



City of Bonner Springs

KANSAS

Tuesday, August 18, 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 April 21, 2026, meeting.

Action Make a motion to approve, amend or deny the minutes as written.
Recommendation Staff recommends approval of the minutes as provided.
Documents:
1. 4.21.26 BZA minutes Draft

OLD BUSINESS

NEW BUSINESS

1. PUBLIC HEARING— Special Exception — BZA-04-26; Mission Prairie Farms — Consider a request for a special exception to exceed the maximum lot width-to-depth ratio.

Action Make a motion to Approve, Amend or Deny the requested Special Exception with conditions.
Recommendation Staff recommends **APPROVAL** of the request for a special exception from UDO § 3.04.B.3 to exceed the maximum lot width-to-depth ratio for lots 1 through 6 for Mission Prairie Farms located at 400 S. 118th Street, with the following conditions:

1. Approval of a preliminary plat from the Planning Commission and City Council.
2. Approval of a final plat from the Planning Commission and City Council.
3. Lots 1 through 6 will not exceed the stated ratios as expressed in Table 1 of this report.
4. In addition to the conditions in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs UDO.

Documents:
1. Staff Report
2. Preliminary Plat

ADJOURNMENT



City of Bonner Springs

KANSAS

Board of Zoning Appeals Minutes - Regular Meeting - April 21, 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 p.m. The Community Development Director called roll and a quorum was present.

CONSENT AGENDA -

Approval of the minutes from the February and March 17th, 2026 meetings. - The March meeting was not conducted due to lack of quorum therefore, Paul Zeps motioned Sherri Neff seconded to approve the minutes from the February 17th and March 17, 2026 Board of Zoning minutes as presented. The motion passed unanimously 4-0

OLD BUSINESS -

BZA-02-26; 236 Santa Fe Road - Setback encroachment - The Community Development Director, Mark Lee presented the staff report for BZA-02-26 Santa Fe Road setback encroachment.

Paul Zeps motioned to open the public hearing at 6:11p.m. There was no one to speak for or against the setback encroachment.

Paul Zeps motioned to close the public hearing at 6:13 p.m.

Paul Zeps motioned and Nick Perica seconded to approve the setback encroachment as presented. The motion passed unanimously 4-0

NEW BUSINESS -

BZA-03-26; Destination KCK; 118th and State Avenue (Multiple Addresses) - The Community Development Director, Mark Lee, presented the staff report for BZA-03-26; Destination KCK 118th and State Ave. to request variances for the allowed sign size. The visual representation says quantity of 3 and the site plan shows 4. One sign request per property. There will be 4 signs.

Paul Zeps motioned to open the public hearing at 6:16 p.m. There was no one to speak for or against the sign variance request.

Commissioners had a discussion about the signs. Lloyd Mesmer does not agree with the language of the proposal of the signs due to the "v-shape". Lloyd Mesmer feels each face should be considered a separate sign.

Paul Zeps said the signs are not front and back.

Sherri Neff asked for clarification on the size and is it 13' x 8"? Mark Lee clarified that it should be 13' high and 8' wide. Paul Zeps, do we want to take exception to the language? Does it change the feel and intent of the request that they are not back to back, and they are a V sign? Lloyd Mesmer has an objection to the way it was written. Paul Zeps asked if the language should affect our decision.

Paul Zeps motioned to close the public hearing at 6:20 p.m.

Paul Zeps stated the bigger sign makes sense. He also stated that it is really 8 signs and not 4, and should we go ahead and approve it, or should we make them reword it so that we don't set a precedent on future signs? Lloyd Mesmer has no exception to the size or shape of the signs but does not approve the wording and sign description.

Paul Zeps motioned Nick Perica seconded, to approve the submission with the stipulation that there are 8 signs in a V configuration of 64 sq ft to be placed in 4 locations. The motion passed unanimously 4-0

ADJOURNMENT - Chair Lloyd Mesmer motioned to adjourn the meeting at 6:28 p.m.

Memorandum

Date: August 18, 2026
To: Mayor and City Council
From: Logan Strasburger

Subject: PUBLIC HEARING— Special Exception — BZA-04-26; Mission Prairie Farms — Consider a request for a special exception to exceed the maximum lot width-to-depth ratio.

Recommendation: Staff recommends **APPROVAL** of the request for a special exception from UDO § 3.04.B.3 to exceed the maximum lot width-to-depth ratio for lots 1 through 6 for Mission Prairie Farms located at 400 S. 118th Street, with the following conditions:

1. Approval of a preliminary plat from the Planning Commission and City Council.
2. Approval of a final plat from the Planning Commission and City Council.
3. Lots 1 through 6 will not exceed the stated ratios as expressed in Table 1 of this report.
4. In addition to the conditions in this report, the applicant/property owner agrees to abide by all regulations contained in the Bonner Springs UDO.

Action: Make a motion to Approve, Amend or Deny the requested Special Exception with conditions.

Background: This application for a Special Exception has been filed concurrently with a preliminary plat. The applicant is requesting a Special Exception from the lot to depth ratio requirements prescribed by Bonner Springs Unified Development Ordinance (UDO) § 3.04.B.3, Lot Depth Ratio. The applicant proposes six (6) of seven (7) lots exceed the lot depth ratio from the required 1:3. The proposed ratios range from 1:3.69 to 1:4.07 at its greatest.

The applicant proposes to plat 200-acres into 7 lots. Lots 1 through 6 will be approximately 10 acres each and are intended for single-family development; no development or construction plans for homes on these lots have been discussed with or provided to the City. Lot 7, approximately 140 acres, will continue existing agricultural practices.

Discussion: See attached staff report.

Financial Impact:

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

Agenda Item No. 4

BZA-04-26
SPECIAL EXCEPTION

Topic: **Consider a request** for a Special Exception from the lot to depth ratio requirements prescribed by Bonner Springs Unified Development Ordinance (UDO) § 3.04.B.3, Lot Depth Ratio. The applicant proposes six (6) of seven (7) lots exceed the lot depth ratio from the required 1:3 to 1:4.07 at its greatest. **A public hearing is required.**

Narrative: The applicant is requesting a Special Exception for relief from Unified Development Ordinance (UDO) § **3.04.B.3, Lot Depth Ratio.**

The applicants request for a Special Exception would allow for a deviation in the maximum lot width to depth ratio. Per § 3.04.B.3, lot depth ratios cannot exceed three (3) times the lot width unless approved by the Board of Zoning Appeals.

The applicant proposes a lot depth ratio of 1:4.07 at its greatest and 1:3.69 at the least.

The subject site has been used for agriculture and will continue to be used for agriculture, with the addition of six lots for single-family homes. To create clean property boundaries, the lot depths exceed the 1:3 lot depth-to-width ratio. Staff finds that exceeding this ratio does not negatively impact the character, safety, health, or wellbeing of the area. The resulting lots are consistent with other large rural residential lots in the northwest part of Bonner Springs.

Staff: Logan Strasburger, AICP – City Planner

Staff Recommendation:
Staff recommends **APPROVAL** of the request for a Special Exception to exceed the maximum 1:3 lot width-to-depth ratios for lots 1 through 6 at Mission Prairie Farms.

Attachments:
Staff Report (5pp.)
Preliminary Plat 11x17 (1p.)
Response by applicant to BZA questions (2pp.)

SPECIAL EXCEPTION — MISSION PRAIRIE FARMS — REQUEST FOR A SPECIAL EXCEPTION TO EXCEED MAXIMUM LOT WIDTH-TO-DEPTH RATIO.

CASE #: BZA-04-26
MEETING DATE: August 18, 2026
REPORT WRITTEN: August 1, 2026

APPLICANT:
RCR Management LLC
6902 Martindale Rd
Shawnee, KS 66218

ENGINEER/SURVEYOR:
Schlagel & Associates
14920 W 107th St
Lenexa, KS 66215

REQUEST:
The applicant requests a consideration of a Special Exception to exceed the maximum lot width-to-depth ratio of 1:3 as stipulated by UDO § 3.04.B.3

PROJECT SUMMARY

The applicant is requesting a Special Exception from the lot to depth ratio requirements prescribed by Bonner Springs Unified Development Ordinance (UDO) § 3.04.B.3, Lot Depth Ratio. The applicant proposes six (6) of seven (7) lots exceed the lot depth ratio from the required 1:3. The proposed ratios range from 1:3.69 to 1:4.07 at its greatest.

The applicant proposes to plat 200-acres into 7 lots. Lots 1 through 6 will be approximately 10 acres each and are intended for single-family development; no development or construction plans for homes on these lots have been discussed with or provided to the City. Lot 7, approximately 140 acres, will continue existing agricultural practices.

Notices required for Special Exceptions were met; letters were mailed to property owners within 200' of the subject site and a notice was posted in the Wyandotte Echo on July 23, 2026.

SITE CHARACTERISTICS

The subject site is located south of I-70, between 122nd and 118th Street, north of Kansas Avenue, or 400 S. 118th Street. The site has never been platted. The site features 200 acres of mostly undeveloped agricultural land with a single barn located at the northwest corner of the site. There are points of access to the land from 118th and 122nd Street. Mission Creek runs through the property from north to south and a pond is located in the east-central portion of the site. The property does not fall within a flood zone.



Exhibit 1: Subject site outlined in red.

The applicant is requesting a Special Exception from the lot to depth ratio requirements prescribed by Bonner Springs Unified Development Ordinance (UDO) § 3.04.B.3, Lot Depth Ratio. The applicant proposes six (6) of seven (7) lots exceed the lot depth ratio from the required 1:3 to 1:4.07 at its greatest. See the corresponding table of lots below:

Table 1: Proposed Lot Dimensions & Ratios

Lot	Width	Required Max Depth (3x Width)	Proposed Depth	Proposed Width-to-Depth Ratio	Difference
1	344'	1,032'	1,270'	1:3.69	+238' / +0.69
2	343'	1,029'	1,272'	1:3.71	+243' / +0.71
3	343'	1,029'	1,273'	1:3.71	+244' / +0.71
4	314'	942'	1,276'	1:4.06	+334' / +1.06
5	314'	942'	1,277'	1:4.07	+335' / +1.07
6	336'	1,008'	1,279'	1:3.81	+271' / +0.81

Table 1: Proposed lot width to depth ratios ranges from 1:3.69 to 1:4.07. Average = 1:3.84. Proposed lot depths exceed the required maximum depth (3x lot width) by 238' to 335'. All measurements are in expressed in feet.

SPECIAL EXCEPTION REVIEW

This section reviews the applicant's request against the special exception criteria established in the Unified Development Ordinance. Per UDO §2.03.F.2.c.(1).(a). & (b), Special exceptions provide a distinct pathway from variances, allowing relief from dimensional standards without requiring a finding of physical hardship on the site.

Per UDO §2.03.F.2.c.(2).(a) "*When considering application for special exceptions, the BZA shall consider*" the following criteria:

- (i) ***The exception requested arises from such conditions that are unique to the property in question, and that are not ordinarily found in the same zone or district, and is not created by an action or actions of the property owner or Applicant;***

The subject property is a 200-acre unplatted tract with rolling terrain. The site has never been platted and has remained as one parcel for an undetermined amount of time. Dividing a tract of this size and topography into lots while avoiding excessive turns and angles in the boundary lines requires greater lot depth relative to width than the standard ratio allows. This condition arises from the scale and terrain of the parent tract itself, not from any action of the applicant, and is not a condition ordinarily encountered on individual RR lots platted from smaller or already-regular parcels.

- (ii) ***The granting of the permit for the exception will not adversely affect the rights of adjacent property owners or residents;***

The proposed lots are large-lot single-family lots consistent with the size and character of other large rural residential lots in Bonner Springs. The site will remain predominantly agricultural, limiting any change in land use intensity relative to surrounding properties. The depth ratio deviation affects only internal lot geometry and does not alter setbacks, access, or the relationship of the lots to adjoining parcels. Staff finds that adjacent property owners' rights would not be adversely affected.

- (iii) ***The strict application of the provisions of the zoning regulations of which the exception is requested will constitute unnecessary hardship upon the property owner represented in the application;***

Strict application of the 1:3 lot depth-to-width ratio would require boundary lines with additional turns and angles, producing a less clean division of the property and reducing the acreage of the resulting lots relative to what the applicant proposes. This would decrease both the clarity of the plats lot configuration and size of the lots, without any corresponding benefit given the site's rural, low-density context. See Exhibit 2 for a visual of the area of lots that would be removed if forced to conform to the lot width-to-depth ratio maximums. Requiring conformance with the standard ratio would therefore impose a hardship disproportionate to the purpose the standard is intended to serve.

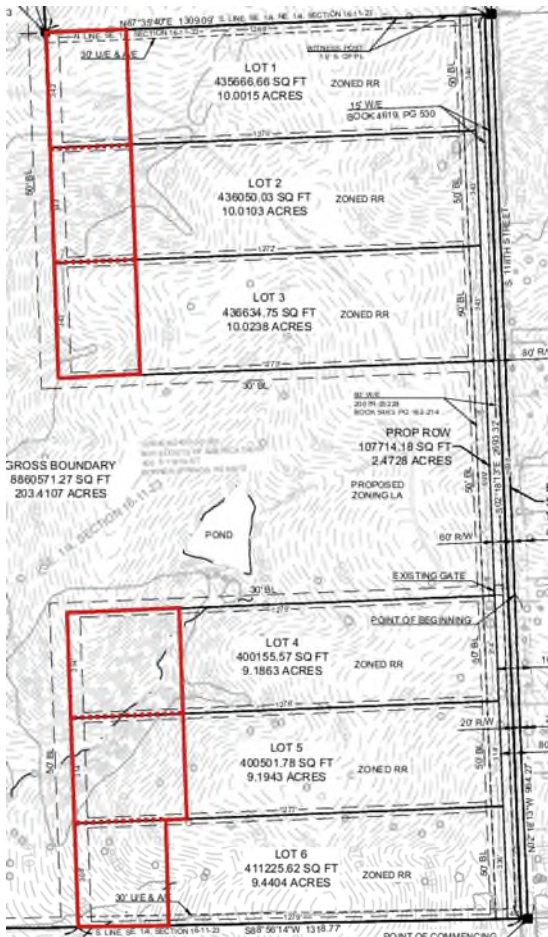


Exhibit 2: Excerpt of proposed preliminary plat for Mission Prairie Farms, illustrating lots 1 through 6. The outlined red area represents the area of each lot that is in excess of the lot width-to-depth ratio maximum.

(iv) The exception desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and

Staff finds that the requested ratios, between 1:4.07 and 1:3.69, does not negatively impact the character, safety, health, or general welfare of the area. The lots will function as large rural residential parcels consistent with surrounding development patterns. Proposed lot depths do not affect emergency access, drainage, or the general public as a whole.

(v) The granting of the exception desired will not be opposed to the general spirit and intent of the zoning regulations.

The preliminary plat is consistent with the site's RR zoning and Public/Semi-Public FLUM designation, and the resulting lots with the special exception are consistent with other large rural residential lots in Bonner Springs. The lot depth ratio standard is intended to prevent impractical or substandard lot configurations; here, the special exception instead produces lots that align with the established character of the surrounding rural residential area, supporting rather than undermining the intent of the standard.

TRAFFIC IMPACT

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

DRAINAGE IMPACT

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

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the request for a special exception from UDO § 3.04.B.3 to exceed the maximum lot width-to-depth ratio for lots 1 through 6 for Mission Prairie Farms located at 400 S. 118th Street, with the following conditions:

1. Approval of a preliminary plat from the Planning Commission and City Council.
2. Approval of a final plat from the Planning Commission and City Council.
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4. In addition to the conditions 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 Special Exception, with or without conditions/changes.**
2. **Deny the Special Exception Request.**
3. **Continue the Public Hearing to another date, time, and/or place.**

