



# City of Bonner Springs

KANSAS

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**Tuesday, April 21, 2026**  
200 East Third Street, Bonner Springs, KS 66012

**The meeting is open to the public.**

## BOARD OF ZONING APPEALS MEETING -6:00 P.M.

### CALL TO ORDER - ROLL CALL

### CONSENT AGENDA

#### 1. Approval of the minutes from the February and March 17th, 2026 meetings.

Action Make a motion to approve, amend or deny the minutes as written and presented.

Recommendation Staff recommends approval of the minutes as provided.

Documents:

1. 2.17.26 BZA minutes Draft
2. 3.17.26 BZA minutes Draft

### OLD BUSINESS

#### 1. BZA-02-26; 236 Santa Fe Road - Setback encroachment

Action Make a motion to Approve, Amend or Deny the requested variance with staff's stipulations.

Recommendation Staff recommends the requested variance be **APPROVED** with the stated staff stipulations:

1. The encroachment into the required setback shall be no more than that indicated on the attached exhibit;
2. Building Permits shall be applied for and issued for any improvements or construction projects for which they are required;
3. Any and all driveways extended to said structure shall meet the requirements of a hard surface drive.
4. Any and all applicable construction drawings shall be submitted to the City for review and approval prior to the site improvements commencing;
5. 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; and
6. In addition to the stipulations in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

Documents:

1. CompleteAgendaItemBZA0226-236 Santa Fe

### NEW BUSINESS

#### 1. BZA-03-26; Destination KCK; 118<sup>th</sup> and State Avenue (Multiple Addresses)

Action Make a motion to approve, amend or deny the requested variance with staff's stipulations.

Recommendation Staff recommends the requested variance be approved with the stated staff stipulations.

1. The signs shall be no larger than what is depicted on the permit information; 13 feet in height and 9' in width.

2. The signs shall be placed as indicated on the exhibit
3. A sign permit shall be required
4. In addition to the stipulations in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

Documents:

1. CompleteAgendaItemBZA-03-26DestinmationKCKSigns

**ADJOURNMENT**

## Memorandum

Date: April 21, 2026  
To: Mayor and City Council  
From: Mark Lee

**Subject: Approval of the minutes from the February and March 17th, 2026 meetings.**

**Recommendation:** Staff recommends approval of the minutes as provided.

**Action:** Make a motion to approve, amend or deny the minutes as written and presented.

**Background:** NA

**Discussion:** Minutes are attached.

**Financial Impact:** NA



# City of Bonner Springs

## KANSAS

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### **Board of Zoning Appeals Minutes - Regular Meeting - February 17, 2026**

#### **BOARD OF ZONING APPEALS MEETING -6:00 P.M. -**

**CALL TO ORDER - ROLL CALL** - Chair Lloyd Mesmer called the meeting to order at 6:00 p.m. The Community Development Director called roll and a quorum was present. Everyone present. We are short one member with Larry Clark resigning at the end of the year.

#### **CONSENT AGENDA -**

**Approval of minutes from the June 17, 2025 meeting.** - Paul Zeps moved and Nick Perica seconded to approve the minutes as corrected for the June 17, 2025, Board of Zoning Meeting as presented. The motion passed unanimously.

(Larry Clark moved and Nick Perica seconded to close the public hearing at 6:08 p.m.)

#### **OLD BUSINESS -**

#### **NEW BUSINESS -**

#### **PUBLIC HEARING – Setback Variance - BZA-01-26; 13933 Leavenworth Street – Front yard setback encroachment.**

- The Community Development Director, Mark Lee, presented the Staff Report for the Setback Variance - BZA-01-26, 13933 Leavenworth Street- Front yard setback encroachment.

Paul Zeps moved and Nick Perica seconded, to open the public hearing at 6:06 p.m.

Chair Lloyd Mesmer asked the applicant if they had anything to add. The applicant stated they appreciated the BZA's consideration but had nothing further to add.

Paul Zeps moved and Nick Perica seconded to close the public hearing at 6:06 p.m.

Commissioner Paul Zeps asked what the "environmentally sensitive area" designation meant. The Community Development Director explained it referred to the flood zone and 100' outside of the floodway. More protection for flood-prone areas.

Paul Zeps moved and Nick Perica seconded to approve the variance as requested. 4-0 passes unanimous approval.

**ADJOURNMENT** - Paul Zeps moved and Nick Perica seconded to adjourn the Board of Zoning Appeals meeting at 6:10 p.m. Unanimous approval.



# City of Bonner Springs

## KANSAS

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### **Board of Zoning Appeals Minutes - Regular Meeting - March 17, 2026**

#### **BOARD OF ZONING APPEALS MEETING -6:00 P.M. -**

**CALL TO ORDER - ROLL CALL** - Chair Lloyd Mesmer called the meeting to order at 6:04p.m. The Community Development Director called roll. Paul Zeps and Nick Perica were absent. Therefore, we did not have a quorum for the meeting to continue. All items on the agenda were moved to the April 21, 2026 Board of Zoning meeting.

#### **CONSENT AGENDA -**

**Approval of the minutes from the February 17, 2026 meeting. -**

#### **OLD BUSINESS -**

#### **NEW BUSINESS -**

**PUBLIC HEARING – BZA-02-26; 236 Santa Fe Road — Setback encroachment — A request for variances from the required dimensional standards within the HI, Heavy Industrial District. -**

**ADJOURNMENT** - Lloyd Mesmer adjourned the meeting at 6:06 p.m.

## Memorandum

Date: April 21, 2026  
To: Mayor and City Council  
From: Mark Lee

**Subject:** BZA-02-26; 236 Santa Fe Road - Setback encroachment

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**Recommendation:** Staff recommends the requested variance be **APPROVED** with the stated staff stipulations:

1. The encroachment into the required setback shall be no more than that indicated on the attached exhibit;
2. Building Permits shall be applied for and issued for any improvements or construction projects for which they are required;
3. Any and all driveways extended to said structure shall meet the requirements of a hard surface drive.
4. Any and all applicable construction drawings shall be submitted to the City for review and approval prior to the site improvements commencing;
5. 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; and
6. In addition to the stipulations in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

**Action:** Make a motion to Approve, Amend or Deny the requested variance with staff's stipulations.

**Background:** The applicant is requesting a variance from the requirements as written in the Unified Development Ordinance for the property at 236 Santa Fe Road. This variance has been filed in conjunction with a Change of Zone, which is the request to rezone the property from RR; Rural Residential to HI; Heavy Industrial. There is a total of four (4) variances.

1. Variance from the front yard setback in the HI; Heavy Industrial District. Section 2.04(D)(6)(b) requires a minimum front yard setback of no less than 20 feet from the front lot line. The applicant is requesting a front yard setback of 10 feet, a violation of 10 feet.
2. Variance from the side yard setback adjacent to residential zoning in the HI; Heavy Industrial District. Section 2.04(D)(6)(b) requires a minimum interior side setback of no less than 15 feet from the side lot lines shared with another residentially zoned property. The applicant is requesting an interior side yard setback of 5 feet, a violation of 10 feet.
3. Variance from the required nonresidential incompatibility landscape buffer width. Section Section4.03(E)(2)(b)(1)(b) requires that nonresidential properties that abut single-family zoning classifications provide a 25-foot incompatibility landscape buffer. The applicant is requesting an incompatibility landscape buffer of 5 feet, a violation of 20 feet.
4. Variance from the required fence height for screening along incompatible uses. Section 4.05(F)(2)(a)(1)(a) requires that an incompatibility screening wall with a height of 8 feet shall be installed for nonresidential developments abutting a single-family zoned

property. The applicant is requesting a fence height of 6 feet, a violation of 2 feet.

**Discussion:** Staff's full report is attached.

The subject property was platted in 1889 as a part of Saratoga Park. While it was originally platted as open space, the current dimensions of the parcel match the narrow lots that were standard in the Saratoga Park plat. The property used to have a structure of some kind; however, it was demolished between 1998 and 2001. The previous structure appeared to have reduced setbacks in comparison to today's standards.

The parcel has remained vacant for the past 25 years. The Wyandotte County Landbank is the current property owner and maintains the property. The applicant has an approved application with the Landbank to transfer ownership upon construction of the proposed industrial building.

Wolf Creek runs along the southern property line, and the designated Regulatory Floodway extends an estimated 62 feet into the parcel. The entirety of the subject property is in an Environmentally Sensitive Area, as defined by the Unified Development Ordinance.

Three (3) of the other properties on the same block of Santa Fe Road are zoned and used as Heavy Industrial properties.

**Financial Impact:**

City of  
Bonner Springs  
Board of Zoning Appeals  
Agenda Item Cover Sheet

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Agenda Item No. 3

BZA-02-26  
VARIANCE REQUEST

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**Topic:** Consider a request for variances from requirements of the Unified Development Ordinance of Bonner Springs. The variances are to allow for the construction of a small industrial storage building.

**Narrative:** The applicant is requesting a variance from the requirements as written in the Unified Development Ordinance; that variance being, an encroachment into the required yard setback to allow for the construction of a 620 square foot accessory structure.

The subject property is a vacant parcel that is currently under the ownership of the Wyandotte County landbank. The applicant has submitted a request to develop the property with the construction of a small industrial storage building, primarily for the applicant's personal use. The request has been approved by the Board of County Commissioners through the landbank application process.

The property previously had a structure on it that was demolished between 1997 and 2001, based on aerial photos of the area. The applicant has submitted a change of zone application in conjunction with this application to move the property to Heavy Industrial District which would match the zoning for the properties to the east along Santa Fe Road. The proposed use is similar in nature to the other industrial uses on Santa Fe Road as well.

**Presented by:** Mark Lee – Community Development Director

**Staff Recommendation:** Staff recommends the variance be APPROVED with the stated stipulations.

**Attachments:**

Staff Report (6pgs)

Aerial image (included in report)

Response by applicant to BZA questions (2pgs)

Letter of Consent from the Wyandotte County Landbank (1pg)

Applicants site plan 11x17 (1pg)



# Staff Report

**MEETING DATE:** March 17, 2026  
**REPORT WRITTEN:** February 12, 2026  
**APPLICATION #:** BZA-02-26

**APPLICANT:**

- Jason Bowman  
14620 Archer Road  
Bonner Springs, Kansas 66012

**ENGINEER/SURVEYOR:**

- Not Applicable

**PROPOSAL:**

The applicant is requesting a variance from the requirements as written in the Unified Development Ordinance for the property at 236 Santa Fe Road. This variance has been filed in conjunction with a Change of Zone, which is the request to rezone the property from RR; Rural Residential to HI; Heavy Industrial. There is a total of four (4) variances.

1. Variance from the front yard setback in the HI; Heavy Industrial District. Section 2.04(D)(6)(b) requires a minimum front yard setback of no less than 20 feet from the front lot line. The applicant is requesting a front yard setback of 10 feet, a violation of 10 feet.
2. Variance from the side yard setback adjacent to residential zoning in the HI; Heavy Industrial District. Section 2.04(D)(6)(b) requires a minimum interior side setback of no less than 15 feet from the side lot lines shared with another residentially zoned property. The applicant is requesting an interior side yard setback of 5 feet, a violation of 10 feet.
3. Variance from the required nonresidential incompatibility landscape buffer width. Section 4.03(E)(2)(b)(1)(b) requires that nonresidential properties that abut single-family zoning classifications provide a 25-foot incompatibility landscape buffer. The applicant is requesting an incompatibility landscape buffer of 5 feet, a violation of 20 feet.
4. Variance from the required fence height for screening along incompatible uses. Section 4.05(F)(2)(a)(1)(a) requires that an incompatibility screening wall with a height of 8 feet shall be installed for nonresidential developments abutting a single-family zoned property. The applicant is requesting a fence height of 6 feet, a violation of 2 feet.

**SITE CHARACTERISTICS:**

Location: 236 Santa Fe Road, Bonner Springs, KS 66012  
Area of Property: 8,472sqft; 0.1945 Acre  
Zoning: RR; Rural Residential District

**THE ZONING AND USES OF THE PROPERTY NEARBY:**

- North GC; General Commercial District – The Fuel House
- South RR; Rural Residential District – Large lot single-family residential
- East HI; Heavy Industrial District – Residential structure with industrial storage
- West RR; Rural Residential District – Single-family residential

**COMPREHENSIVE PLAN/FUTURE LAND USE MAP:**

The 2025 and Beyond Comprehensive Plan Future Land Use Map currently designates 236 Santa Fe Road as Industrial.

**THE CURRENT ZONING CONFIGURATION:**



## **Background –**

The subject property was platted in 1889 as a part of Saratoga Park. While it was originally platted as open space, the current dimensions of the parcel match the narrow lots that were standard in the Saratoga Park plat. The property used to have a structure of some kind; however, it was demolished between 1998 and 2001. The previous structure appeared to have reduced setbacks in comparison to today's standards.

The parcel has remained vacant for the past 25 years. The Wyandotte County Landbank is the current property owner and maintains the property. The applicant has an approved application with the Landbank to transfer ownership upon construction of the proposed industrial building.

Wolf Creek runs along the southern property line, and the designated Regulatory Floodway extends an estimated 62 feet into the parcel. The entirety of the subject property is in an Environmentally Sensitive Area, as defined by the Unified Development Ordinance.

Three (3) of the other properties on the same block of Santa Fe Road are zoned and used as Heavy Industrial properties.

## **Traffic Impact –**

The proposed variance request, whether approved or denied, will have little to no impact on the current street network.

## **Drainage Impact –**

The property in question does reside within a Regulatory Floodway as Wolf Creek runs along the southern property line of the parcel. Any new development has the potential to increase storm water runoff. However, the City Engineer has reviewed the proposal and has determined that the impact will be negligible.

## **Conformance with the Zoning Ordinance –**

Section 2.03.D.2.b states: *The purpose of this Section 2.03.D is to provide a process for reviewing and approving zoning relief applications from the requirements of this Chapter 2 Zoning Regulations.*

*(2) The purpose of a zoning relief application is to:*

- (a) Provide a process for property owners to seek relief from the minimum Lot Area, setbacks, and other dimensional and Building requirements of this chapter;*
- (b) Offer the City a method of considering alternative compliance metrics for unique or encumbered lots where strict compliance with this Chapter 2 Zoning Regulations would result in undue hardship to a property owner; and*
- (c) Ensure the granting of relief from the zoning standards will not adversely affect surrounding property owners, and will not jeopardize further compliance with the subdivision and Development Standards outlined in these regulations.*

*The questions listed below are required by K.S.A. 12-759; this Statute goes on to state: A request for a variance may be granted in such case, upon a finding by the board that all of the following conditions have been met.*

The questions below, in bold type, are required by State Statute when hearing variance requests; the applicant's responses are below them in italics, with any Staff comments following.

**1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district; and is not created by an action or actions of the property owner or the applicant.**

*This parcel is an unusually narrow lot with significant physical constraints. A home once occupied the full width of the property, but under current planning and zoning regulations – including required setbacks – it is not longer feasible to construct a similar structure or make practical use of the site. As a result, the lot has remained vacant for more than 35 years. The requested variance is intended to allow reasonable use of the property and support its productive contribution to the City of Bonner Springs.*

Variance #1, #2, and #3: This application has been filed to request a variance from the front and side yard setback along with the required width for landscape buffers between incompatible zoning districts. As discussed, the property was platted nearly 150 years ago and was created under an older zoning code. The surrounding properties that have structures, were built to a previous standard that allowed for smaller setback requirements. It is unique to have an undeveloped lot, mid-block, in one of the oldest developed areas in Bonner Springs. Furthermore, this property is the only one to have a structure demolished and not rebuilt in this area prior to this application. All proposed development on the subject property would not be able to meet the current setback standards for any of the zoning districts as outlined in the Unified Development Ordinance. The applicant has requested a change of zone for the property to be zoned as Heavy Industrial; this zoning district has some of the smallest required setbacks.

Variance #4: The requested variance for the height of the fence is a request to install a 6-foot wooden privacy fence instead of the required 8-foot opaque masonry or wrought iron fence as outlined in Section 4.05(F)(2)(a). Narrow lots that are zoned RR; Rural Residential are not usually located next to Heavy Industrially zoned properties. The block that the subject property is located on is unique in the way that the zoning does not have the standard transitional zoning between the residential and industrial uses. Although the applicant is requesting the change of zone to Heavy Industrial, this neighborhood would be considered to be an existing industrial district.

**2. The granting of the variance request will or will not adversely affect the rights of the adjacent property owners or residents.**

*Granting this variance will not negatively impact neighboring properties. The parcel to the east is zoned Heavy Industrial, and the lot to the west contains a single small, vacant home. Reducing the setbacks on this narrow lot does not affect the use, value, or development potential of either adjoining property. Historical aerial imagery from 1991 shows that a previous home occupied nearly the entire width of the lot without issue. The requested variance simply restores the ability to construct a modest structure within minimal setbacks, consistent with the historical use of the site.*

Variance #1: The variance for the front yard setback will not adversely affect the rights of the adjacent property owners as the properties on either side of the subject property do not meet the current setback requirements of their respective zoning districts. Furthermore, both properties existed alongside the structure that was previously on this property, which had an estimated front yard setback of 10 feet.

Variance #2: The variance for the side yard setback has the potential to affect the property owner to the west. However, this property, 240 Santa Fe Road, has an interior side setback of around 30 feet, which is double the required minimum interior setback for the Rural Residential zoning district. Therefore, there will still be ample space between the two (2) structures.

Variance #3: The request for a reduced width in the required landscape buffer could adversely affect the adjacent property owner if there was a more strenuous or intensive use proposed for the subject property. However, the current proposal is for a small industrial storage building, similar to what is already in existence on the property at 224 Santa Fe Road. The proposed 5-foot buffer width will still allow for the plantings of at least 2-inch caliper trees, which would be considered ornamental trees, and the planting of shrubs. Both types of plantings offer screening, beautification, and noise reduction.

Variance #4: The variance for a reduction in the required fence height will not adversely affect the rights of the adjacent property owners. The fence that the applicant is proposing is an opaque 6-foot fence. While the Unified Development Ordinance requires an 8-foot fence for industrially zoned properties abutting residential properties, an 8-foot fence would not match the character of the current neighborhood. The 6-foot opaque fence will still provide screening from the proposed industrial use.

**3. That the strict application of the provisions of the Zoning Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

*The size and shape of this lot create a substantial hardship under current setback requirements. The buildable area is so limited that no reasonable structure can be constructed without relief. I am requesting only the minimum variance necessary to make the proposed plan feasible. Without this variance, the property cannot be improved or developed in any meaningful way, leaving it functionally unusable despite its long-standing vacancy.*

Variance #1, #2, and #3: The strict application of the Unified Development Ordinance would only provide a buildable area of 1,500 square feet, with a maximum building width of 15 feet. This property is also bound by restrictions for building in a Regulatory Floodway. Due to the uniqueness of the lot as discussed in the first factor considered, strict application of the Unified Development Ordinance would constitute a hardship for the applicant.

Variance #4: Strict application of Section 4.05(F)(2)(a)(1)(a) would require the applicant to construct an 8-foot fence instead of the proposed 6-foot fence. While Staff can recognize the increased cost burden associated with constructing an 8-foot fence, it does not constitute an unnecessary hardship.

**4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, the general welfare or the harmonious development of the city.**

*Improving this long-vacant lot will provide clear public benefits. Development will enhance the appearance and condition of the site, increase its taxable value, and contribute additional revenue to both the City of Bonner Springs and Wyandotte County. Site improvements will also help prevent deterioration, blight, and potential safety hazards that can arise from leaving a narrow, unused parcel vacant for decades. Allowing this variance supports responsible land use and strengthens the overall safety and appearance of the surrounding area.*

The requested variances will not adversely affect the public health, safety, morals, etc. as the proposed use is similar in nature and construction as the surrounding properties. Three (3) of the four (4) developed lots on this block are used and zoned as industrial properties. Each of the developed properties were developed under a previous zoning code that allowed for smaller setbacks from both the right-of-way and interior property lines.

**5. That granting of the variance desired will not be opposed to the general spirit and intent of the Unified Development Ordinance.**

*The purpose of the zoning ordinance is to promote orderly development and maintain reasonable setbacks. Many surrounding buildings were constructed under older, less-restrictive regulations and sit much closer to the property lines and the roadway than what is proposed here. This request represents only the minimum variance needed to allow construction on a uniquely constrained lot. Even with the variance, the proposed structure will maintain greater setbacks than several existing buildings nearby, fully respecting the spirit and intent of the ordinance while enabling responsible improvement of the property.*

The spirit and intent of the Unified Development Ordinance is to maintain a buffer between residences in order to ensure light, air, and noise reduction for all property owners. The granting of the four (4) proposed variances still provide a buffer between the proposed development and the existing properties and structures. Therefore, the variances will not be opposed to the general spirit and intent of the Unified Development Ordinance.

**STAFF RECOMMENDATION**

Staff recommends the requested variance be **APPROVED** with the stated staff stipulations:

1. The encroachment into the required setback shall be no more than that indicated on the attached exhibit;
2. Building Permits shall be applied for and issued for any improvements or construction projects for which they are required;
3. Any and all driveways extended to said structure shall meet the requirements of a hard surface drive.
4. Any and all applicable construction drawings shall be submitted to the City for review and approval prior to the site improvements commencing;
5. 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; and
6. In addition to the stipulations in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

**BOARD OPTIONS**

- 1. Approve the variance request, with or without conditions/changes.**
- 2. Deny the variance request**
- 3. Continue the Public Hearing to another date, date, time, and/or place**

**ATTACHMENTS:**

To Whom It May Concern,

The Land Bank of Wyandotte County is the current legal owner of the property located at **236 Santa Fe Lane, Bonner Springs, Kansas.**

This letter is to formally acknowledge and provide consent for the rezoning and associated variance application for the above-referenced property, which has been submitted for consideration by the City of Bonner Springs. We understand that the application is scheduled to be heard by the Planning Commission and that it is being advanced as part of the property's redevelopment process.

While the Land Bank remains the legal owner of record at this time, we acknowledge that the rezoning and variance request has been submitted in coordination with the prospective transferee, Mr. Jason Bowman, and we consent to the property proceeding through the rezoning and variance review process.

Please note that this letter is intended solely to acknowledge consent for the zoning and variance application and does not constitute final approval of property transfer or development plans beyond the scope of the City's land use review.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Michael Sutton  
Redevelopment Coordinator  
Land Bank of Wyandotte County  
913-573-5749  
mjsutton@wycokck.org

# City of Bonner Springs, Kansas

## Board of Zoning Appeals

### Response to BZA Questions:

#### ***Variance Justification Statement***

***Property Location: Bonner Springs, Kansas***

***Request: Setback Variance to Allow Reasonable Construction on a Narrow Lot***

#### **1. Condition Unique to the Property**

This parcel is an unusually narrow lot with significant physical constraints. A home once occupied the full width of the property, but under current planning and zoning regulations—including required setbacks—it is no longer feasible to construct a similar structure or make practical use of the site. As a result, the lot has remained vacant for more than 35 years. The requested variance is intended to allow reasonable use of the property and support its productive contribution to the City of Bonner Springs.

#### **2. No Adverse Effects on Surrounding Properties**

Granting this variance will not negatively impact neighboring properties. The parcel to the east is zoned Heavy Industrial, and the lot to the west contains a single small, vacant home. Reducing the setbacks on this narrow lot does not affect the use, value, or development potential of either adjoining property. Historical aerial imagery from 1991 shows that a previous home occupied nearly the entire width of the lot without issue. The requested variance simply restores the ability to construct a modest structure within minimal setbacks, consistent with the historic use of the site.

#### **3. Unnecessary Hardship**

The size and shape of this lot create a substantial hardship under current setback requirements. The buildable area is so limited that no reasonable structure can be constructed without relief. I am requesting only the minimum variance necessary to make the proposed plan feasible. Without this variance, the property cannot be improved or developed in any meaningful way, leaving it functionally unusable despite its long-standing vacancy.

#### **4. Public Health, Safety, and Welfare**

Improving this long-vacant lot will provide clear public benefits. Development will enhance the appearance and condition of the site, increase its taxable value, and contribute additional revenue to both the City of Bonner Springs and Wyandotte County. Site improvements will also help prevent deterioration, blight, and potential safety hazards that can arise from leaving a narrow, unused parcel vacant for decades. Allowing this variance supports responsible land use and strengthens the overall safety and appearance of the surrounding area.

#### **5. Ordinance Intent**

The purpose of the zoning ordinance is to promote orderly development and maintain reasonable setbacks. Many surrounding buildings were constructed under older, less-restrictive regulations and sit much closer to property lines and the roadway than what is proposed here. This request represents only the minimum variance needed to allow construction on a uniquely constrained lot. Even with the variance, the proposed structure will maintain greater setbacks than several existing buildings nearby, fully respecting the spirit and intent of the ordinance while enabling responsible improvement of the property.

# EXISTING SITEPLAN

236 Santa Fe Rd  
 Bonner Springs, KS 66012  
 Parcel 960428

SEC-32 TWP-11 RNG-23, S32, T11, R23,  
 ACRES 0.170000, 97B4 A TRACT OF LAND  
 DES AS FOLL: BEG 75FT W OF NW COR L1,  
 B56, SANTA FE SUB IN SARATOGA PARK,  
 SWLY 150FT, NWLY 50FT, NELY 150FT, SELY  
 TO POB

## Legend

- Proposed Setback
- Variance
- Setbacks Heavy
- Industrial
- New Building
- Property Line
- Existing Buildings

236 SANTA FE RD, BONNER SPRINGS, KS 66012  
 EXISTING SITEPLAN  
 PROPOSED HEAVY INDUSTRIAL ZONING

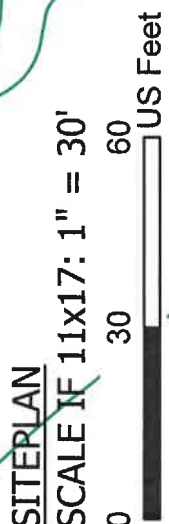
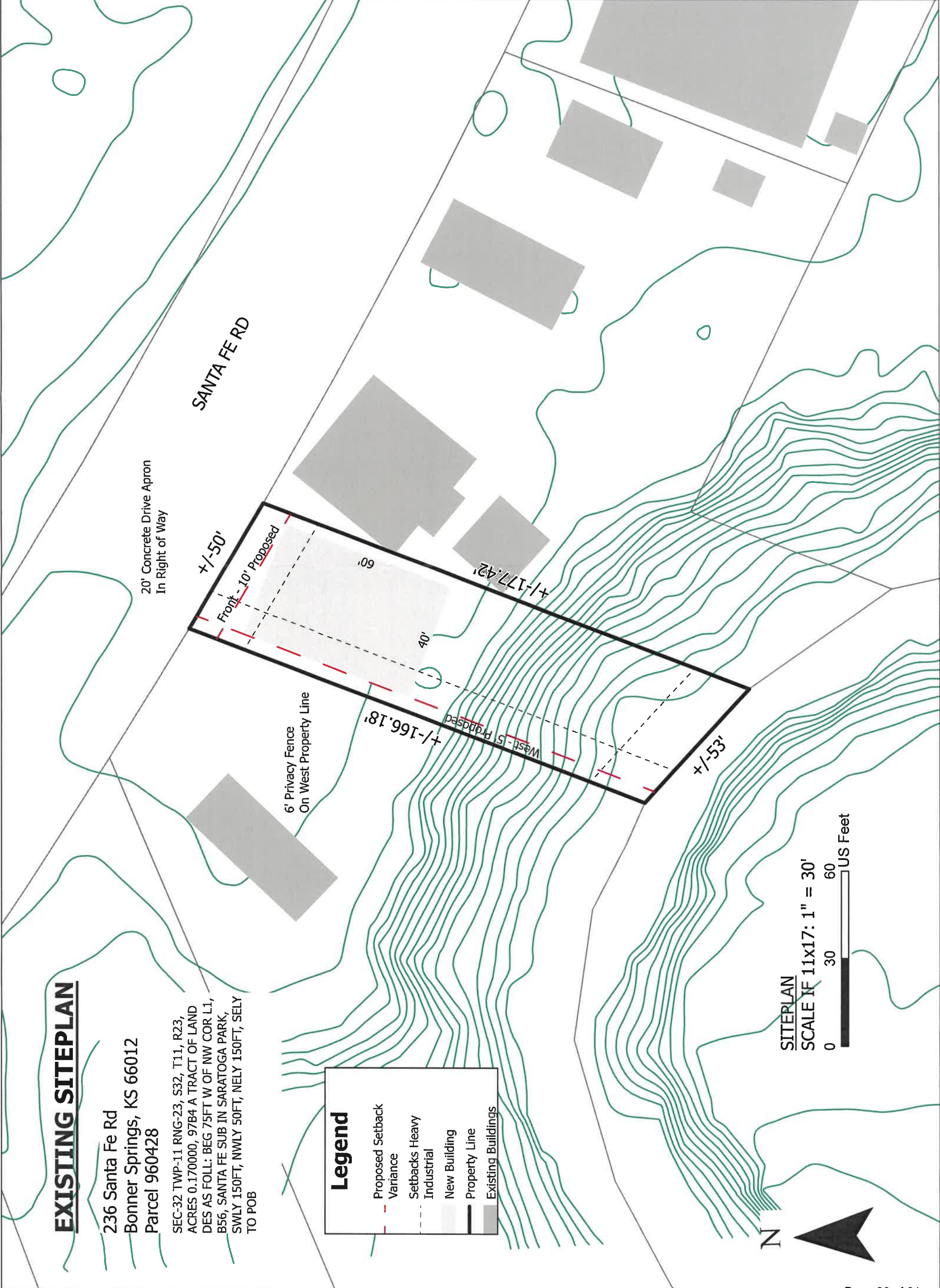
DATE: Jan 6, 2026

SCALE: 1" = 30'

Drawn by: MDP

REV:      DATE:


SHEET: 1 of 1



# Memorandum

Date: April 21, 2026  
To: Mayor and City Council  
From: Mark Lee

**Subject: BZA-03-26; Destination KCK; 118<sup>th</sup> and State Avenue (Multiple Addresses)**

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**Recommendation:**

Staff recommends the requested variance be approved with the stated staff stipulations.

1. The signs shall be no larger than what is depicted on the permit information; 13 feet in height and 9' in width.
2. The signs shall be placed as indicated on the exhibit
3. A sign permit shall be required
4. In addition to the stipulations in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

**Action:** Make a motion to approve, amend or deny the requested variance with staff's stipulations.

**Background:** The applicant is requesting a variance from the requirements as written in the Unified Development Ordinance; that variance being, a deviation from the maximum allowed sign sizes.

The uniqueness of the overall development, the size of the area in question, the speeds along the existing street network, changes in topography and the maximum allowed sign size, could potentially lead to signs that are too small to read, or place the necessary graphics and information upon.

**Discussion:** Staff's report is attached.

**Financial Impact:**

City of  
Bonner Springs  
Board of Zoning Appeals  
Agenda Item Cover Sheet

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Agenda Item No. 4

BZA-03-26  
VARIANCE REQUEST

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**Topic:** PUBLIC HEARING - BZA-03-26; Destination KCK; 118th and State Avenue (Multiple Addresses); A request for variances from the allowed sign size limitation on commercially zoned property. The applicant is requesting signs that exceed the allowed maximum.

Allowed maximum – 32sqft and 10 ft in height and 4 ft in width.

Request – 64sqft and 13 ft in height and 8 ft in width.

**Narrative:**

The applicant is requesting a variance from the requirements as written in the Unified Development Ordinance; that variance being, a deviation from the maximum allowed sign sizes.

The uniqueness of the overall development, the size of the area in question, the speeds along the existing street network, changes in topography and the maximum allowed sign size; could potentially lead to signs that are too small to read, or place the necessary graphics and information upon.

**Presented by:** Mark Lee – Community Development Director

**Staff Recommendation:** Staff recommends the variance be approved with the stated stipulations.

**Attachments:**

Staff Report (4pgs)  
Aerial image (included in report)  
Response by applicant to BZA questions (2pgs)  
Applicants site plan 11x17 (1pg)  
Applicants sign submittal 11x17 (1pg)

## **STAFF REPORT**

**Meeting Date:** April 16, 2024  
**Report Date:** April 5, 2024

### **Subject:**

A request for variances from the allowed sign size limitation on commercially zoned property. The applicant is requesting signs that exceed the allowed maximum.

Allowed maximum – 32sqft and 10 ft in height and 4 ft in width.

Request – 64sqft and 13 ft in height and 8 ft in width.

**File Number: BZA-03-26**

## **GENERAL INFORMATION**

**Applicant:** EMAP KC, LLC  
**Address:** 11801 State Ave  
Bonner Springs KS 66012

## **STAFF ANALYSIS**

### **Site Characteristics**

Location: 12215, 11801 State Ave and 720 N. 118<sup>th</sup> St  
Area of Property: 7,840,800sqft; 180+/- acres  
Zoning: ENT; Entertainment District  
Future Land Use Map: Mixed-Use

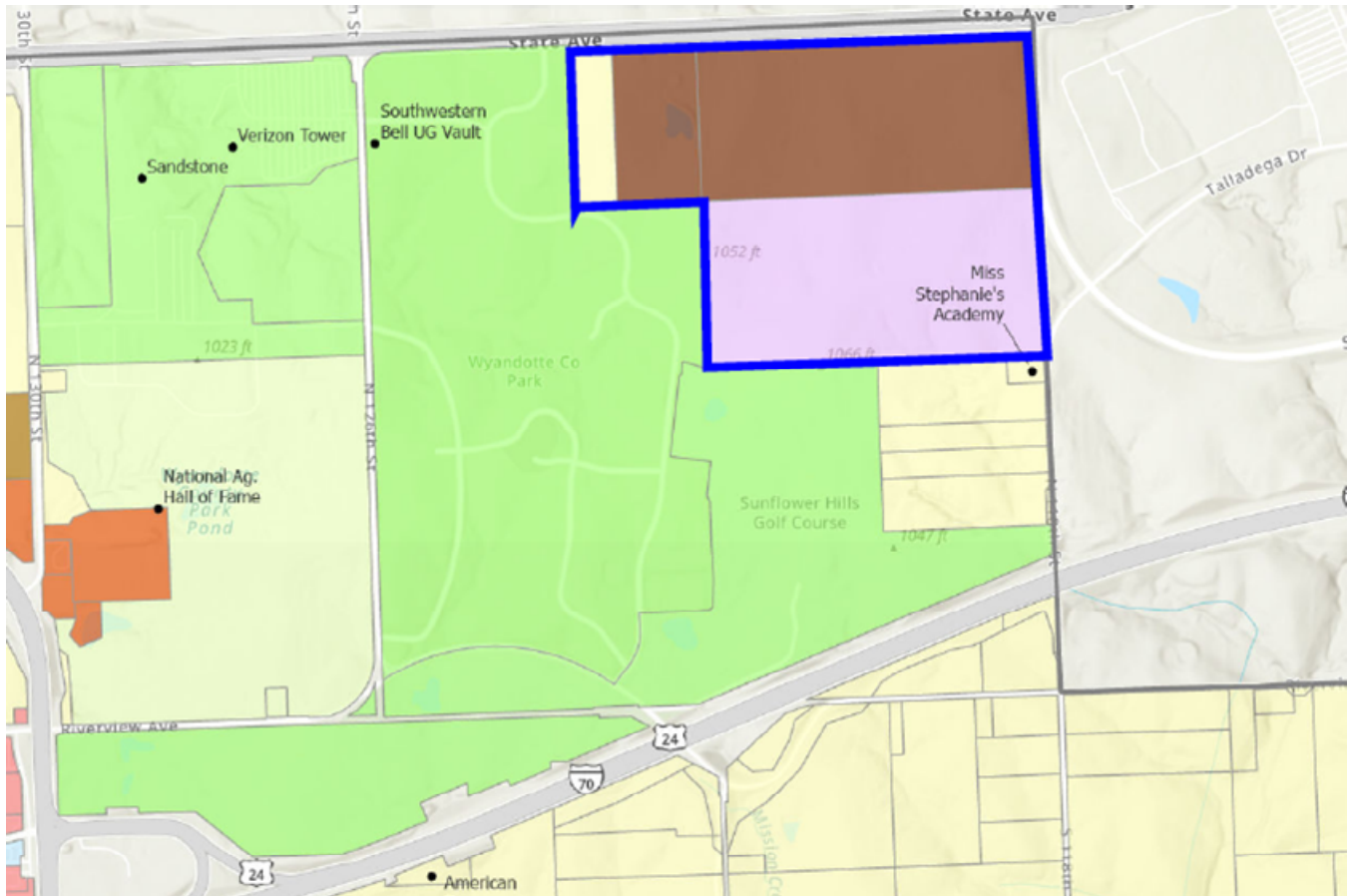
### **Adjacent Property:**

The surrounding properties to the north and south in Kansas City, Kansas are zoned AG; Agricultural. Those zoning categories do not support the uses that are occurring on the properties though. Those uses being the Kansas Speedway, the URBN Outfitters Warehouse, The American Royal Complex and now the future home of the Kansas City Chiefs.

The properties directly south are located in Bonner Springs, they carry the zoning category of RR; Rural Residential, with the adjacent property operating under a Special Use Permit to allow for the operation of a daycare facility.

## Adjacent Property:

As of the writing of this staff report the rezoning request has not been approved by the Governing Body, it is set to go before them on April 13<sup>th</sup>.



## Narrative/Background

The applicant is requesting a variance from the requirements as written in the Unified Development Ordinance; that variance being, a deviation from the maximum allowed sign sizes.

The uniqueness of the overall development, the size of the area in question, the speeds along the existing street network, changes in topography and the maximum allowed sign size; could potentially lead to signs that are too small to read, or place the necessary graphics and information upon.

## Conformance with the Zoning Ordinance

Section 2.03.D.2.b states: *The purpose of this Section 2.03.D is to provide a process for reviewing and approving zoning relief applications from the requirements of this Chapter 2 Zoning Regulations.*

(2) *The purpose of a zoning relief application is to:*

- (a) *Provide a process for property owners to seek relief from the minimum Lot Area, setbacks, and other dimensional and Building requirements of this chapter;*
- (b) *Offer the City a method of considering alternative compliance metrics for unique or encumbered lots where strict compliance with this Chapter 2 Zoning Regulations would result in undue hardship to a property owner; and*
- (c) *Ensure the granting of relief from the zoning standards will not adversely affect surrounding property owners, and will not jeopardize further compliance with the subdivision and Development Standards outlined in these regulations.*

*The questions listed below are required by K.S.A. 12-759; this Statute goes on to state: A request for a variance may be granted in such case, upon a finding by the board that all of the following conditions have been met.*

The questions below, in bold type, are required by State Statute when hearing variance requests; the applicant's responses are below them in italics, with any Staff comments following.

**1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district; and is not created by an action or actions of the property owner or the applicant.**

*The property has just over one mile of road frontage with 3,500 lf of frontage along State Avenue and 2,400 lf along Speedway Blvd. A quarter of a mile is 1,320 lf. The proposed signage is roughly a quarter mile spacing. In addition, this is promoting the overall development, not a single lot.*

The uniqueness of the overall development, the size of the area in question, the speeds along the existing street network, changes in topography and the maximum allowed sign size; could potentially lead to signs that are too small to read, or place the necessary graphics and information upon.

**2. The granting of the variance request will or will not adversely affect the rights of the adjacent property owners or residents.**

*The adjacent property is ROW owned and maintained by the Unified Government.*

No signs are being placed within 100'+/- of any residential zoning, said signs are not lit and will not cause any adverse effects to the rights of adjacent property owners.

**3. That the strict application of the provisions of the Unified Development Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

*As mentioned above, this is a large, unique development for the City of Bonner Springs and is not your typical single lot or residential subdivision. Promoting this with a standard development sign is not doing any justice for the City of Bonner Springs.*

The strict application of the regulations could potentially create a hardship on the owner. The size of the site and speeds of the surrounding road network make initial advertising for the development difficult. The signs advertise the potential for leasing of space(s) within the overall larger development, in order to make this more visible, the signs are larger.

**5. That granting of the variance desired will not be opposed to the general spirit and intent of the Unified Development Ordinance.**

*The addition and proposed size of the temporary signs has zero effect on public health, safety and welfare.*

*The intent as outlined in Section 4.06 is to:*

- i. Encourage the effective use of signs as a means of communications in the City;*
- ii. Maintain and enhance the aesthetic environment and the City's ability to attract sources of economic Development and growth,*
- iii. Protect pedestrian and traffic safety; and*
- iv. Minimize physical adverse effects of signs on nearby public and private property.*

*b. The proposed signs will:*

- i. Effectively communicate to the City, its residents and passerby's the intent of the property and help establish where in the City the future development is going.*
- ii. The sign is more than just a standard temporary construction sign. We are proposing a professional, highly graphical sign with imagery that will help promote and attract sources of economic development and growth.*
- iii. Each sign is setback from State Ave & Speedway Blvd to meet the minimum setback requirements and will have no conflicts with either pedestrian or vehicular traffic.*
- iv. There are no adverse effects of having signs along our property frontage. As mentioned above, the only neighboring property is the ROW owned by the Unified Government.*

The requested variance is not opposed to the general spirit and intent of the Unified Development Ordinance. The regulations in place, are there to ensure development is harmonious with its surroundings and throughout the subdivision. In this case, this is the predominate development in that area of Bonner Springs and one of the largest if not the largest development to occur in Bonner Springs, we should do our part to aid in promoting it.

**Conformance with the Future Land Use Plan:**

The Future Land Use Plan identifies this area as “Mixed-Use”. The Future Land Use Plan does not address signs but instead addresses the use of the property and those surrounding it. The immediate area is indicated as developing in a mixed-use manner, per the adopted Comprehensive Plan.

**Traffic Impact:**

The proposed variance request, whether approved or denied, will have no impact on the current street network.

**Drainage Impact:**

The proposed variance request, whether approved or denied, will have no impact on drainage.

**STAFF RECOMMENDATION**

Staff recommends the requested variance be approved with the stated staff stipulations.

1. The signs shall be no larger than what is depicted on the permit information; 13 feet in height and 9’ in width.
2. The signs shall be placed as indicated on the exhibit
3. A sign permit shall be required
4. In addition to the stipulations in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

**BOARD OPTIONS**

1. **Approve the variance request, with or without conditions/changes.**
2. **Deny the variance request**
3. **Continue the Public Hearing to another date, date, time, and/or place**

February 20, 2026

Re: **Letter in regards to a Variance Request for Destination KCK Temporary Construction Signs**

To Whom it may Concern:

Please find below a request for Variance from Section 4.06/H/10 for temporary signs to be placed at Destination KCK located at the SW corner of State Avenue and Speedway Blvd.

REQUEST:

1. Maximum Sign Area: 32 Sf
  - a. Proposed sign: 64 sf each side (Total 128 sf)
2. Maximum Height: 10'
  - a. Proposed Height: 13' total height (8' billboard + 5' posts)
3. Maximum Width: 4'
  - a. Proposed Width: V-Shape w/8' Wide Panels
4. Maximum Quantity: One per Street Frontage
  - a. Proposed Quantity: One per existing parcel with 2 signs fronting State Ave 1 sign located at the intersection of State & Speedway and 1 sign along Speedway Blvd
5. Minimum Setback: 15'
  - a. Proposed Setback 15' (NO VARIANCE REQUESTED)
6. Maximum Duration: Until Issuance of Certificate of Occupancy
  - a. Proposed Duration: NO VARIANCE REQUESTED

Standards & Criteria:

1. **Condition Unique to the Property**
  - a. The property has just over one mile of road frontage with 3,500 lf of frontage along State Avenue and 2,400 lf along Speedway Blvd. A quarter of a mile is 1,320 lf. The proposed signage is roughly a quarter mile spacing. In addition, this is promoting the overall development, not a single lot.
2. **No Adverse Effects**
  - a. The adjacent property is ROW owned and maintained by the Unified Government.
3. **Unnecessary Hardship**
  - a. As mentioned above, this is a large, unique development for the City of Bonner Springs and is not your typical single lot or residential subdivision. Promoting this with a standard development sign is not doing any justice for the City of Bonner Springs.
4. **Public Health, Safety and Welfare**
  - a. The addition and proposed size of the temporary signs has zero effect on public health, safety and welfare.
5. **Ordinance Intent**
  - a. The intent as outlined in Section 4.06 is to:
    - i. Encourage the effective use of signs as a means of communications in the City;
    - ii. Maintain and enhance the aesthetic environment and the City's ability to attract sources of

- economic Development and growth,
- iii. Protect pedestrian and traffic safety; and
- iv. Minimize physical adverse effects of signs on nearby public and private property.
- b. The proposed signs will:
  - i. Effectively communicate to the City, its residents and passerby's the intent of the property and help establish where in the City the future development is going.
  - ii. The sign is more than just a standard temporary construction sign. We are proposing a professional, highly graphical sign with imagery that will help promote and attract sources of economic development and growth.
  - iii. Each sign is setback from State Ave & Speedway Blvd to meet the minimum setback requirements and will have no conflicts with either pedestrian or vehicular traffic.
  - iv. There are no adverse effects of having signs along our property frontage. As mentioned above, the only neighboring property is the ROW owned by the Unified Government.

Sincerely:

**RENAISSANCE INFRASTRUCTURE CONSULTING**

Andy Gabbert, PLA  
Vice President

STATE AVE

LEFT  
TURN  
SIGNAL

**DESTINATION**  
NOW LEASING  
913-704-4000  
www.destinationkck.com

**ADVENTURE**  
NOW LEASING  
913-704-4000  
www.destinationkck.com

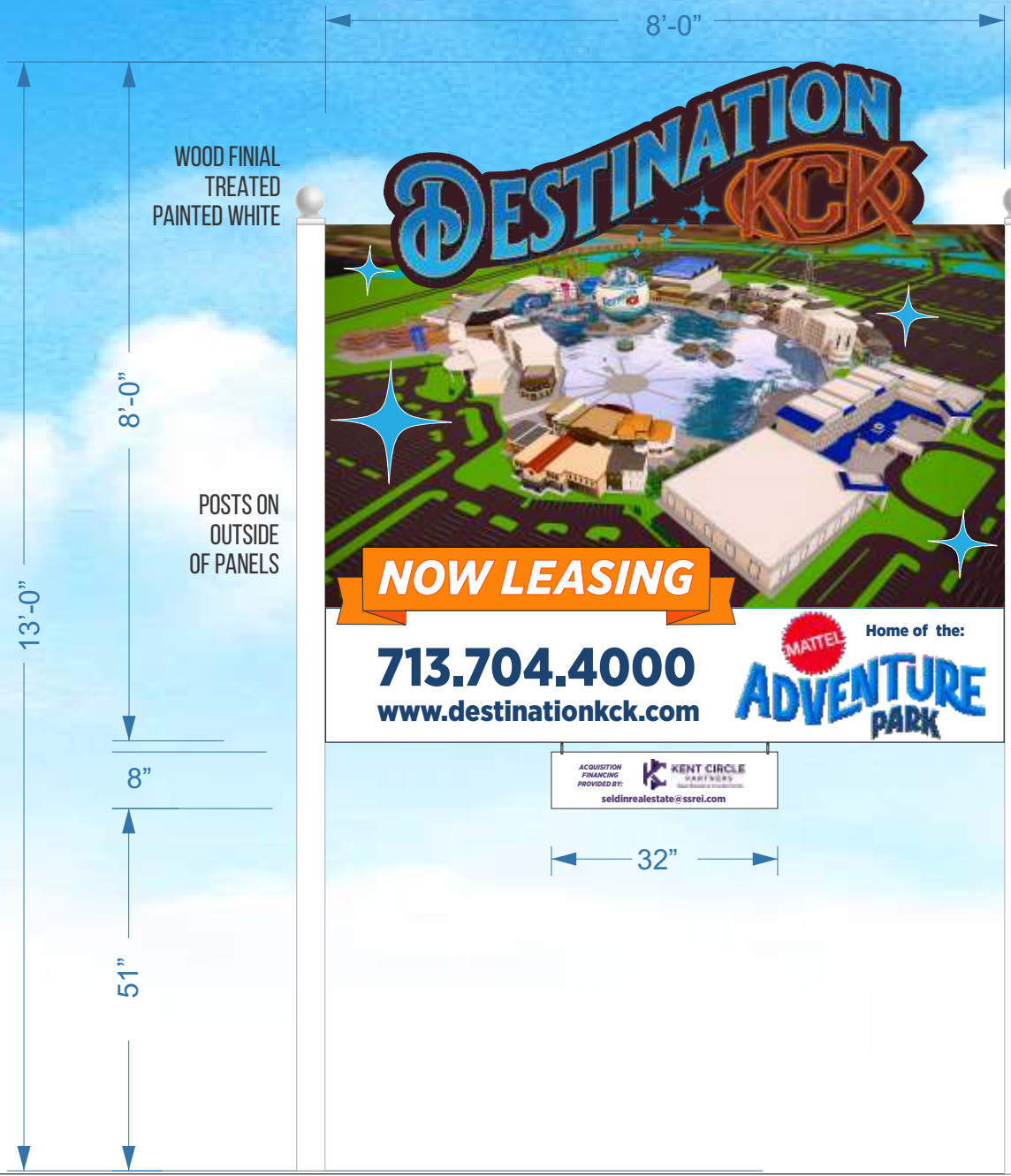


1. V- SIGN QTY: 3 SCALE: 1/2" = 1'-0"

- MANUFACTURE AND DELIVER THE FOLLOWING:  
 THREE (3) V SHAPED SIGN KITS.  
 - COMPONENTS NEED TO BE PRE-FIT ON THE PRODUCTION FLOOR  
 - INCLUDE A SIMPLE INSTRUCTION DIAGRAM FOR EASE OF ASSEMBLY  
 (GARY, ROUTER TABLE OPERATOR WILL GENERATE THE INSTRUCTION DIAGRAM)  
 - KITS TO BE DELIVERED TO THE JOBSITE IN KC, KS FOR INSTALLATION BY OTHERS



PROPOSED



PROPOSED - SIDE VIEW

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

CONTOUR BACKER (CUT FROM TOP 4X8 PANEL)  
 MATERIAL - MDO  
 OPTION 1 - ROUTED "DESTINATION KCK" LOGO MOUNTED TO TOP CONTOUR WITH SPACERS - FACE TO HAVE DIGITAL PRINT  
 OPTION 2 - DIGITAL PRINT ONLY APPLIED TO CONTOUR TOP

8X8 MDO  
 WITH DIGITAL PRINT & UV LAMINATE

VINYL  
 DIGITAL PRINT

ONE (1)  
 8" X 32"  
 RIDER

4X4 POSTS  
 TREATED  
 PAINTED WHITE



DATE: 03 FEB 26	CLIENT NAME AND LOCATION DESTINATION DEVELOPMENTS	SALESPERSON: VERNON BOYCE	CUSTOMER ACKNOWLEDGEMENT:			
DRAWING NUMBER: 260039-06	KANSAS CITY, KANSAS	DRAWN BY: DB	CUSTOMER APPROVAL:			
PAGE NUMBER: 01	DRAWING NAME: SIGNS	SCALE: NOTED ABOVE				

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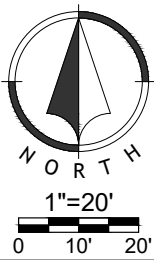
▲ Project Sign Locations



Note:

- 1. One Sign request per property - Total 4 signs
- 2. Signs shall be setback from the ROW a minimum of 15'

alemandobato  
Nov 19, 2024 4:03pm  
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Conceptual Development Plan  
23-0160  
Mattel Adventure Park  
Bonner Springs, Wyandotte County, KS

Existing Conditions

NO.	DATE	REVISION

DRAWN BY: %% CHECKED BY: %%

**Renaissance Infrastructure Consulting**  
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 MO Certificate of Authority

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