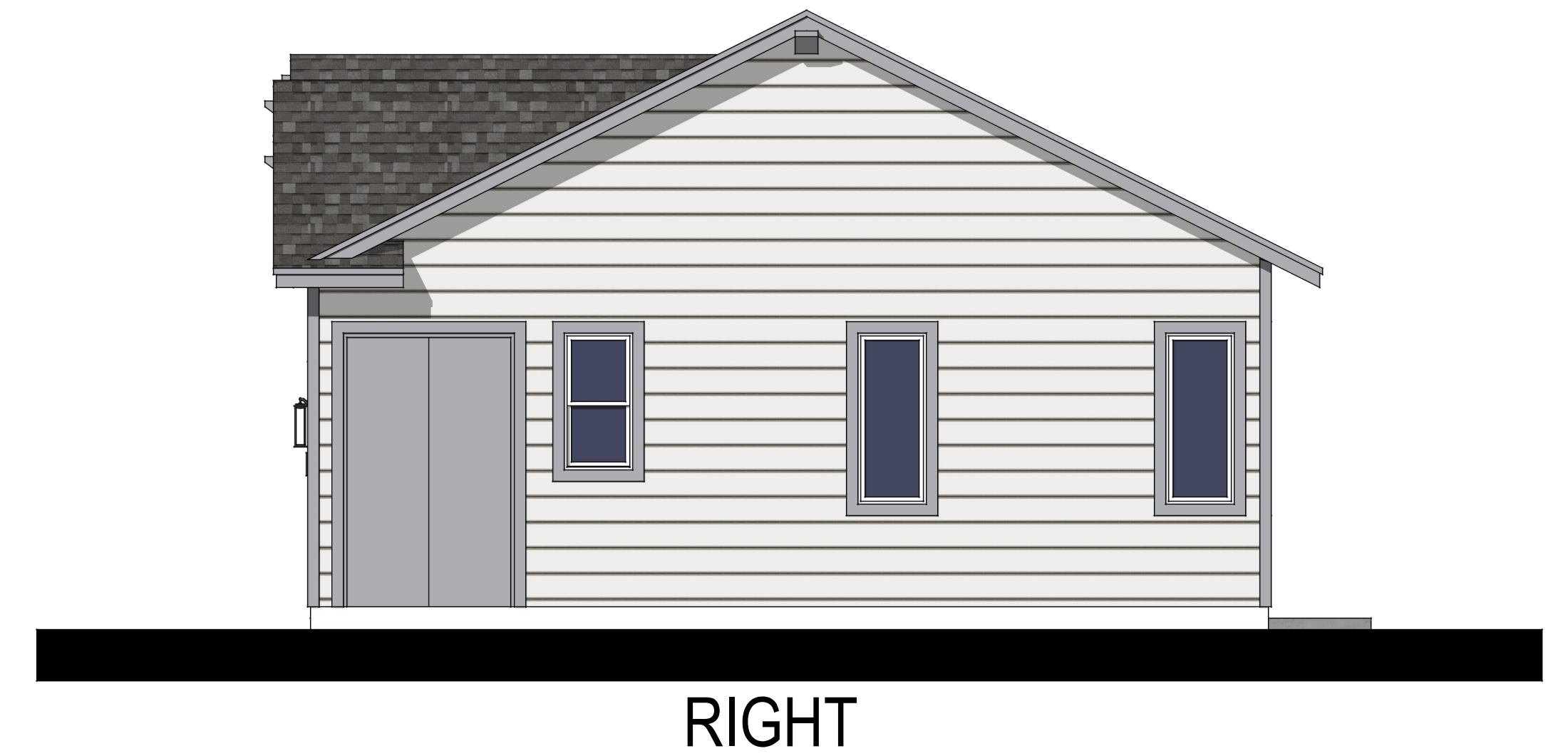
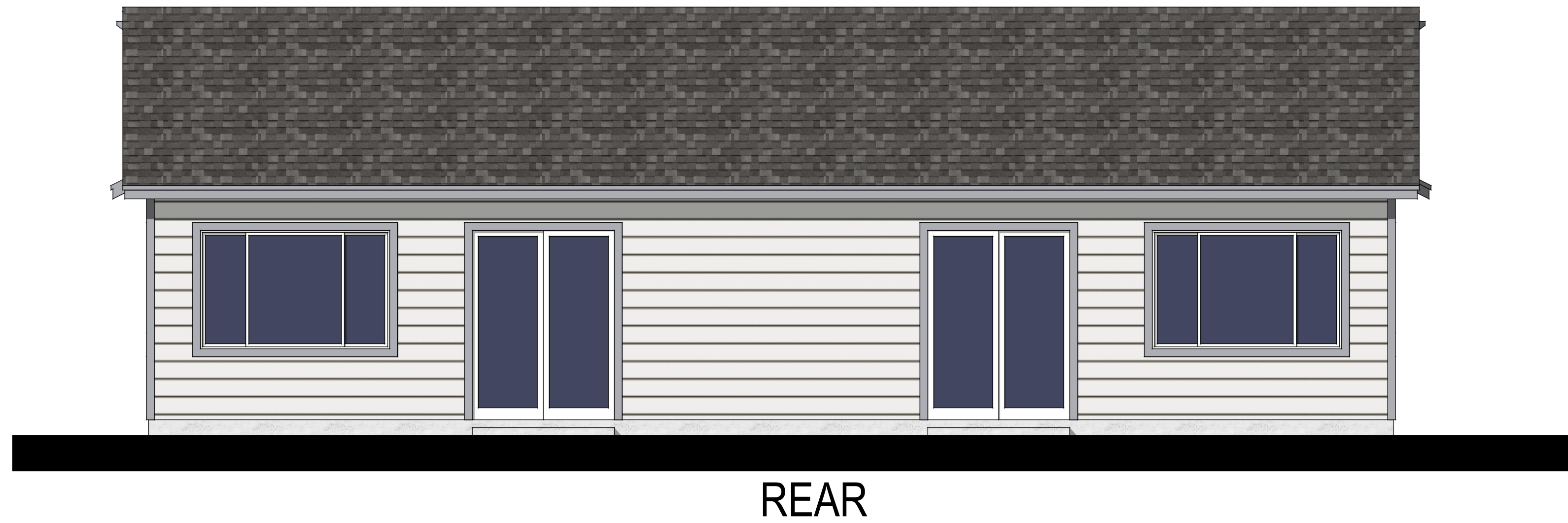
CAVAN COMPANIES

Scottsdale, Arizona

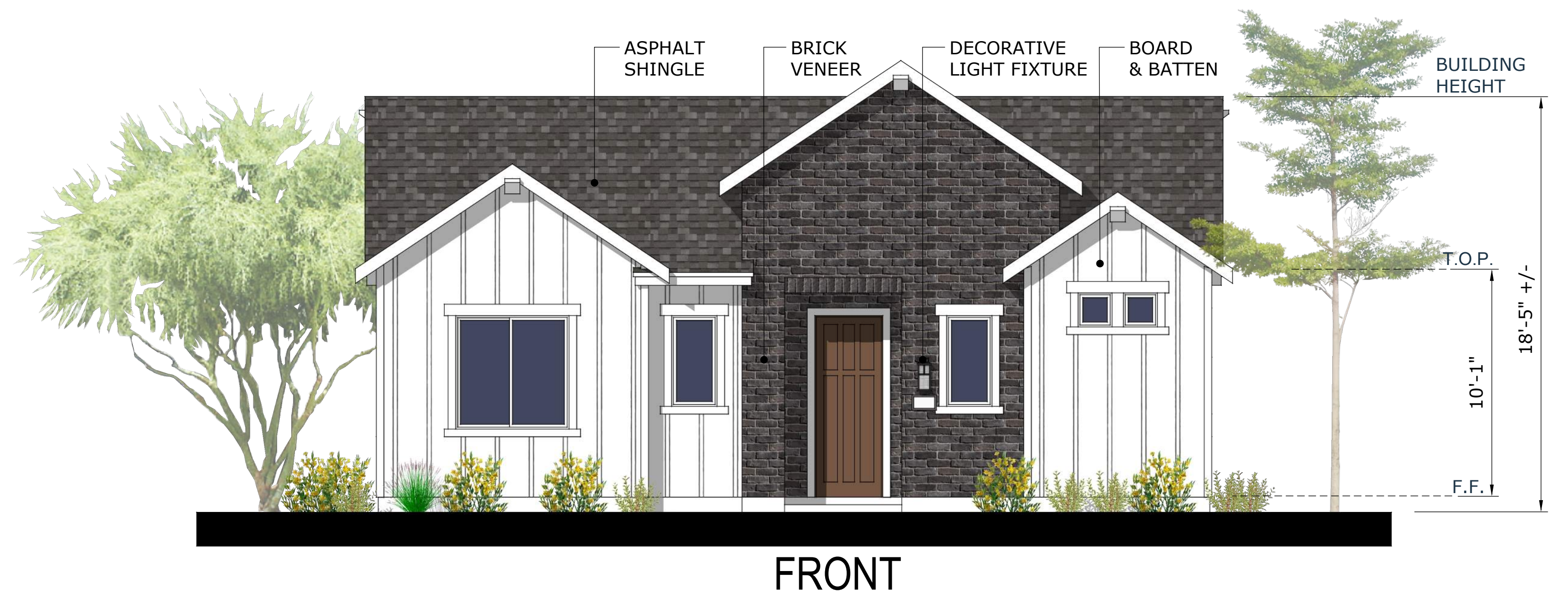
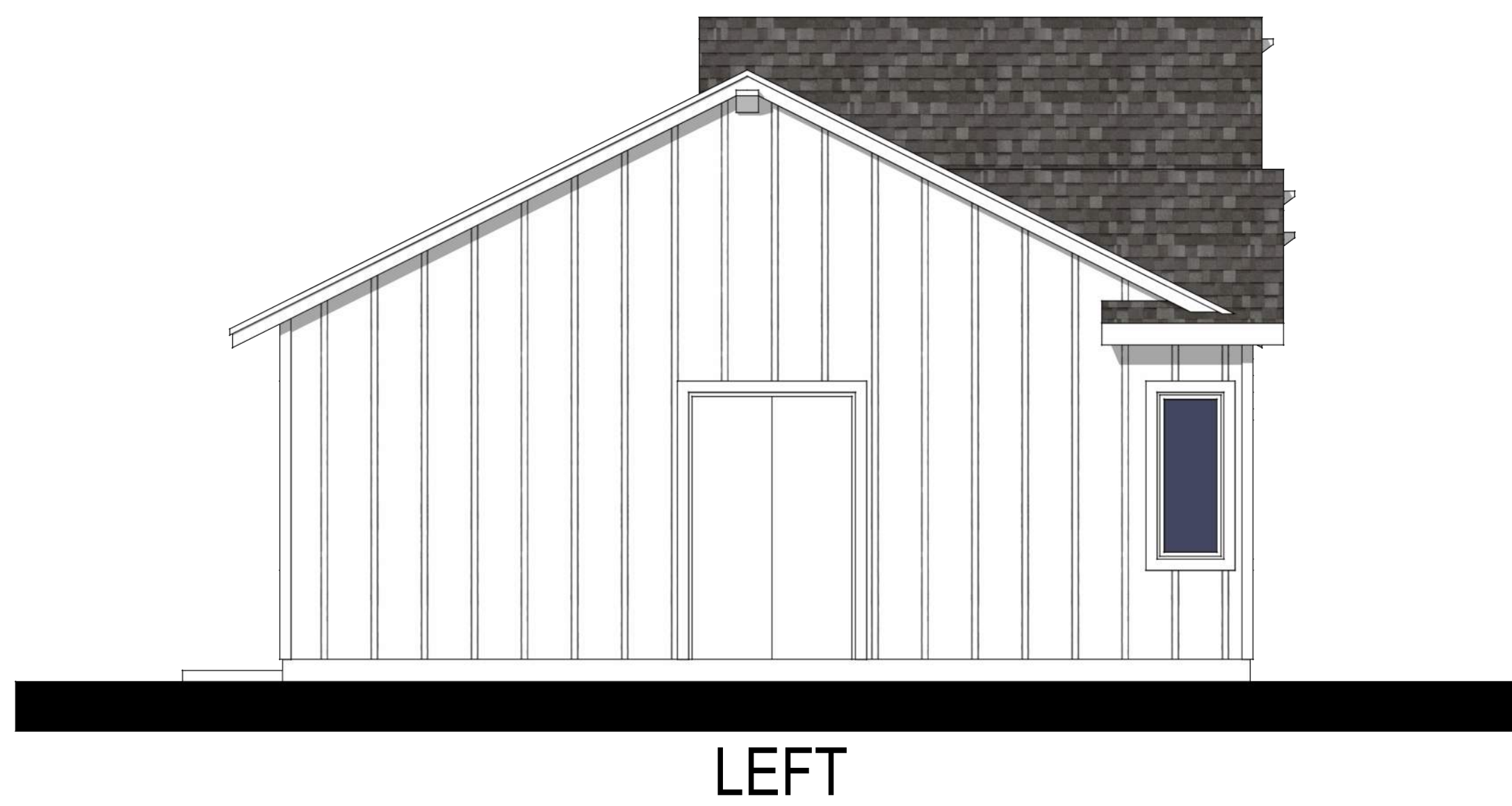
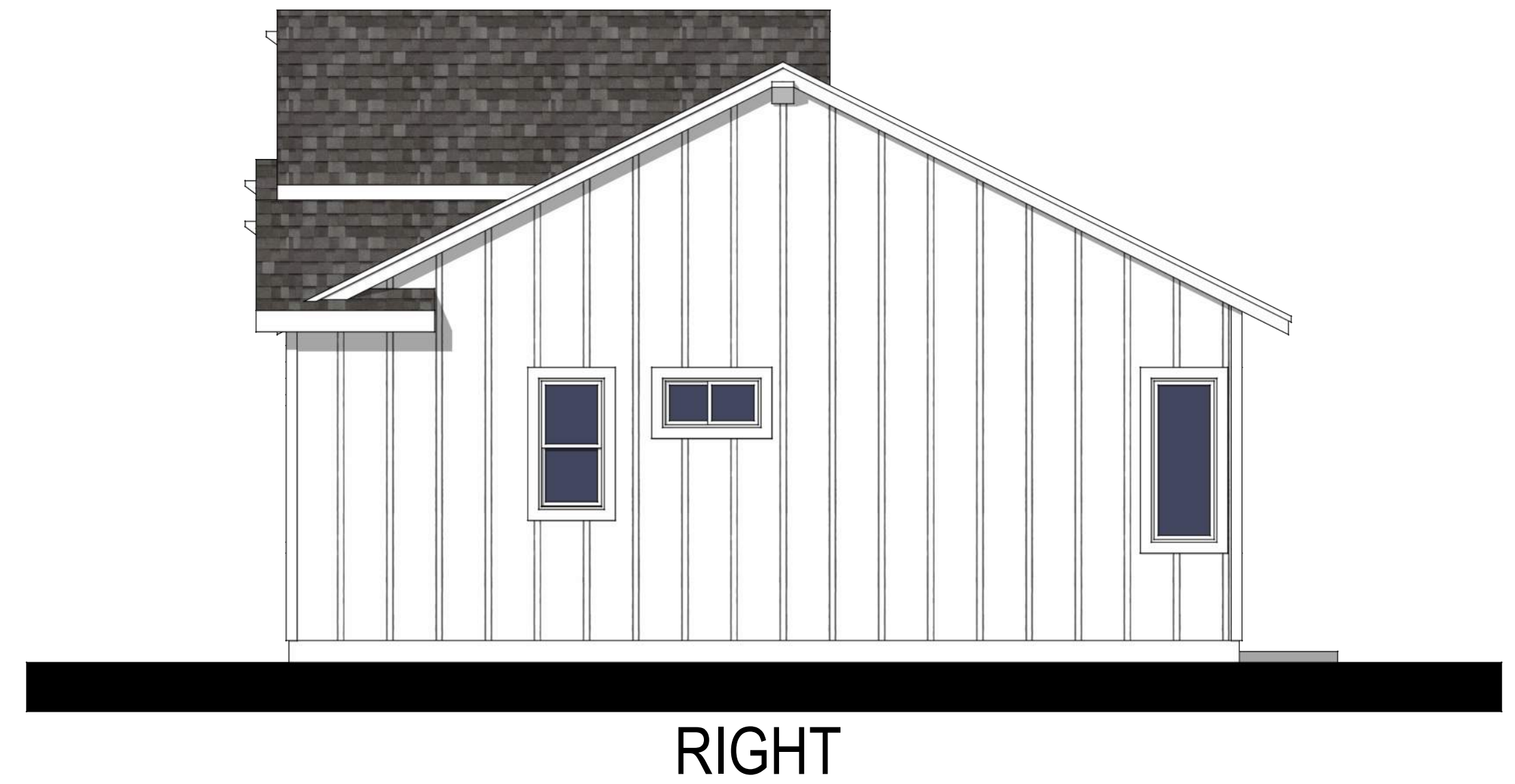
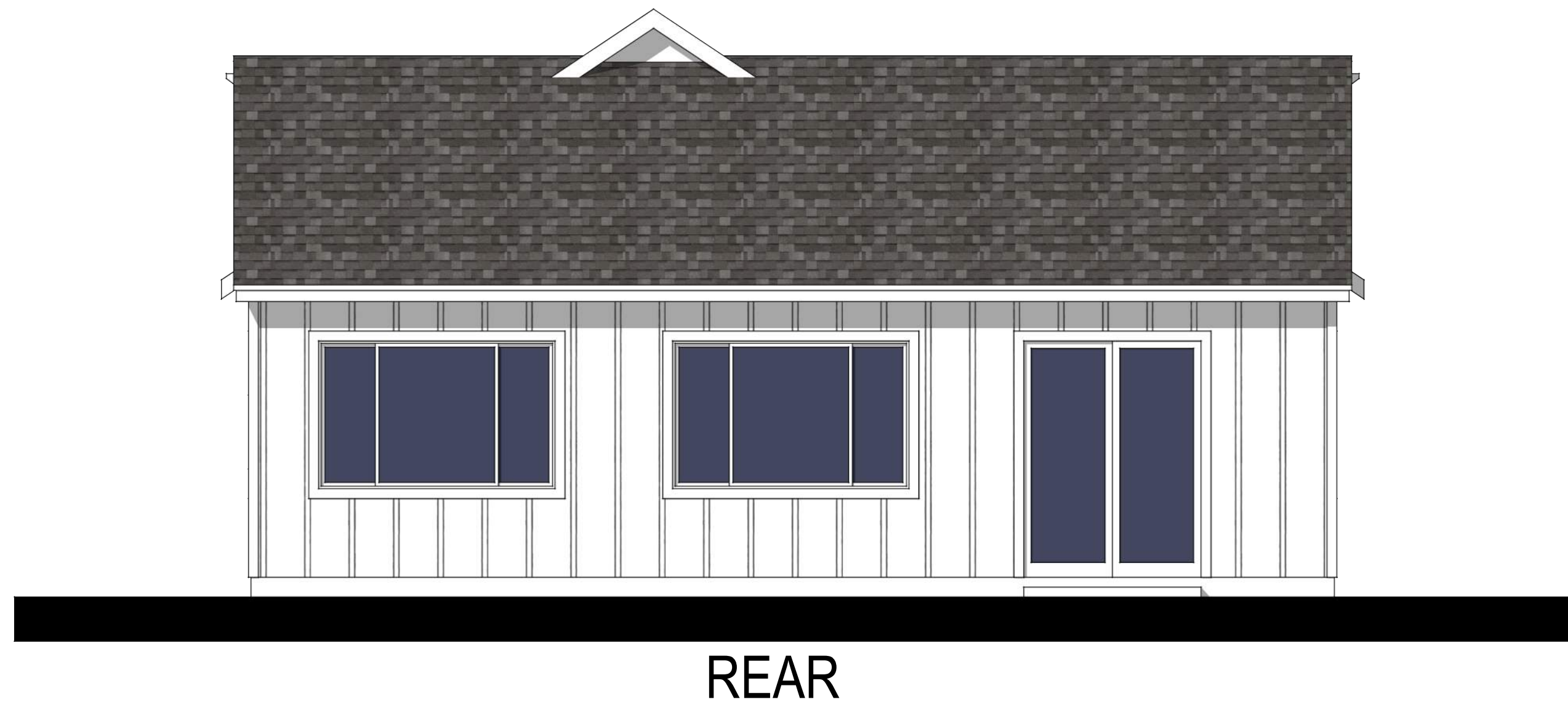
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A1.3

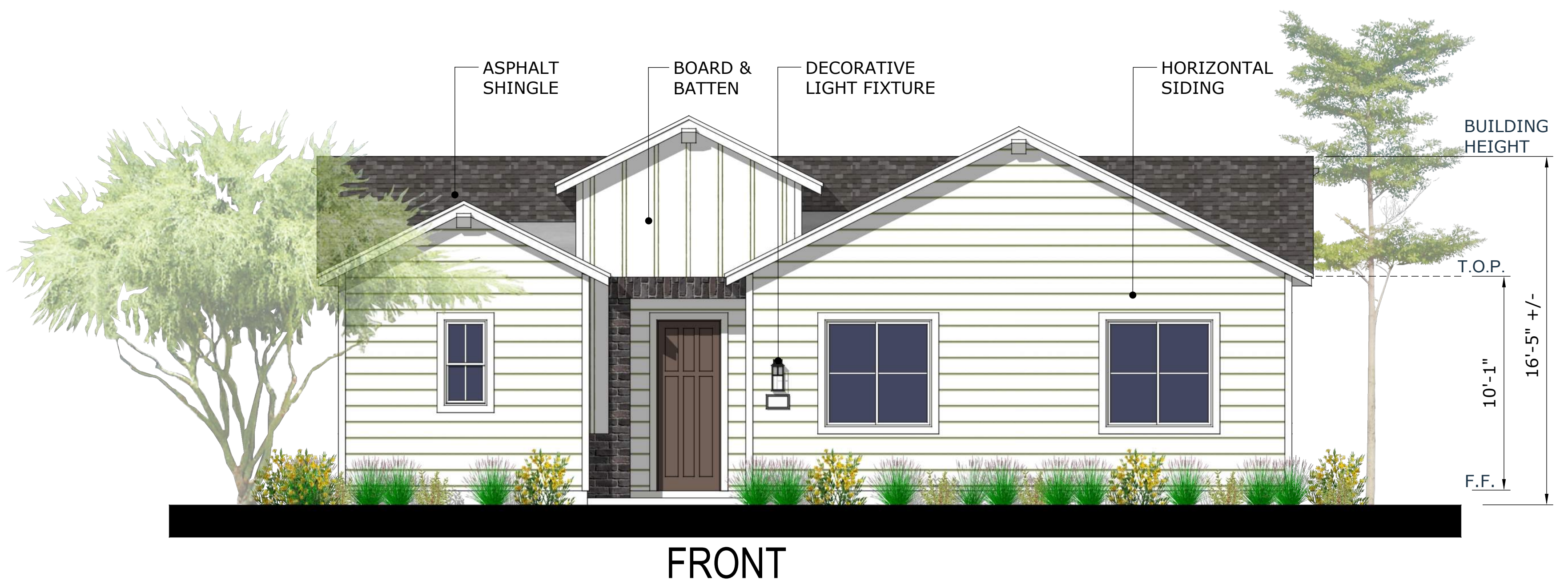
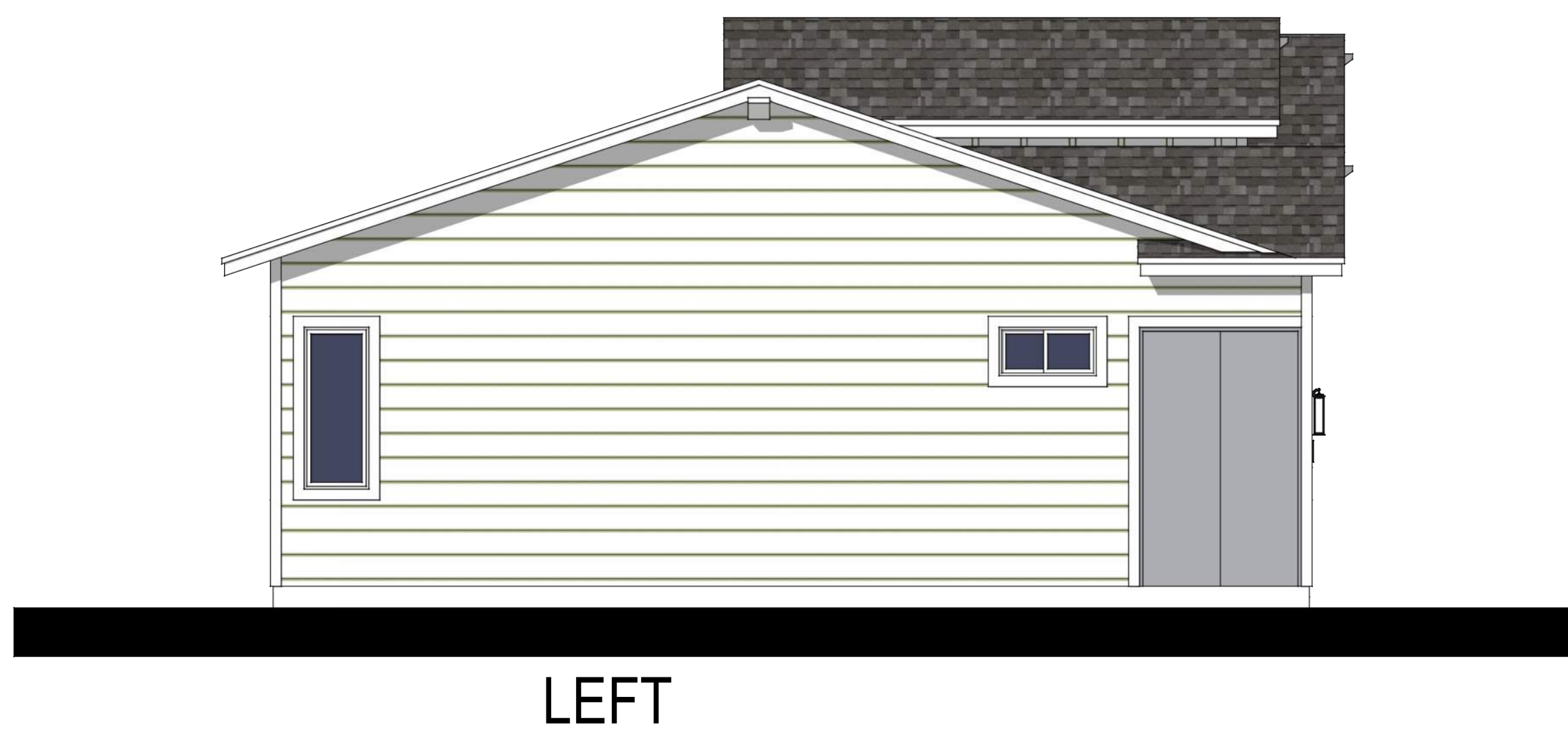
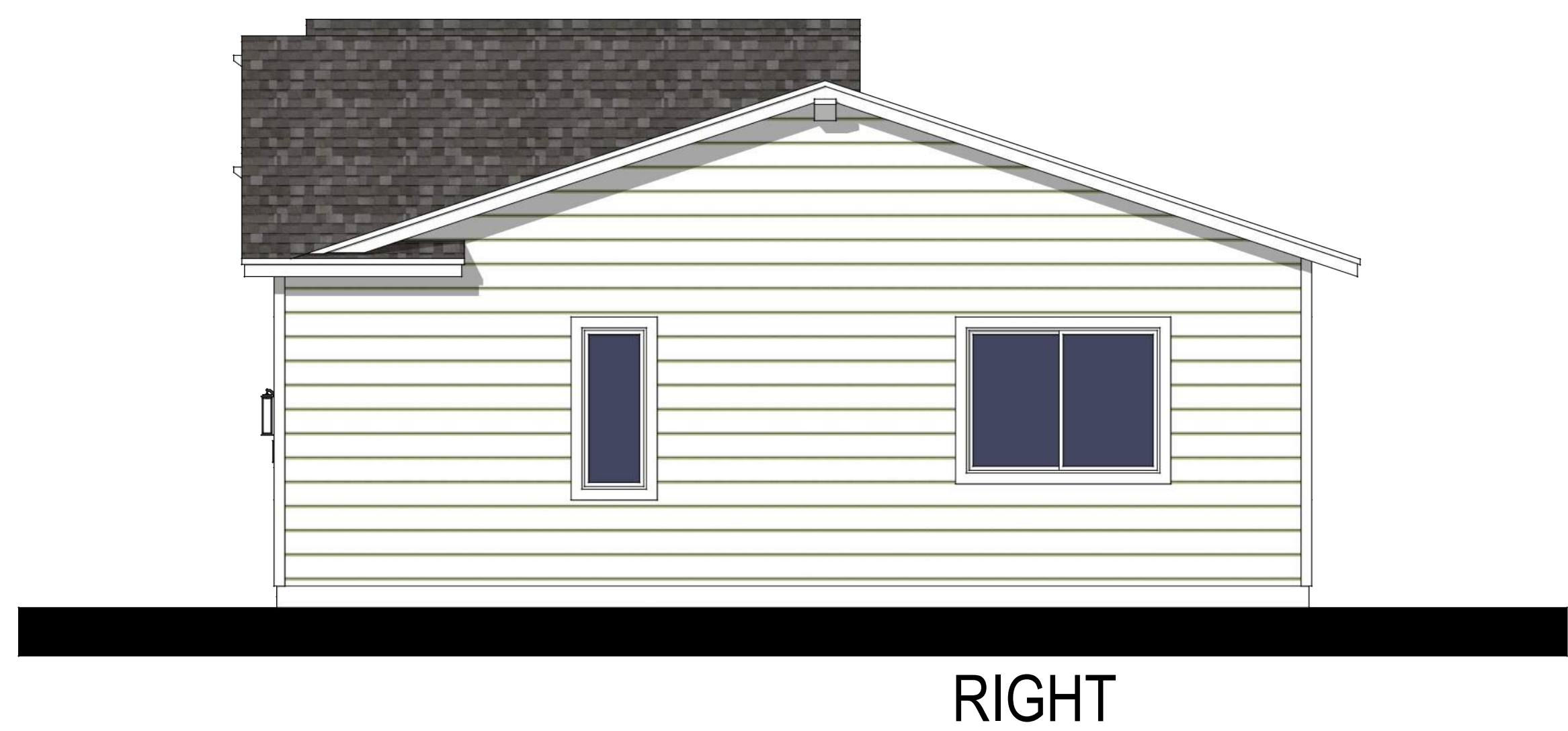




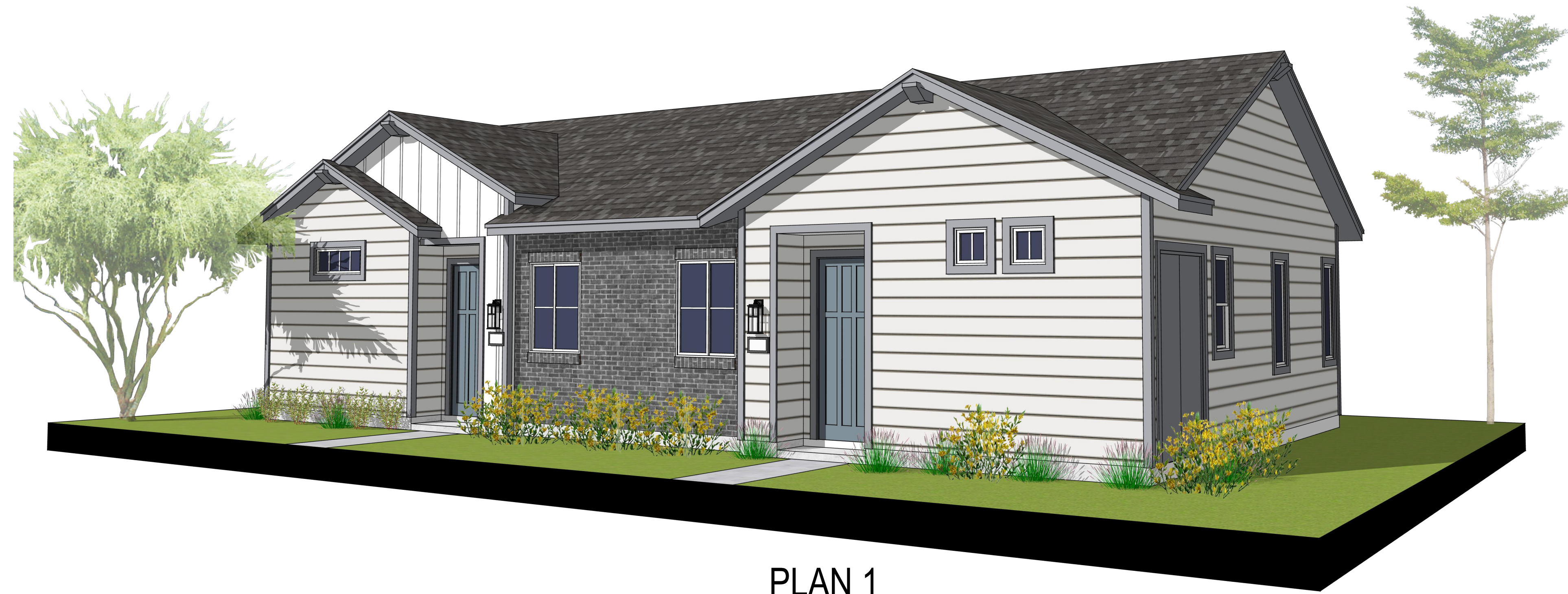
PLAN 1 - DUPLEX
Cottage
Scale: 1/4" = 1'-0"



PLAN 2
Craftsman
Scale: 1/4" = 1'-0"



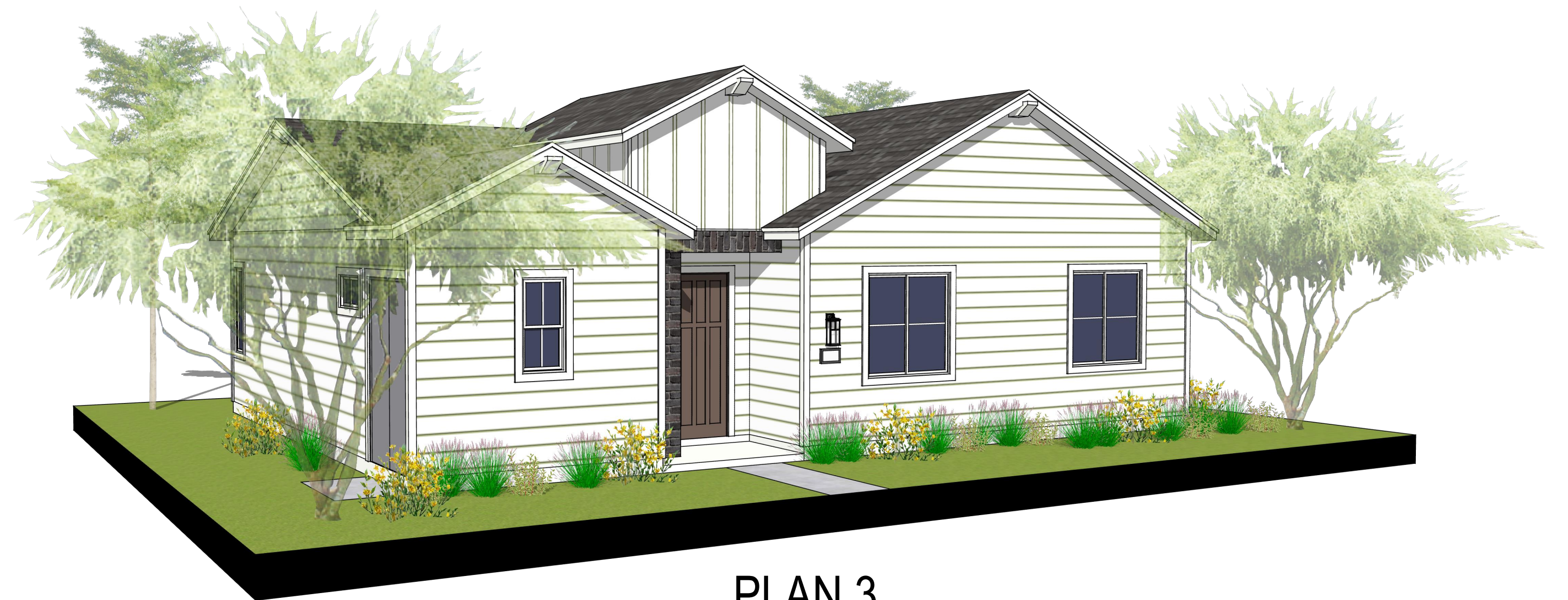
PLAN 3
Craftsman
 Scale: 1/4" = 1'-0"



PLAN 1



PLAN 2



PLAN 3

PERSPECTIVE VIEWS

CAVAN COMPANIES

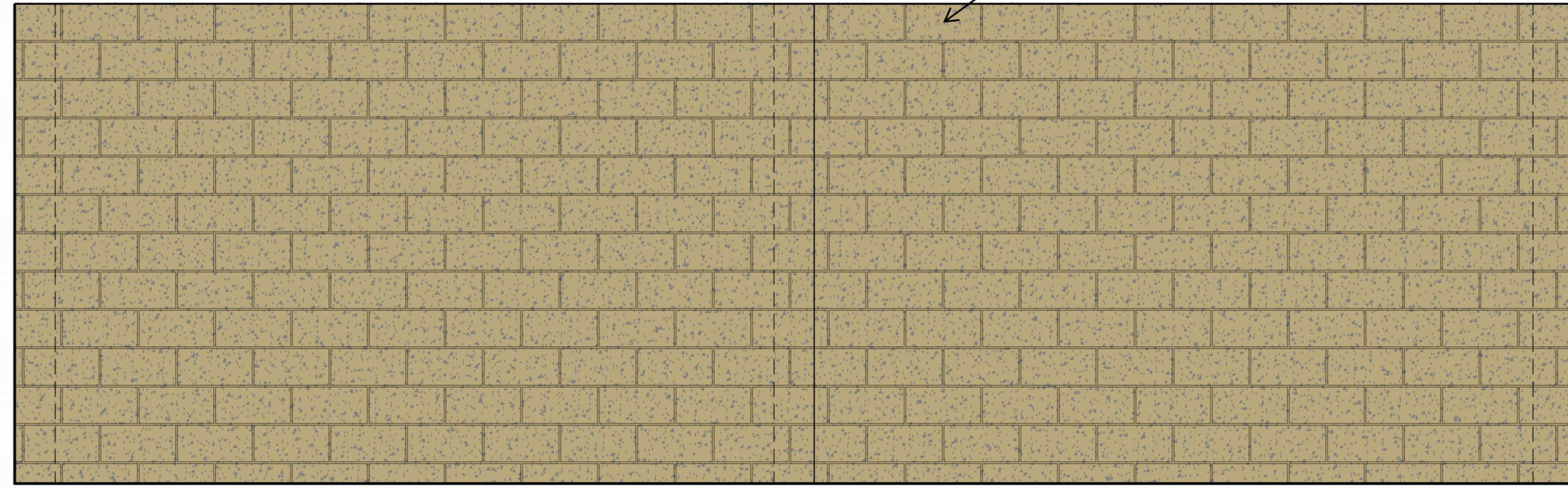
Scottsdale, Arizona

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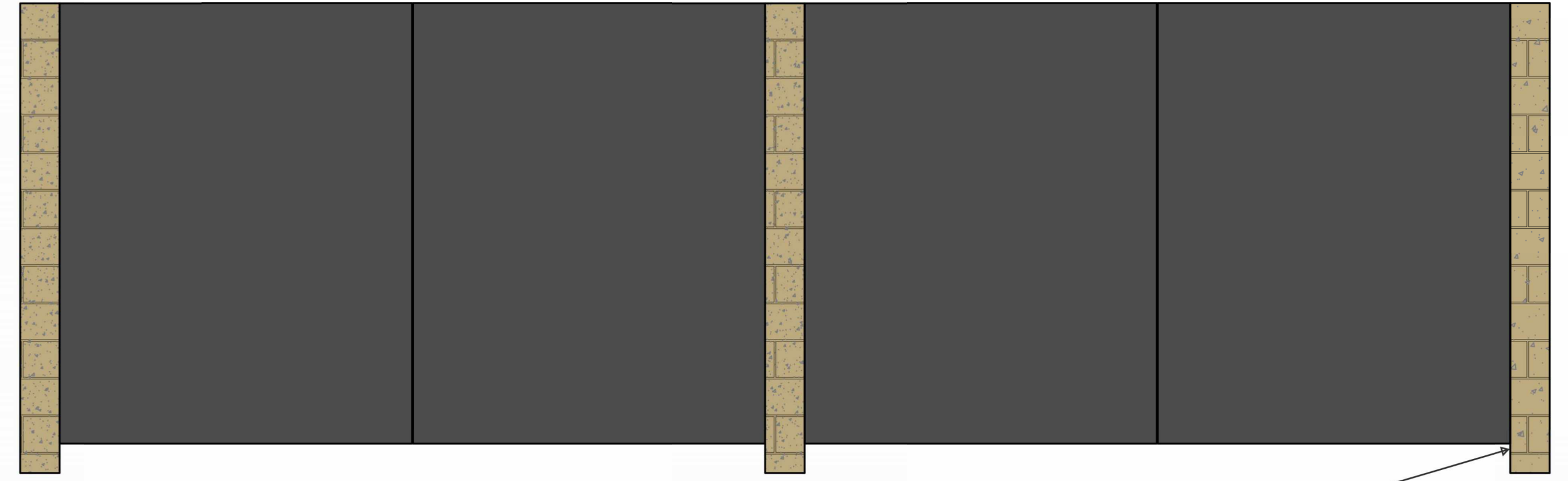


8"x8"x16" SPLIT FACE CMU WALL



REAR ELEVATION

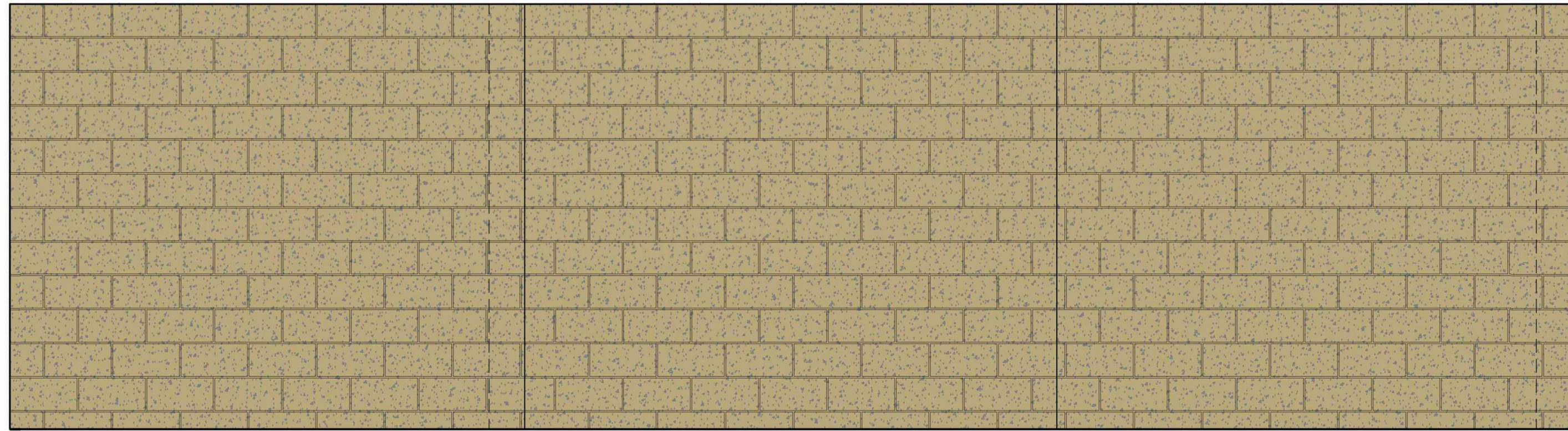
SCALE = 1/2" = 1'-0"



6" CLEARANCE MIN.

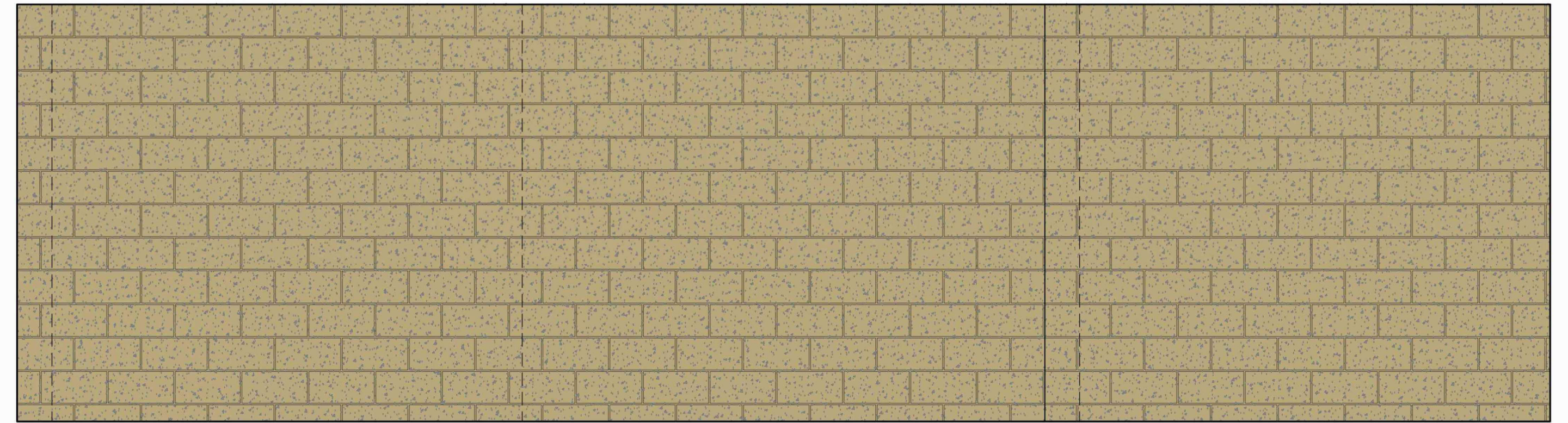
FRONT ELEVATION

SCALE = 1/2" = 1'-0"



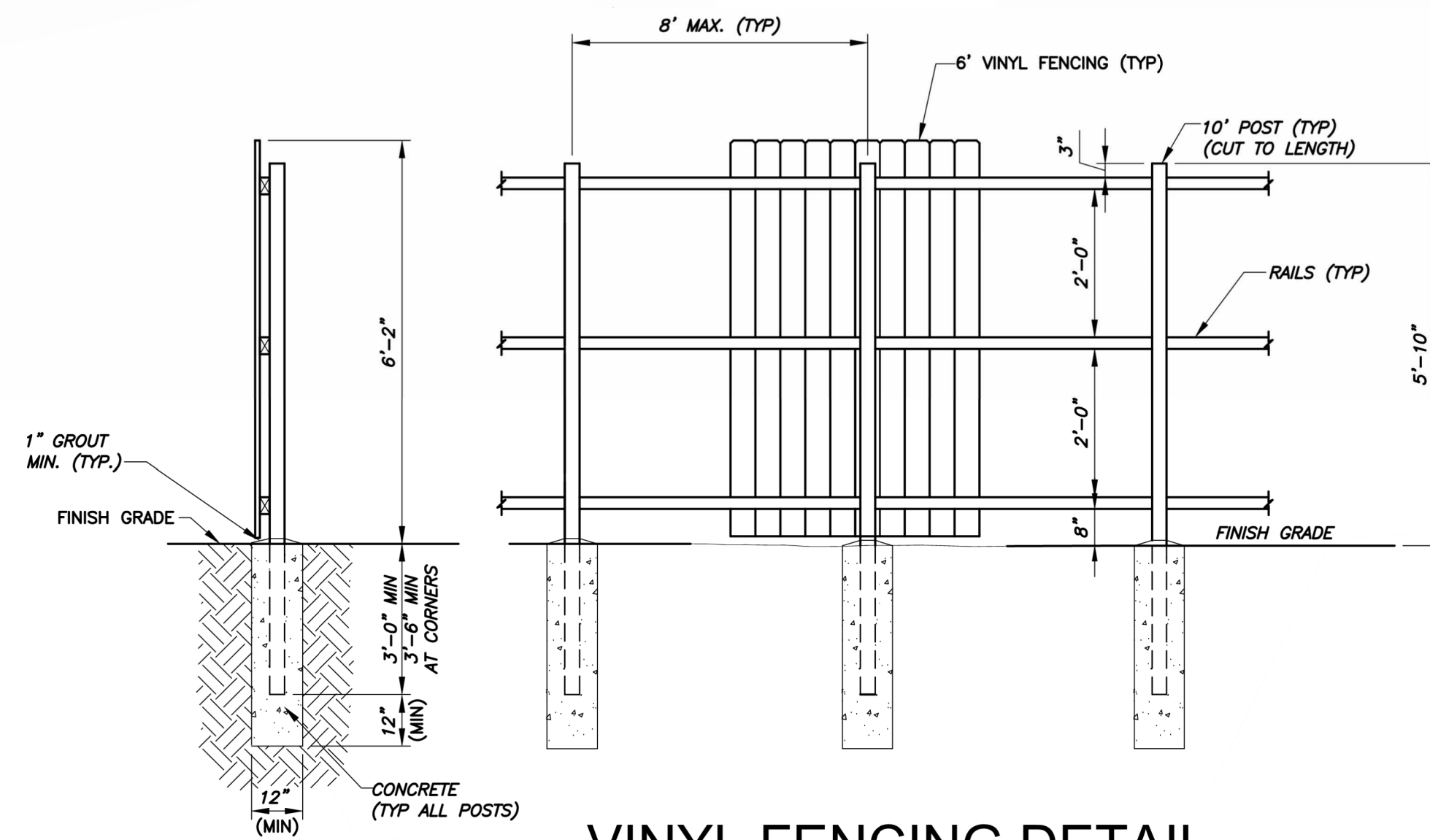
LEFT ELEVATION

SCALE = 1/2" = 1'-0"



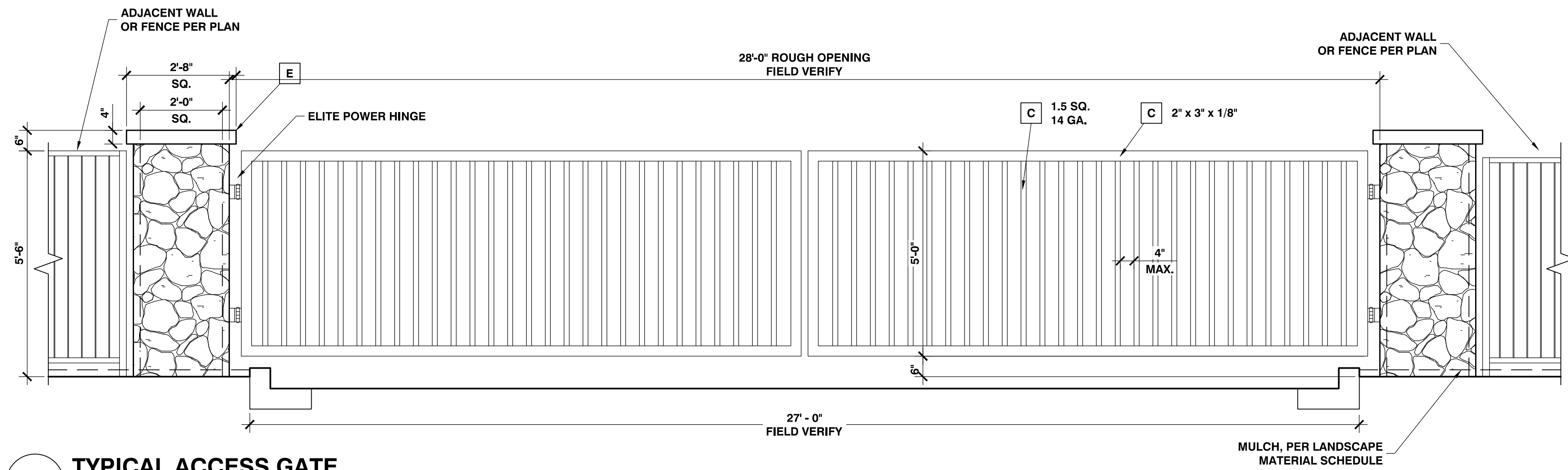
RIGHT ELEVATION

SCALE = 1/2" = 1'-0"



VINYL FENCING DETAIL

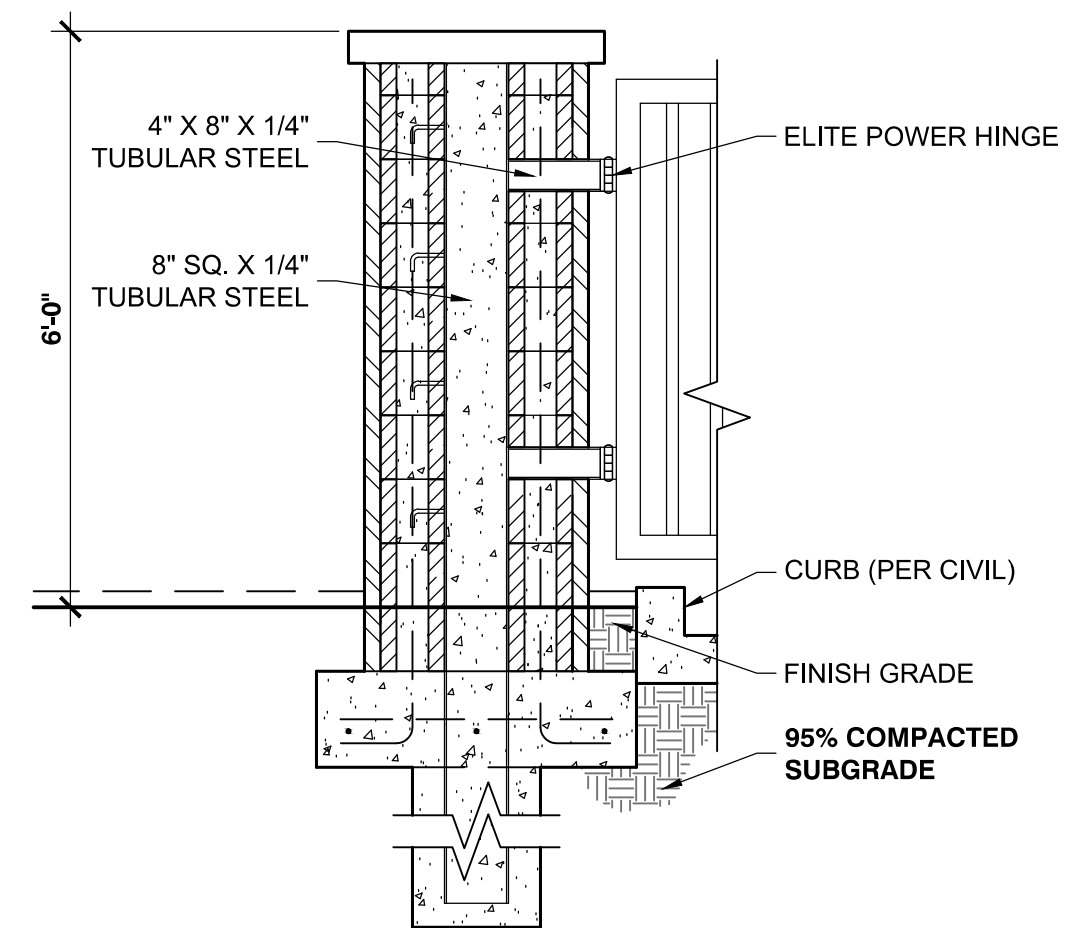
SCALE = N.T.S.



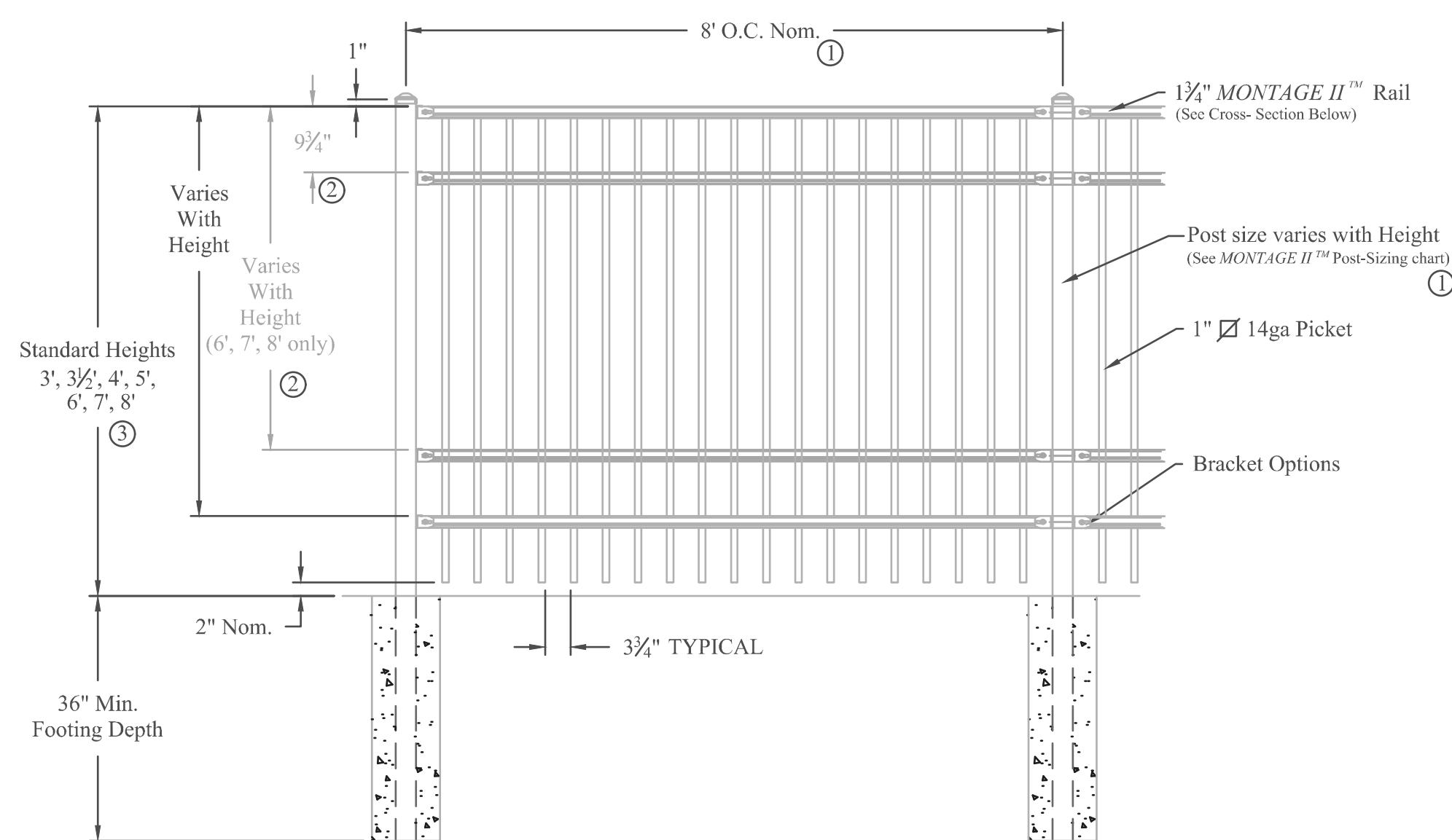
1 TYPICAL ACCESS GATE
SCALE: 1/2" = 1'-0"

NOTE:

- Refer to structural engineer's drawings for size & depth of reinforcement & concrete footings.
- Reference elevation for materials
- Grout solid all cells to receive rebar & below grade

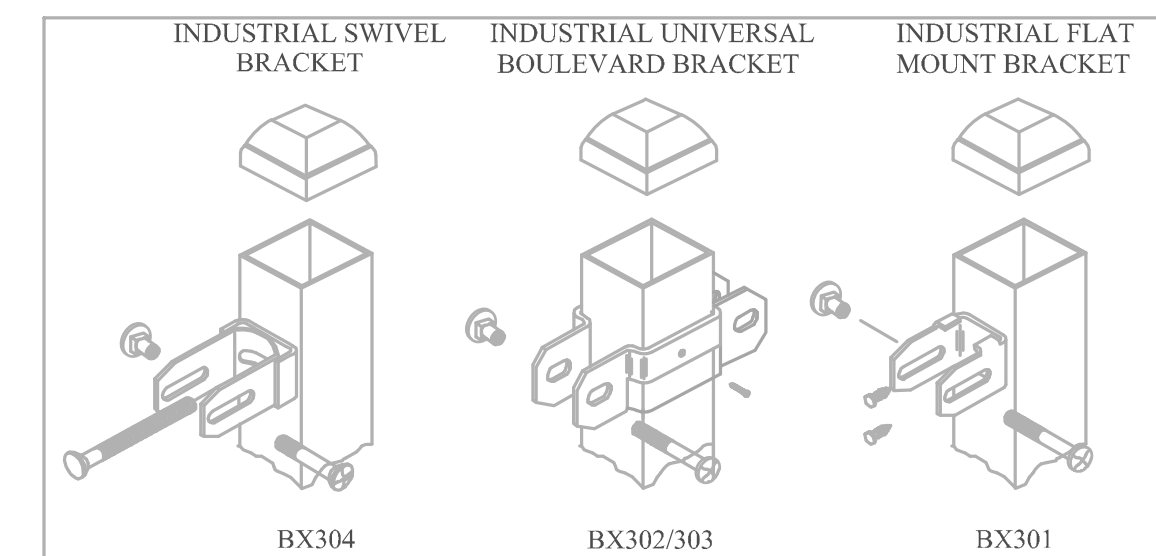
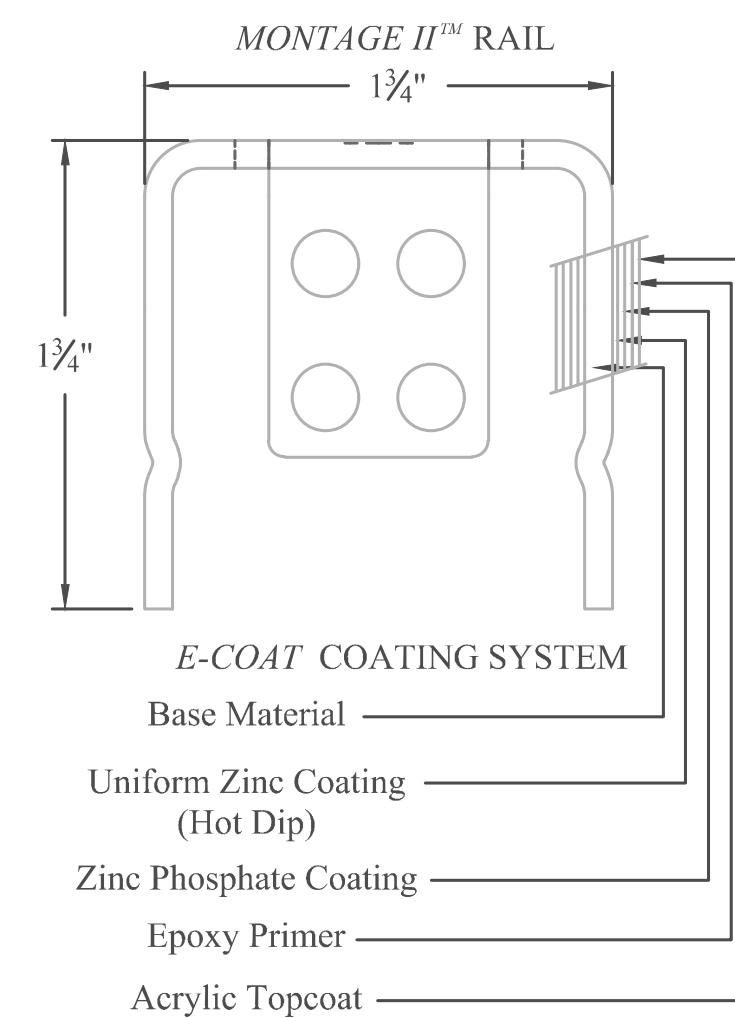
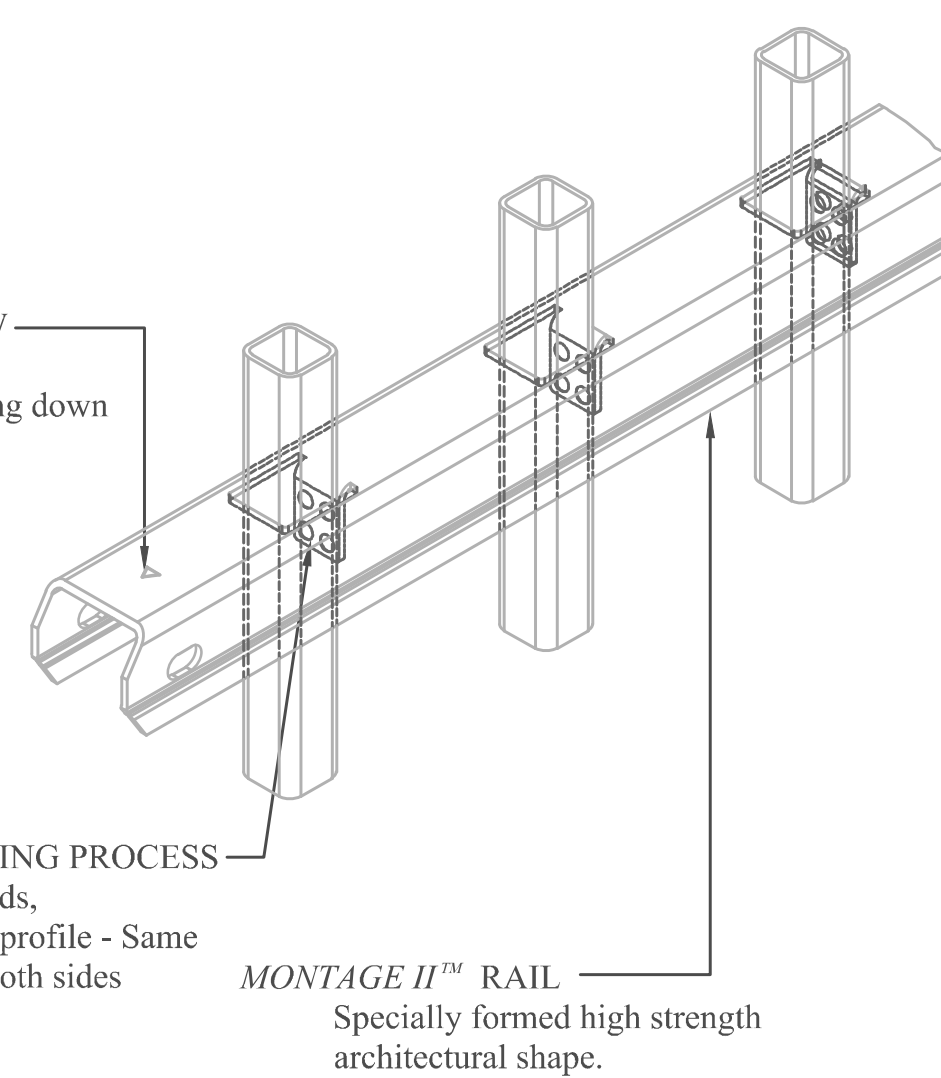


3 VEHICULAR GATE COLUMN SECTION
SCALE: 1/2" = 1'-0"



RAKING DIRECTIONAL ARROW
Welded panel can be raked 30" over 8' with arrow pointing down grade.

PROFUSION™ WELDING PROCESS
No exposed welds, Good Neighbor profile - Same appearance on both sides



Memorandum

Date: January 20, 2026
To: Mayor and City Council
From: Mark Lee, Kiley Meierarend

Subject: PUBLIC HEARING: Comprehensive Plan Change – BSCP-02-25– Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 708 S. 130th Street. The request is to alter the designation from low-density residential to high-density residential to match the adjacent property.

Recommendation: Staff recommends that the Future Land Use Map be amended to reflect the proposed multi-family use for the parcel at 708 S. 130th Street, with the listed staff stipulations.

Action: Make a motion to approve, amend or deny the requested Future Land Use Map amendment.

Background: The subject properties were originally platted in the Country Hills subdivision and the Deerfield Village neighborhood. 709 South 132nd Street was designated for apartments on the Deerfield Village plat from 1987. The single-family residence at 708 South 130th Street was constructed in 1973.

The proposed plat (RP-04-25) will subdivide the property to allow for the sale of the existing single-family residence and to combine the remaining of 708 South 130th Street with 709 South 132nd Street to be rezoned to match the existing MR, Mixed-Residential zoning. The intent is to allow for the construction of a multi-family development on the proposed lots one (1) and two (2). The proposed plat includes three (3) residential lots with lot sizes ranging from 1.82+/- acres to 6.95 +/- acres.

The proposed development will not change any lots outside of the proposed final plat area.

With the construction of the Bonner Springs Senior Villas, the development of multi-family dwellings has the potential to continue along South 132nd Street. While low-density residential development of the area is still feasible and would match the surrounding land uses to the south of the subject property, the proximity to a major intersection at Kansas Avenue and Kansas Highway Seven (7) is just as desirable for high-density residential growth

Discussion: Staff's report is attached.

Financial Impact:

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 6

BSCP-02-25

Topic: PUBLIC HEARING- Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 708 S. 130th Street.

Narrative:

The property at 708 S. 130th Street has a proposed replat (RP-04-25) that would combine the western portion of the property with 709 S. 132nd Street. This newly combined lot would then be rezoned to MR (Mixed Residential) to bring the property under one (1) zoning district and allow for the construction of multi-family residences. This action would also require the newly platted property to update the Future Land Use Map to designate the property as High-Density Residential.

The parcel is currently zoned GR (General Residential) and is designated as Low-Density Residential.

Presented by: Mark Lee – Community Development Director

Prepared by: Kiley Meierarend – City Planner

Staff Recommendation:

Staff recommends that the Future Land Use Map be amended to reflect the proposed multi-family use for the parcel at 708 S. 130th Street, with the listed staff stipulations.

Attachments:

Staff Report (4pgs)

Aerial Image (8.5x11)

REQUEST FOR APPROVAL TO AMEND THE FUTURE LAND USE MAP AS INDICATED IN THE COMPREHENSIVE PLAN OF BONNER SPRINGS; REQUESTED AMENDMENT IS FROM LOW-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL WITH A LOCATION OF 708 SOUTH 130TH STREET.

MEETING DATE: January 20, 2026
REPORT WRITTEN: January 06, 2026
APPLICATION #: BSCP-02-25

APPLICANT:
Guy Tiner
PO Box 302
Bonner Springs, KS 66012

ENGINEER
Herring Surveying Company
315 N. 5th Street
Leavenworth, KS 66048

- REQUEST:**
- The applicant is requesting to amend the Future Land Use Map (FLUM) as indicated in the Comprehensive Plan; the requested amendment will be from Low-Density Residential to High-Density Residential. The property in question is located south of the commercial district on the corner of Kansas Avenue and Kansas 7 Highway.

BACKGROUND:

The subject properties were originally platted in the Country Hills subdivision and the Deerfield Village neighborhood. 709 South 132nd Street was designated for apartments on the Deerfield Village plat from 1987. The single-family residence at 708 South 130th Street was constructed in 1973.

The proposed plat (RP-04-25) will subdivide the property to allow for the sale of the existing single-family residence and to combine the remaining of 708 South 130th Street with 709 South 132nd Street to be rezoned to match the existing MR, Mixed-Residential zoning. The intent is to allow for the construction of a multi-family development on the proposed lots one (1) and two (2). The proposed plat includes three (3) residential lots with lot sizes ranging from 1.82+/- acres to 6.95 +/- acres. The proposed development will not change any lots outside of the proposed final plat area.

With the construction of the Bonner Springs Senior Villas, the development of multi-family dwellings has the potential to continue along South 132nd Street. While low-density residential development of the area is still feasible and would match the surrounding land uses to the south of the subject property, the proximity to a major intersection at Kansas Avenue and Kansas Highway Seven (7) is just as desirable for high-density residential growth.

FACTORS FOR CONSIDERATION:

The Comprehensive Plan which includes the Future Land Use Map was adopted in January of 2024. The current Future Land Use Map reflects the 6.4 +/- acres at 708 South 130th Street as a Low-Density Residential land use designation; the subject property abuts large-lot residential properties to the south, commercial developments to the north, commercial development and a public park to the east and

vacant land designated as High-Density Residential to the west. Continued multi-family development is likely to continue at the properties addressed as 709 South 132nd Street and 631 South 132nd Street.

The Comprehensive Plan states:

Low-Density Residential – typical residential density of 2 to 4 units per acre: This category is appropriate for single-family detached dwellings. It may also include planned public and semi-public uses considered compatible with residential uses, such as schools, religious institutions, and civic uses.

High-Density Residential – typical residential density of 6 to 18 dwelling units per acre: This category includes townhomes, apartments and condominium areas. Such uses should provide additional open space, amenities, and quality design in accordance with common planning principles and the duly adopted Architectural Design Guidelines for Multi-Family, Commercial and Industrial Zoning Districts.

THE CURRENT FUTURE LAND USE MAP DESIGNATION:



Past practice has required five (5) factors to be used when considering amendments to the Future Land Use Map.

1. What has changed since the Comprehensive Plan was adopted to warrant this request?

The development of the Bonner Springs Senior Villas, a multi-family development for individuals 55 and older, was approved in 2024 and construction started in 2025. Thus, showing an interest in creating higher-density living spaces near the commercial district along Kansas Avenue. This is also one of the first requests to alter the Future Land Use Map since the Comprehensive Plan was adopted in 2024.

Additionally, the property at 708 South 130th Street is being split into two (2) pieces. The eastern portion of the property will remain low-density residential, as there is an existing single-family residence on the property. However, the western portion will be combined in 709 South 132nd Street to create a larger lot. The property at 709 South 132nd Street is currently zoned MR, Mixed-Residential and designated as High-Density Residential. The applicant has submitted a change of zone application to bring the western portion of 708 South 130th Street into conformance with the MR zoning district. This application would bring the property into compliance under the Future Land Use Map.

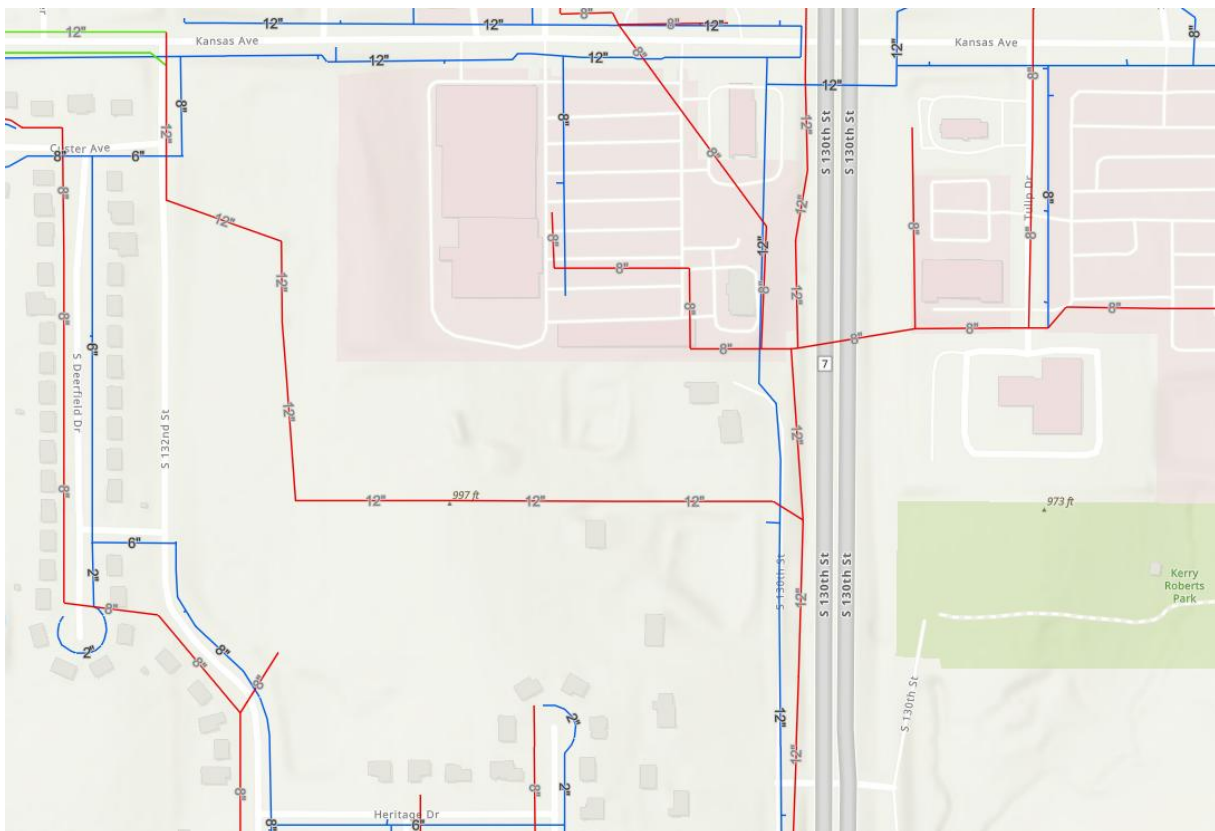
2. Traffic Counts and Pattern Changes?

The traffic counts and patterns have not changed. However, the Comprehensive Plan does call for the future implementation of a collector street that would run along the southern portion of the subject property. A collector street would service an average of anywhere from 1,500 to 12,000 daily trips. The K-7 Corridor Management Plan, prepared by the Kansas Department of Transportation, also indicates that a future collector or access road is to be constructed along the southern portion of the subject property. As these two (2) plans agree on the placement of a future collector street, Staff is aware that the future traffic counts and patterns will change and High-Density Residential parcels could be serviced by this road. The parcel would also connect to South 132nd Street which is already designated as a collector street.

3. Utility/Infrastructure Changes?

There is a 12-inch sanitary sewer line that runs through the property that connects to a 12-inch main that runs along Kansas Highway Seven. The construction of this line was completed in 2013.

The property is currently serviced by a 12-inch water line that runs along South 130th Street. However, once the parcel is split into two (2) portions, an easement for a water line extension might be required for new development on the western portion. It would also be possible for the 8-inch water line that runs along South 132nd Street to be extended to service the newly created lot at 709 South 132nd Street.



Status of Floodplain/Hydrology?

The subject property is not located in a floodplain, and it has a gradual change in elevation with most of the property draining to the south. Stormwater run-off will need to be addressed with development of the site.

Changes in Surrounding Land Use?

Recently, the property to the north of 709 South 132nd Street has started construction on a multi-family development for Seniors. Additionally, there is a proposal for higher-density residential units further north at the corner of Interstate 70 and Kansas Highway Seven (7). These developments show that there is an interest in higher-density residential units in this area of Bonner Springs.

STAFF RECOMMENDATION:

Staff recommends that the Future Land Use Map be amended to High-Density Residential to reflect the proposed multi-family use for the parcel, 708 S. 130th Street.

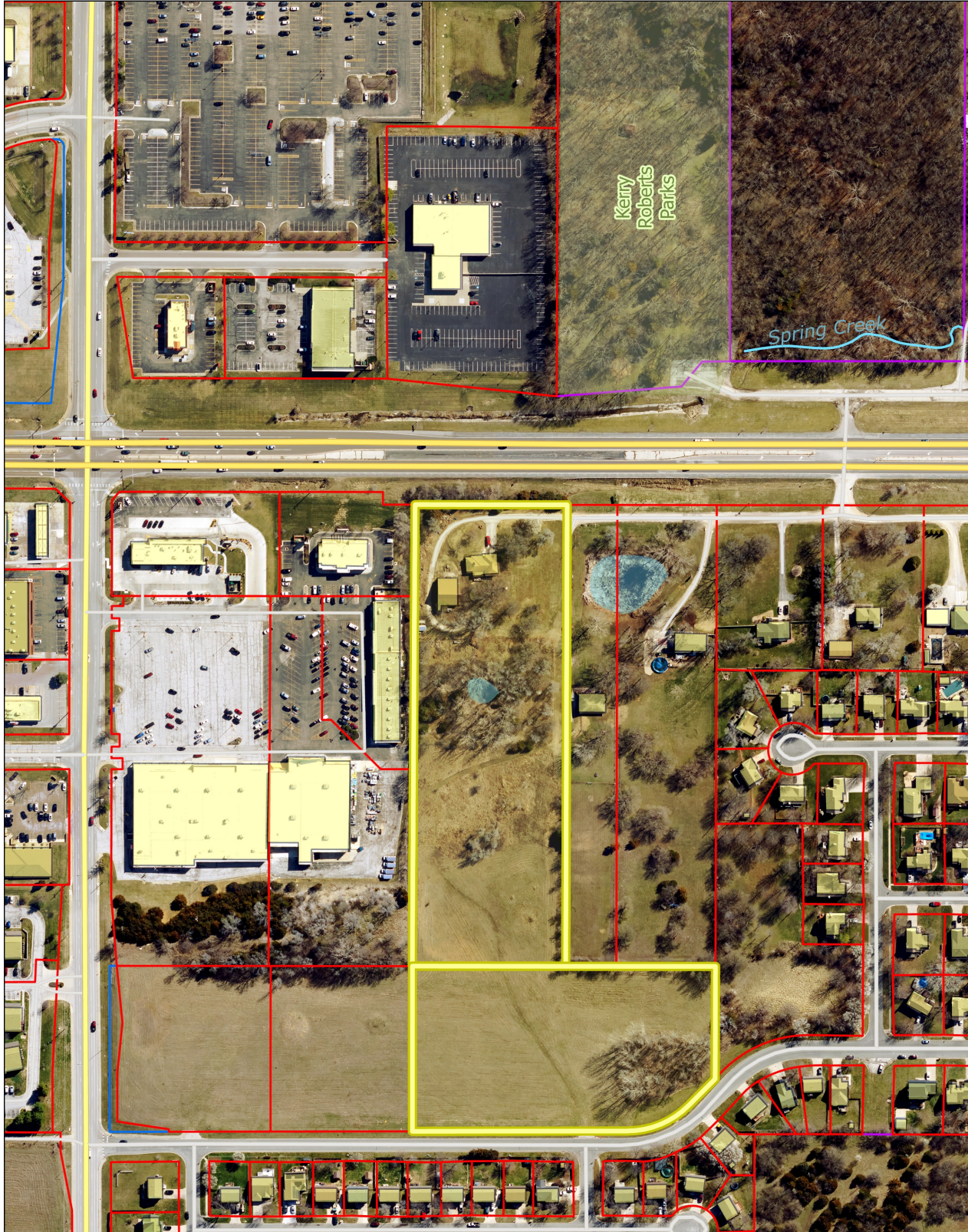
If recommended for approval to the Governing Body; Staff recommends the following stipulations:

1. A rezoning of the property in question shall take place prior to the Future Land Use Map being officially amended;
2. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water, other public utilities as required to make the site developable;
3. A final plat adhering to the requirements of the Bonner Springs Subdivision Regulations shall be submitted and approved by the City prior to building permits being issued;
4. Any and all construction drawings shall be submitted to the City for review and approval prior to site improvements commencing;
5. The final plat shall be recorded with the Wyandotte County Register of Deeds; and
6. In addition to the recommendations/stipulations listed within this staff report, the developer/property owner agrees to abide by all Zoning Ordinances and Subdivision Regulations of the City of Bonner Springs.

If **APPROVED** this item will move to the Governing Body; the request will be presented at the February 9th, 2026 regular meeting.



708 S. 130th St and 709 S. 132nd St



Legend	
	Parks
	Street Labels
	Municipal Labels
	Municipal Boundaries
	Kansas Regional Counties
	Missouri Regional Counties
	Buildings
	Railroads
	MAIN
	SPUR
	YARD
	Roads
	INTERSTATE
	HIGHWAY
	MAJOR ARTERIAL
	MINOR ARTERIAL
	MAJOR COLLECTOR
	MINOR COLLECTOR

Locator Map

Notes
 Map Print Date: 1/15/2026 1:33 PM

626



Map Scale
 1: 3,757



(c) 2015 Unified Government

DISCLAIMER OF WARRANTY AND ACCURACY: Unified Government of Wyandotte Co./Kansas City, KS (UG) makes no representations or warranties about this map or its content, including, without limitation, accuracy, completeness, or fitness for any purpose. Users of this map document do so at their own risk. UG will not be liable to any such user for any loss or damage whatsoever.

Memorandum

Date: January 20, 2026
To: Mayor and City Council
From: Kiley Meierarend , Mark Lee

Subject: RP-04-25 - Consider a Replat of part of Lot 2, Bonner Springs Senior Villas and a part of Lots 9 and 10 of the Country Hills Subdivision (708 S. 130th Street and 709 S. 132nd Street)

Recommendation: Staff recommends that the Planning Commission APPROVE the Replat (RP-04-25) for Bonner Hills Estates with the stipulations listed in the Staff report.

Action: Make a motion to approve, amend or deny the

Background: The subject properties were originally platted in the Country Hills subdivision and the Deerfield Village neighborhood. 709 South 132nd Street was designated for apartments on the Deerfield Village plat from 1987. The single-family residence at 708 South 130th Street was constructed in 1973.

The proposed plat will subdivide the property to allow for the sale of the existing single-family residence and to combine the remaining of 708 South 130th Street with 709 South 132nd Street to be rezoned to match the existing MR, Mixed-Residential zoning. The intent is to allow for the construction of a multi-family development on the proposed lots one (1) and two (2). The proposed plat includes three (3) residential lots with lot sizes ranging from 1.82+/- acres to 6.95 +/- acres.

The proposed development will not change any lots outside the proposed final plat area.

Discussion: Staff's report is attached.

Financial Impact:

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 7

CASE #: RP-04-25

Topic: Consider a Replat- Consider a Replat for the Bonner Hills Estates.

Narrative: The properties are currently zoned GR (General Residential District) and MR (Mixed-Residential District).

The current area included in the replat is mostly vacant apart from one (1) single-family residence. The proposed plat will subdivide the property into three (3) lots allowing for the existing single-family residence to be separated from the rest of 708 South 130th Street. The remaining portion of 708 South 130th Street is to be combined with the northern portion of 709 South 132nd Street. The southern portion of 709 South 132nd Street will be platted as an individual lot. The proposed replat includes three (3) residential lots with a lot size of 1.82 +/- acres, 6.95 +/- acres, and 1.91 +/- acres.

The proposed development will not change any lots outside of the proposed final plat area.

Presented by: Mark Lee - Community Development Director

Prepared by: Kiley Meierarend - City Planner

Staff Recommendation: Staff recommends that the Planning Commission APPROVE the Replat (RP-04-25) for Bonner Hills Estates with the stipulations listed in the Staff report.

Attachments:

Staff Report (6pgs)

Aerial Image (1pg)

Copy of Final Plat (1pgs)

**REPLAT BONNER HILLS ESTATES– REQUEST FOR APPROVAL OF A
REPLAT OF LOTS 1 AND 2.**

MEETING DATE: January 20, 2026
REPORT WRITTEN: January 05, 2026
CASE #: RP-04-25

APPLICANT:

- Guy Tiner
PO Box 302
Bonner Springs, Kansas 66012

SURVEYOR:

- Herring Surveying Company
315 North 5th Street
Leavenworth, Kansas 66048

REQUEST:

The applicant is requesting approval of a replat comprised of three (3) residential lots and dedicated Right-of-Way.

ZONING:

- The properties are currently zoned “GR” General Residential and “MR” Mixed Residential.

SURROUNDING ZONING:

- North GC (General Commercial District)
- South GR (General Residential District)
- East CC (Central Commercial District)
- West PD (Planned Development District)

SURROUNDING USES:

- North Commercial development
- South Single-family residence
- East Caliber Collision – Auto body shop
- West Single-family residences

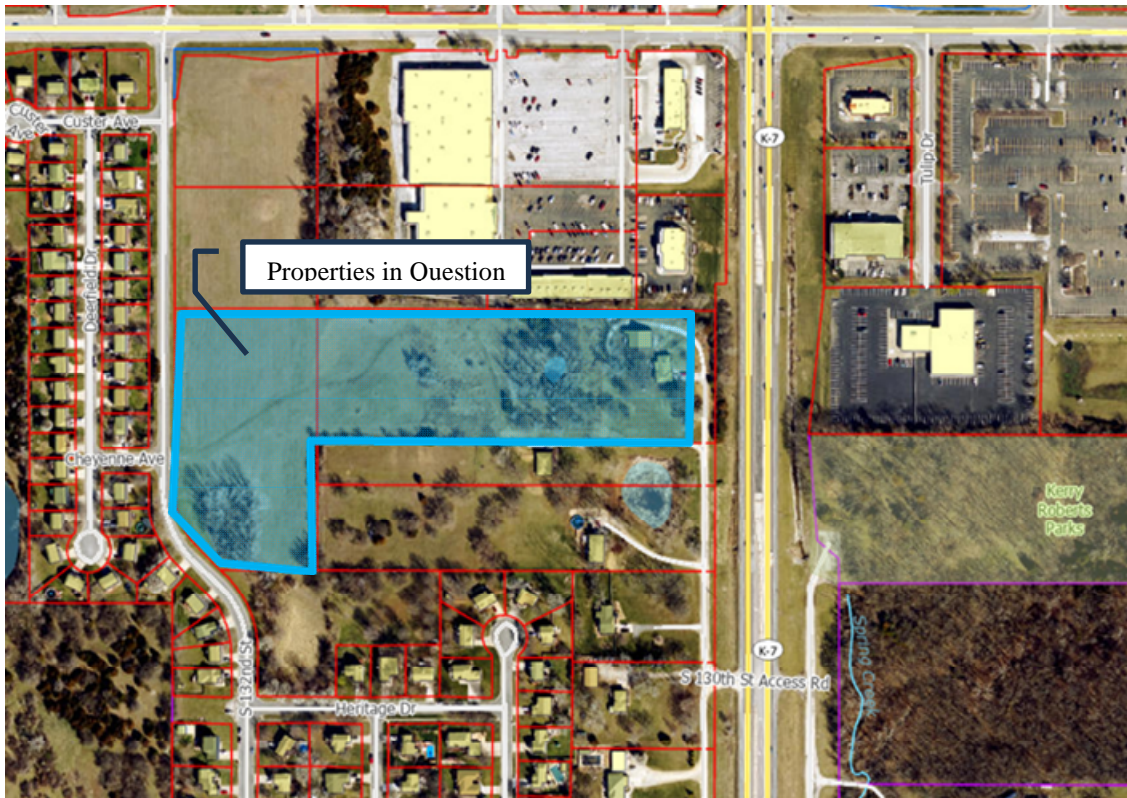
BACKGROUND:

The subject properties were originally platted in the Country Hills subdivision and the Deerfield Village neighborhood. 709 South 132nd Street was designated for apartments on the Deerfield Village plat from 1987. The single-family residence at 708 South 130th Street was constructed in 1973.

The proposed plat will subdivide the property to allow for the sale of the existing single-family residence and to combine the remaining of 708 South 130th Street with 709 South 132nd Street to be rezoned to match the existing MR, Mixed-Residential zoning. The intent is to allow for the construction of a multi-family development on the proposed lots one (1) and two (2). The proposed plat includes three (3) residential lots with lot sizes ranging from 1.82+/- acres to 6.95 +/- acres.

The proposed development will not change any lots outside of the proposed final plat area.

AERIAL IMAGE:



Typical preliminary and final plat procedures are being utilized for this application. The purpose of this procedure is to provide a means of approving a subdivision of land insuring compliance with the previously submitted preliminary plat and the subdivision regulations of the City of Bonner Springs. The purpose of a Final Plat is to:

- a. Confirm the dimensions, Access, and orientation of Lots established by a proposed subdivision are compliant with all standards of this Chapter 3. Subdivision Regulations and Chapter 2 Zoning Regulations above;
- b. Ensure required Improvements, including Right-of-Ways and public utilities such as water, wastewater, and stormwater facilities, are adequately located and installed to serve the proposed Lots;
- c. Provide the City with a means of accepting all required Right-of-Ways, Easements, and dedication of property as may be required by these regulations; and
- d. Provide a document to record the approved subdivision of property with the County.

Traffic Impact/Transportation Excise Tax

Additional traffic will be created by the proposed replat as the intent of this replat is to create a multi-family development. The increase in traffic created by lot one (1) and lot two (2) will ingress and egress to and from the property by a dedicated Right-of-Way that aligns with Cheyenne Avenue. Lot three (3) will retain access off South 130th Street Access Road.

The proposed use appropriately reflects the plans and use of the City of Bonner Springs Transportation Plan Map.

Stormwater Management

Stormwater Management facilities will be required for this parcel. The stormwater/drainage report has not been submitted as there is not a formal development proposal. The developer/builder shall be responsible for the installation and maintenance of Best Management Practices regarding erosion control during the construction process.

Utilities

New utilities will be proposed with the subject plat. As part of the final plat appropriate utility easements are being put in place to accommodate utility service extensions. There is currently a sanitary sewer easement dedicated through both properties, and a 12-inch gravity sewer main was installed. Water will need to be extended to lots two (2) and three (3) to provide service. Utility providers have been notified of the final plat and have been given an opportunity to comment.

Future Land Use Designation

The proposed replat is not consistent with the 2025 and Beyond Comprehensive Plan Future Land Use Map. The property is designated as Low-Density Residential and the proposed use of the property does not conform to this designation as the use is High-Density Residential in nature. Therefore, the applicant has applied for a Comprehensive Plan change.

Subdivision Regulations Requirements

The items to be submitted with and included on the final plat per the Subdivision Regulations requirements have not been met as public Right-of-Way has not been dedicated. The final plat will not be released prior to execution of all review comments.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission APPROVE the Replat (RP-04-25) Bonner Hills Estates with the stipulations listed below.

STAFF STIPULATIONS:

Staff recommends APPROVAL of the Replat for Bonner Hills Estates application, with the following stipulations:

1. All comments and review items provided by the City Engineer and the Design Review Team shall be addressed prior to execution of the plat.

2. All construction documents referencing Streets and Stormwater, Sanitary Sewer and other necessary utilities shall be submitted and approved by the City prior to construction beginning.
3. Builder/Developer shall be required to install compliant sidewalks, per plans, at time of permit issuance or prior to final occupancy certificate being issued.
4. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Zoning Ordinances and Subdivision Regulations.
5. The Final Plat shall be filed with the Wyandotte County Register of Deeds prior to building permit issuance.

BONNER HILLS ESTATES

A Replat of Lot 2, BONNER SPRINGS SENIOR VILLAS, and a Replat of a part of Lot 9, Lot 10, COUNTY HILLS SUBDIVISION, City of Bonner Springs, Wyandotte County, Kansas.

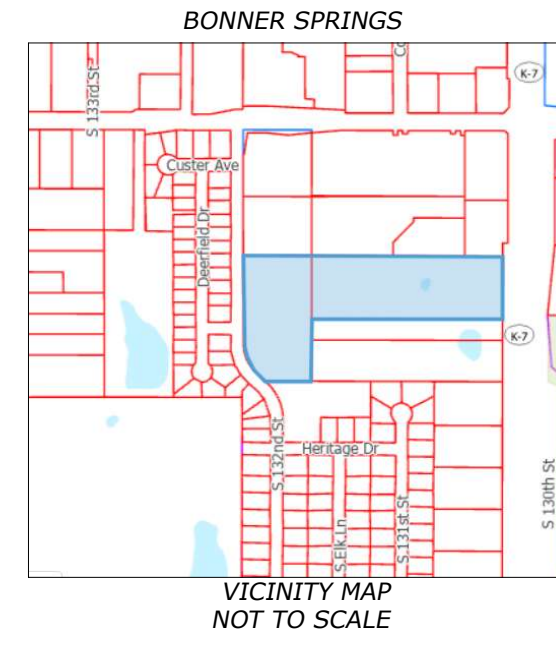
ADMINISTRATIVE REPLAT

PREPARED FOR:
GUY B. TINER
P.O. BOX 302
BONNER SPRINGS, KS 66012

PROPERTY ADDRESS:
708 S. 130TH STREET
BONNER SPRINGS, KS 66012
PID NO. 044-20-0-20-01-053
709 S. 132ND STREET
BONNER SPRINGS, KS 66012
PID NO. 044-20-0-20-01-053

Remove

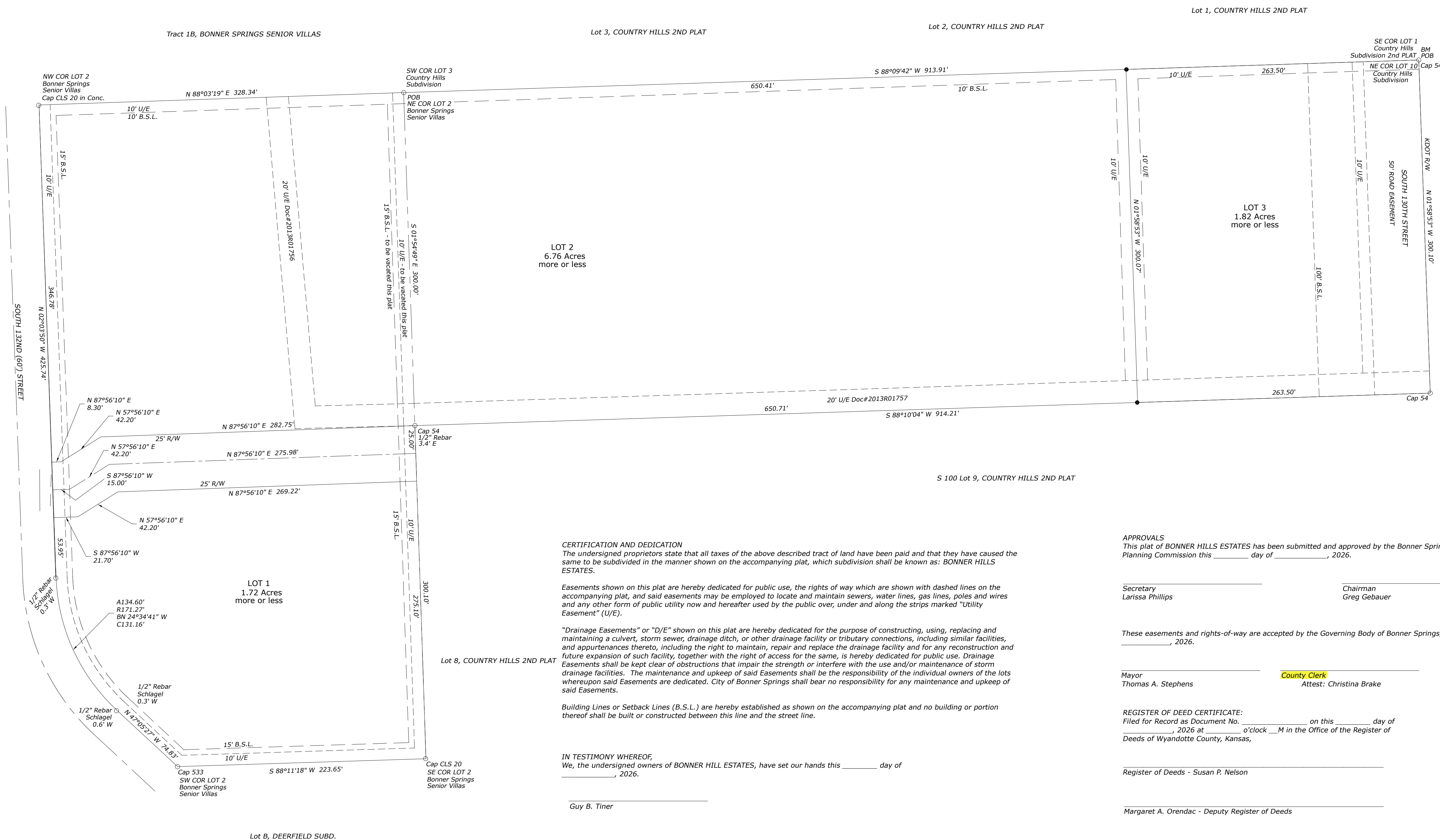
SURVEYOR'S DESCRIPTION:
A part of Lot 9 and all of Lot 10, COUNTRY HILLS SUBDIVISION, and all of Lot 2, BONNER SPRINGS SENIOR VILLAS, City of Bonner Springs, Wyandotte County, Kansas, as written by Joseph A. Herring PS-1296 on November 19, 2025, and more fully described as follows:
Beginning at the Northeast corner of said Lot 10; thence South 01 degrees 58'53" East for a distance of 300.10 feet along the East line of said Lots 9 and 10; thence South 88 degrees 10'04" West for a distance of 914.21 feet to the West line of said Lot 9; thence South 01 degrees 54'09" East for a distance of 300.10 feet to the Southeast corner of said Lot 2; thence South 88 degrees 11'18" West for a distance of 223.65 feet to the Southwest corner of said Lot 2; thence North 47 degrees 05'27" West for a distance of 74.83 feet along the Westerly line of said Lot 2; thence along a curve to the right having a radius of 171.27 feet and an arc length of 134.60 feet along said Westerly line, being subtended by a chord bearing North 24 degrees 34'41" West and a chord distance of 131.16 feet; thence North 02 degrees 03'50" West for a distance of 425.74 feet along said Westerly line to the Northwest corner of said Lot 2; thence North 88 degrees 03'19" East for a distance of 328.34 feet to the Northeast corner of said Lot 2; thence North 88 degrees 09'42" East for a distance of 913.81 feet along the North line of said Lot 10 to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 14.76 acres, more or less, including road right of way.
Error of Closure: 1 - 154604



ZONING:
- GR - General Residential

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - 1 - 302843, 10.67 Acres, more or less
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR LOT 10 - 1/2" Rebar - Elev. - 960.50'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc - per title commitment
 - 12) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0109E dated September 2, 2015
 - 13) Fence Lines do not necessarily denote the boundary line for the property.
 - 14) Reference Surveys:
COUNTRY HILLS SUBDIVISION
COUNTRY HILLS SUBDIVISION 2ND PLAT
BONNER SPRINGS SENIOR VILLAS
DEERFIELD SUBDIVISION

- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Road Right of way
 - CL - Centerline
 - SL - Section Line
 - BM - Benchmark
 - POB - Point of Beginning
 - POC - Point of Commencing
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client



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: **BONNER HILLS 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).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. City of Bonner Springs shall bear no responsibility for any maintenance and upkeep of said Easements.

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.

IN TESTIMONY WHEREOF,
We, the undersigned owners of BONNER HILLS ESTATES, have set our hands this _____ day of _____, 2026.

Guy B. Tiner

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Guy B. Tiner, 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)

APPROVALS
This plat of BONNER HILLS ESTATES has been submitted and approved by the Bonner Springs Planning Commission this _____ day of _____, 2026.

Secretary: Larissa Phillips
Chairman: Greg Gebauer

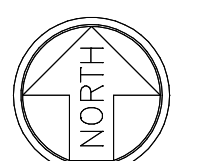
These easements and rights-of-way are accepted by the Governing Body of Bonner Springs, Kansas, this _____ day of _____, 2026.

Mayor: Thomas A. Stephens
County Clerk: Christina Brake

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock _____ M in the Office of the Register of Deeds of Wyandotte County, Kansas,

Register of Deeds - Susan P. Nelson

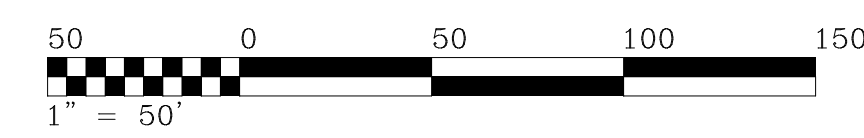
Margaret A. Orendac - Deputy Register of Deeds



Scale 1" = 50'

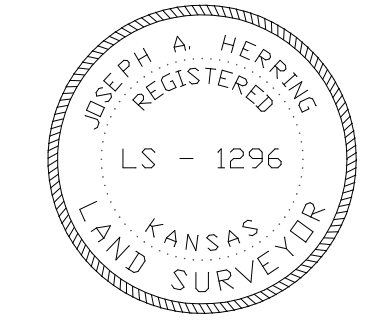
COUNTY SURVEYOR
This survey has been reviewed for filing pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

County Surveyor
Brent E. Thompson LS-1277



Job # K-25-1896
June 28, 2025 Rev. 1/15/26

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email: survey@herringks.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during dates of May through July 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Memorandum

Date: January 20, 2026
To: Mayor and City Council
From: Mark Lee, Kiley Meierarend

Subject: PUBLIC HEARING: Request for Rezoning – BSRZ-02-25 - Consider a request for approval of a zoning change from GR (General Residential) to the zoning category of MR (Mixed-Residential) for 708 S. 130th Street.

Recommendation: Staff recommends the Planning Commission APPROVE the requested zoning change for 708 South 130th Street from GR, General Residential to MR, Mixed-Residential with staff stipulations.

Action: Make a motion to approve, amend or deny the requested rezoning.

Background: The subject properties were originally platted in the Country Hills subdivision and the Deerfield Village neighborhood. 709 South 132nd Street was designated for apartments on the Deerfield Village plat from 1987. The single-family residence at 708 South 130th Street was constructed in 1973.

The proposed plat (RP-04-25) will subdivide the property to allow for the sale of the existing single-family residence and to combine the remaining of 708 South 130th Street with 709 South 132nd Street to be rezoned to match the existing MR, Mixed-Residential zoning. The intent is to allow for the construction of a multi-family development on the proposed lots one (1) and two (2). The proposed plat includes three (3) residential lots with lot sizes ranging from 1.82+/- acres to 6.95 +/- acres.

The proposed development will not change any lots outside the proposed final plat area.

Discussion: Staff's report is attached.

Financial Impact:

City of Bonner Springs Agenda Item Cover Sheet

Agenda Item No. #8

BSRZ-02-25
REZONING

Topic: PUBLIC HEARING - Rezoning – BSRZ-02-25 – Bonner Hills Estates – 708 South 130th Street, Bonner Springs, Kansas 66012 - Consider a request for rezoning – the applicant is requesting a change in zoning for the remaining portion of 708 South 132nd Street. The requested change is from GR (General Residential) to MR (Mixed-Residential). The request is to allow for the potential future development of multi-family dwellings.

Narrative:

The current zoning of GR, General Residential does not allow for “multi-family dwellings” as a use but does allow for single-family dwellings. The property at 708 South 130th Street has an existing single-family residence that will be split off through a replat to be sold. The remaining portion of the property will be combined with 709 South 132nd Street, currently zoned MR, to form a new lot. The request to rezone the property to GR, General Residential District allows for Lot 1 to be combined with 709 South 132nd Street under the same zoning district.

Presented by: Mark Lee – Community Development Director

Prepared by: Kiley Meierarend – City Planner

Staff Recommendation:

Staff recommends the Planning Commission APPROVE the requested zoning change for 708 South 130th Street from GR, General Residential to MR, Mixed-Residential.

Attachments:

Staff Report (5pgs)

Current zoning areas (included within staff’s report)

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM GR (GENERAL RESIDENTIAL) TO THE ZONING CATEGORY OF MR (MIXED-RESIDENTIAL) FOR 708 SOUTH 130TH STREET.

MEETING DATE: January 20, 2026
REPORT WRITTEN: December 30, 2025
APPLICATION #: BSRZ-02-25

APPLICANT:

- Guy Tiner
PO Box 302
Bonner Springs, KS 66012

ENGINEER/SURVEYOR:

- Herring Surveying Company
315 N. 5th Street
Leavenworth, KS 66048

REQUEST:

The applicant is requesting approval to rezone 708 South 130th Street from GR; General Residential District to MR; Mixed-Residential District.

BACKGROUND:

The subject properties were originally platted in the Country Hills subdivision and the Deerfield Village neighborhood. 709 South 132nd Street was designated for apartments on the Deerfield Village plat from 1987. The single-family residence at 708 South 130th Street was constructed in 1973.

The proposed plat (RP-04-25) will subdivide the property to allow for the sale of the existing single-family residence and to combine the remaining of 708 South 130th Street with 709 South 132nd Street to be rezoned to match the existing MR, Mixed-Residential zoning. The intent is to allow for the construction of a multi-family development on the proposed lots one (1) and two (2). The proposed plat includes three (3) residential lots with lot sizes ranging from 1.82+/- acres to 6.95 +/- acres.

The proposed development will not change any lots outside of the proposed final plat area.

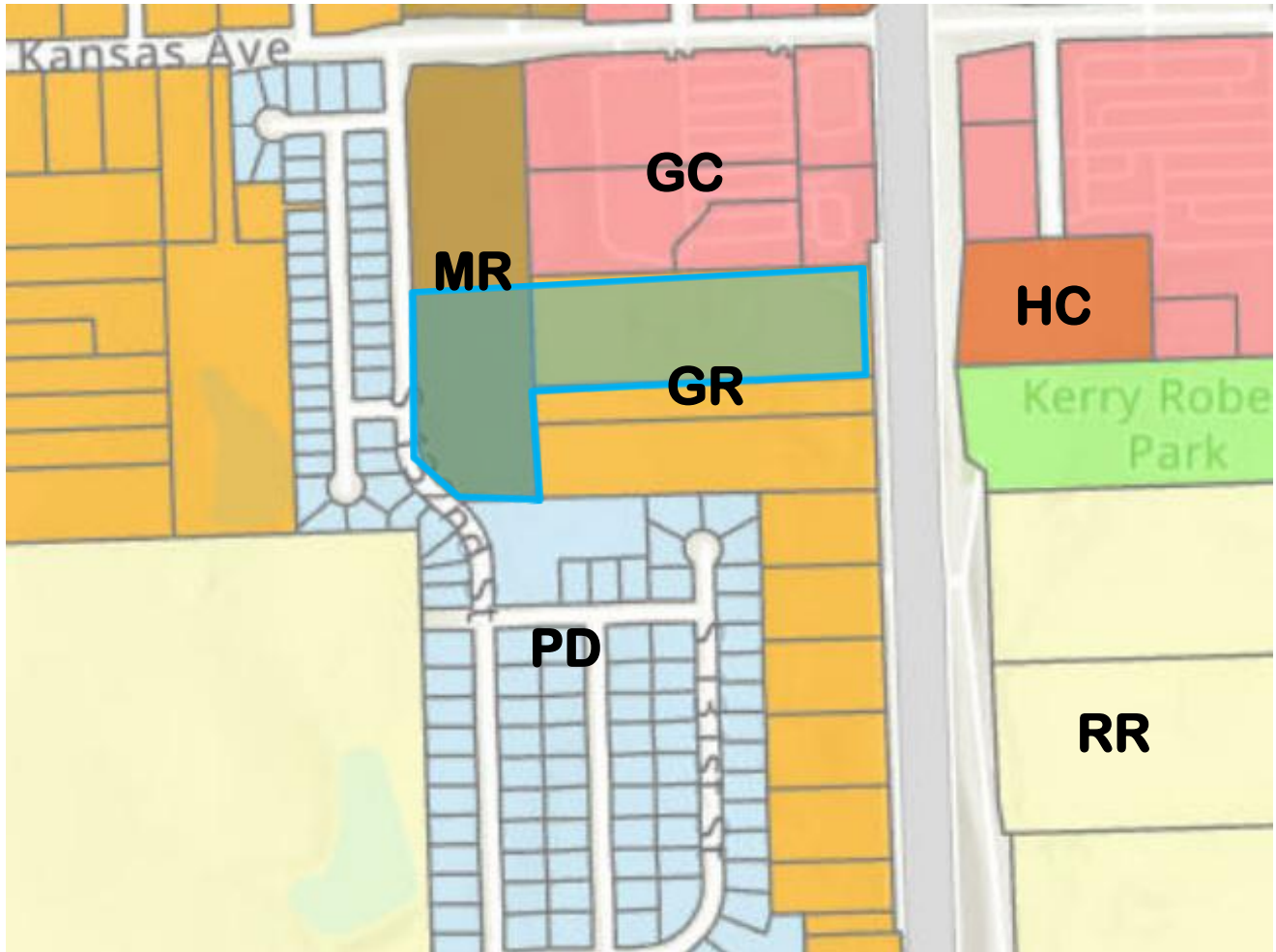
COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

The 2025 and Beyond Comprehensive Plan Future Land Use Map currently designates 708 South 130th Street as Low-Density Residential.

THE ZONING AND USES OF THE PROPERTY NEARBY –

- North GC; General Commercial District – Commercial strip mall
- South GR; General Residential District – Large-lot single-family residence
- East HC; Highway Commercial District – Auto body shop
- West PD; Planned Development District – Single-family residences

THE CURRENT ZONING CONFIGURATION:



REZONING:

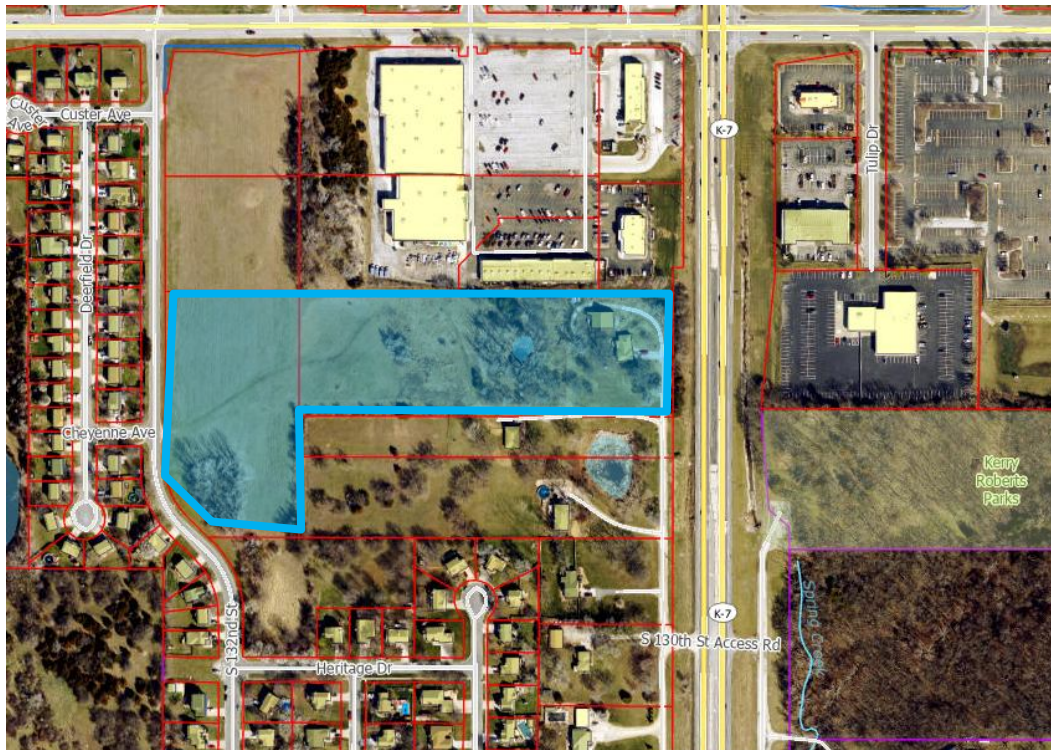
Section 2.03.A.2.b of the Bonner Springs Zoning Regulations and the *Golden* case, the factors to be used in determining approval or denial of an application for rezoning are as follows:

- The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;
- The character of the neighborhood or built environment surrounding the affected property;
- The compatibility of the zoning and allowed uses of surrounding properties;
- The suitability of the affected property to its existing and proposed zoning conditions;
- The extent to which removal or Alteration of the existing zoning designation will negatively impact nearby property;
- The impact on the general health, safety, and welfare of the public caused by the existing and proposed zoning conditions;
- The professional recommendations of the City’s staff and Development Review Team;
- The availability and adequacy of required public improvements to serve the existing and proposed zoning conditions.
- The impacts the proposed zoning condition will have on the built and natural environment, including but not limited to storm water runoff, water, air, and noise pollution, lighting, or other adverse impacts; and

- The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations under the proposed zoning conditions.

Character of the Immediate Area –

The subject properties are located between the Deerfield Village neighborhood and the Country Hills subdivision. Deerfield Village is comprised of small-lot residential homes with primarily single-family residences. The Country Hills subdivision is comprised of large-lot residential properties with between two (2) and six (6) acres. There is a multi-family development for the 55 and older community on the corner of South 132nd Street and Kansas Avenue. The commercial district to the north of the subject properties consists of multiple restaurants, a couple discount stores, a hardware store, and various other commercial enterprises.



The Suitability of the Subject Property for the Uses to which is has been Restricted –

The property, is currently occupied by a single-family residence. Removal of the restrictions will not detrimentally affect nearby property owners as the property at 709 S. 132nd Street has been zoned as Mixed-Residential and designated for apartments since 1987. The rezoning of this property would adhere to that designation and surrounding zoning districts as well as current uses.

The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan –

The 2025 and Beyond Comprehensive Plan Future Land Use Map currently identifies the subject property as Low-Density Residential. This Future Land Use Low-Density Residential designation would allow for single-family detached dwellings. It may also include planned public and semi-public uses considered compatible with residential uses, such as schools, religious institutions, and civic uses.

The proposed zoning is not consistent with the 2025 and Beyond Comprehensive Plan Future Land Use Map, therefore, the applicant has applied for a Comprehensive Plan change to have the property designated as High-Density Residential.

The Length of Time the Property has Remained Vacant as Zoned –

The property is not vacant as there is a single-family residence on the property that was built in 1973.

The Extent to which Removal of the Present Zoning will Detrimentially Affect Nearby Property –

The zoning classification of which is being requested will remain residential in nature and would be consistent in nature with the properties to the north of 709 S. 132nd Street. It will more closely resemble those uses allowed in the surrounding Mixed-Use Commercial District and General Commercial District but will remain residential. It will also function as a transition zone from the General Commercial zoning, on the corner of Kansas Avenue and Kansas Highway Seven (7), to the General Residential zoning along Kansas Highway Seven (7).

The Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner’s Property as Compared to the Hardship Imposed Upon the Individual –

There would be some relative gain to the general public as this rezoning would allow the potential development of multi-family residences that could provide needed housing to the community. This rezoning, if denied, would not create a hardship upon the property owner, as the property could remain as a single-family residence.

The Availability and Adequacy of Required Public Services and Utilities to Serve the Existing and Proposed Zoning –

There is currently a sanitary sewer easement dedicated through both properties, and a 12-inch gravity sewer main was installed. There is a 12-inch water main that runs in front of the subject property. Without a development proposal, the adequacy of the existing sanitary sewer system and water lines cannot be determined with accuracy. Utility providers have been notified of the final plat and have been given an opportunity to comment.

The Extent to which the Proposed Use will Impact the Natural and Built Environment –

Any new development to the property will increase storm water runoff as this is mostly undeveloped. The property is located in an existing built-out, residential neighborhood. Therefore, the impact on the natural and built environment will be similar to past neighboring projects. There is a potential for an increase in traffic as the intent is to create a multi-family development which would increase the number of trips generated by the property.

The Ability of the Subject Property to Satisfy the Applicable Ordinance Requirements and Development Standards –

The proposed use is able to meet the applicable ordinance requirements and development standards.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission **APPROVE** the requested zoning for 708 South 130th Street from GR, General Residential District to MR, Mixed-Residential District.

Staff would further recommend the following if the request is approved by the Commission:

1. Prior to development of the parcel, a Traffic Impact Study/Analysis shall be conducted by the property owner and submitted to the City, KDOT and others for review and approval prior to final approval of the project;
2. Prior to the development of the parcel a Storm Water Management Study shall be prepared and provided to the City for review and approval prior to the commencement of the project;
3. A Site and Landscape Plan shall be provided and reviewed for approval as stated in the Unified Development Ordinance;
4. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water and/or other public utilities as required by the City of Bonner Springs;
5. Any and all applicable construction drawings shall be submitted to the City for review and approval prior to the site improvements commencing;
6. A Privately Funded Public Improvements construction agreement shall be prepared and approved by all parties prior to commencement of construction on any utility or street infrastructure that the City of Bonner Springs shall ultimately maintain;
7. Building Permits shall be applied for and issued for any improvements or construction projects for which they are required;
8. If any remodeling or repairs are necessary then all construction drawings shall be submitted to the City for review and approval prior to improvements commencing;
9. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable;
10. The applicable plat shall be reviewed and approved by City Staff, Unified Government Staff and other pertinent parties;
11. A preliminary and final plat adhering to the requirements of the Bonner Springs Unified Development Ordinance shall be submitted and approved by the City prior to building permits being issued; and
12. Once reviewed and approved, the plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to Bonner Springs City Hall for filing.

If approved, this item will move to the Governing Body. The request will be presented at the February 9th, 2026 regular meeting for final action.