



City of Bonner Springs

KANSAS

Tuesday, September 15, 2026

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

PLANNING COMMISSION MEETING - 7:00 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 the meeting minutes

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

Recommendation Staff recommends the Commission approve the minutes from the August 18th meeting as written and presented.

Documents:

1. 8.18.26 PC minuets DRAFT

OLD BUSINESS

NEW BUSINESS

1. PUBLIC HEARING – Special Use Permit – SUP-01-26 – Consider approval of a special use permit (SUP) for a below street grade residential use in the CC (Central Commercial) District located at 125 Oak Street.

Action Make a motion to approve, amend or deny the requested special use permit with the conditions listed in the staff report.

Recommendation Staff recommends **APPROVAL** of the Special Use Permit, SUP-01-26, 125 Oak Street Apartment, with the following conditions:

1. The property owner/applicant shall submit a building permit application for the renovation associated with the proposed residential use. Plans shall be reviewed and approved by the City's Building Official, and all required inspections shall be conducted and passed prior to issuance of a certificate of occupancy.
2. Pay the required fees for final inspection and Certificate of Occupancy (CO) prior to occupancy of the structure.
3. A maximum of two, hard surface off-street parking spaces shall be provided at the rear of the building.
4. Future expansions and/or additions to the structure not identified on the approved floor plan will require submission of a revised Special Use Permit, building permits and subsequent reinspection.
5. The term of the Special Use Permit shall run for five (5) years with the option to renew at the end of the term.
6. The revocation of the Special Use Permit may occur for a violation of the Unified Development Ordinance, duly adopted Building and/or Fire Code or

violation of any or all of the conditions set out in the Special Use Permit.

Documents:

1. Staff Report

2. Final Plat – FP-03-26 – Bungalows at Bonner Springs, 300 S. 130th Street - Consider a request for a final plat consisting of two lots for a planned mixed-residential development.

Action	Make a motion to approve the requested final plat with the conditions listed in the staff report.
Recommendation	Staff recommends APPROVAL of the Final Plat for the Bungalows at Bonner Springs, located at 300 S. 130th Street for a single-family attached residential development with the following conditions: 1. Final plat shall be filed within one (1) year after approval of preliminary plat and shall be in substantial compliance with approved preliminary plat. 2. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat. 3. The applicant shall be responsible for a. All fees associated with building permits and; b. The extension/installation of all utilities to provide services to the development. 4. All construction drawings shall be reviewed and approved prior to construction, including any utility related drawings. 5. 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. 6. 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.

Documents:

1. Staff Report

3. Final Plat – FP-04-26 – Lynn Valley, 13852 Kansas Avenue – Consider a request for a final plat consisting of 63 lots and one tract for a detached single-family residential development.

Action	Make a motion to approve the requested final plat with the conditions listed in the staff report.
Recommendation	Staff recommends APPROVAL of the Final Plat for Lynn Valley Phase 1 located generally at the northwest corner of the intersection of 138th Street and Kansas Avenue for a single-family residential development with the following conditions: 1. Final plat shall be filed within one (1) year after approval of the preliminary plat and shall be in substantial compliance with the approved preliminary plat. 2. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat. 3. 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.

4. The applicant shall be responsible for
a. All fees associated with building permits and;
b. The extension/installation of all utilities to provide services to the development.

5. All construction drawings shall be reviewed and approved prior to construction, including any utility-related drawings.

6. 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.

7. 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.

Documents:

1. Staff Report

4. Final Plat – FP-05-26 – Mission Prairie Farms, 400 S. 118th Street – Consider a request for a final plat consisting of 7 lots, 6 of which are between 9 and 10 acres for large detached single-family residences, and one 140-acre lot that will continue existing agricultural practice, located at 400 S. 118th Street.

Action Make a motion to approve the requested final plat with conditions listed in the staff report.

Recommendation Staff recommends **APPROVAL** of the **Final Plat** for **Mission Prairie Farms** located at 400 S. 118th Street for residential and agricultural uses with the following conditions:

1. The applicant shall adhere to the requirements for a Final Plat, after approval and contingent upon, any recommendations from the Planning Commission.

2. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat.

3. The applicant shall be responsible for
a. All fees associated with building permits and;
b. The extension/installation of all utilities to provide services to the development.

4. All construction drawings shall be reviewed and approved prior to construction, including any utility-related drawings.

5. 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.

6. 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.

Documents:

1. Staff Report

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTORS REPORT

ADJOURNMENT



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - August 18, 2026

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Chair Greg Gebauer called the meeting to order at 6:31 p.m. The Community Development Director, called roll and a quorum was present.

CONSENT AGENDA -

Approval of minutes from the July 21, 2026 meeting - Lloyd Mesmer motioned Paul Zeps seconded to approve the July 21, 2026, Planning Commission Meeting Minutes as published. The motion passed unanimously 7-0

OLD BUSINESS -

NEW BUSINESS -

PUBLIC HEARING: Preliminary Plat — PP-02-26; Mission Prairie Farms — Consider a request for a Preliminary Plat for Mission Prairie Farms, consisting of approximately 200-acres and 7 lots, for property generally located north of Kansas Avenue between 122nd and 118th Street, or 400 S. 118th St. - Logan Strasburger, City Planner gave the staff report for the Preliminary Plat - PP-02-26 Mission Prairie Farms.

Lloyd Mesmer motioned Paul Zeps seconded to open the Public Hearing for Preliminary Plat - PP-02-26 Mission Prairie Farms at 6:35 p.m.

Chair Greg Gabauer asked if anyone would like to speak for this?

Julia Parker, 12520 Kansas Ave, she is very pleased with the idea of large lot development versus multi-use or densely populated development.

Chair Greg Gabauer asked if anyone would like to speak against this?

Eric Kremer, 11351 Riverview Ave. had a question about the widening of 118th st? The street is dangerous and not very wide. Logan Strasburger, City Planner, stated it will eventually be upgraded but does not know when. It is in the plan.

Paul Steinwachs 510 N 118th St. As far as construction, which direction will the construction trucks be coming? Logan Strasburger stated it is outside the scope of the preliminary plat but the most direct route. It is a rural area, so the best route.

Chair Greg Gabauer asked if there were questions for staff?

Chair Paul Zeps asked if blasting came into this because it is close to the area that had raised a lot of problems and questions about blasting. Mark Lee, Community Development Director, stated that the special use permit issued to the quarry requires them to conduct inspections on homes that were granted occupancy after, I believe, January 2025. If this does proceed through he will contact the quarry and let them know that they will have some inspections to do. Once the house is constructed and done and prior to an individual occupying it, the quarry will be required to send an engineer or an individual to photograph everything. Then, going forward, they would have a record of any damages. Paul Zeps then asked if there would be full disclosure with the sale of the property about blasting zone and quarry operations and Mark Lee stated that would not be up to us.

Chair Greg Gabauer asked if there were any questions for the applicant. None.

Paul Zeps motioned Jason Cruse seconded to close the public hearing at 6:42 p.m.

Lloyd Mesmer motioned Paul Zeps seconded, to approve PP-02-26 Preliminary Plat for Mission Prairie Farms as presented. The motion passed unanimously, 7-0. This will proceed to City Council on September 14, 2026.

OPEN AGENDA -

CITY PLANNER'S REPORT - Mark Lee, Community Development Director stated there are a few things set for the

upcoming meetings:

Special Use permit for 125 Oak St. for a lower-level apartment.

Final Plat for Bungalow's at Bonner Springs

Final Plat for Mission Prairie Farms and Final Plat for Lynn Valley

RV Park SUP moved to October meeting

October meeting

Replat - 13600 Riverview Ave, Coleman Estates No 2

Replat - 313 E Front St - Maples addition to Tiblow. Separating the commercial lot from the others.

Special use permit - 501 N 134th St for an RV Park, The Springs. West of K7 and South of KDOT building off of Elizabeth.

ADJOURNMENT - Chair Greg Gebauer adjourned the meeting at 6:49 p.m.

Memorandum

Date: September 15, 2026
To: Mayor and City Council
From: Mark Lee, Logan Strasburger

Subject: PUBLIC HEARING – Special Use Permit – SUP-01-26 – Consider approval of a special use permit (SUP) for a below street grade residential use in the CC (Central Commercial) District located at 125 Oak Street.

Recommendation: Staff recommends **APPROVAL** of the Special Use Permit, SUP-01-26, 125 Oak Street Apartment, with the following conditions:

1. The property owner/applicant shall submit a building permit application for the renovation associated with the proposed residential use. Plans shall be reviewed and approved by the City's Building Official, and all required inspections shall be conducted and passed prior to issuance of a certificate of occupancy.
2. Pay the required fees for final inspection and Certificate of Occupancy (CO) prior to occupancy of the structure.
3. A maximum of two, hard surface off-street parking spaces shall be provided at the rear of the building.
4. Future expansions and/or additions to the structure not identified on the approved floor plan will require submission of a revised Special Use Permit, building permits and subsequent reinspection.
5. The term of the Special Use Permit shall run for five (5) years with the option to renew at the end of the term.
6. The revocation of the Special Use Permit may occur for a violation of the Unified Development Ordinance, duly adopted Building and/or Fire Code or violation of any or all of the conditions set out in the Special Use Permit.

Action: Make a motion to approve, amend or deny the requested special use permit with the conditions listed in the staff report.

Background: Per the Unified Development Ordinance (UDO) §2.04.D.1, a SUP is required for a below street grade residential use within the CC District. The applicant requests a SUP to allow the conversion of the existing basement level of the building into a single owner-occupied residential dwelling unit.

SUP's may allow deviations from the Unified Development Ordinance (UDO), subject to more stringent requirements, upon recommendation by the Planning Commission and approval by the Governing Body.

Discussion: See attached staff report.

Financial Impact:

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 4

CASE #: SUP-01-26
SPECIAL USE PERMIT

Topic: **Special Use Permit — SUP-01-26; 125 Oak Street Apartment** — Consider approval of a special use permit (SUP) for a below street grade residential use in the CC (Central Commercial) District located at 125 Oak Street. **A public hearing is required.**

Narrative: Per the Unified Development Ordinance (UDO) §2.04.D.1, an SUP is required for a below street grade residential use within the CC District.

The applicant requests a SUP to allow the conversion of the existing basement level of the building into a single residential dwelling unit.

SUP's may allow deviations from the UDO, subject to more stringent requirements, upon recommendation by the Planning Commission and approval by the Governing Body.

Presented by: Logan Strasburger, AICP – City Planner

Staff Recommendation:

Staff recommends APPROVAL of the special use permit for a below street grade residential use in the CC District, located at 125 Oak Street.

Attachments:

Staff Report (7pp.)
Site Rendering (1p.)
IBTS Report (1p.)
Letter to Property Owner (1p.)
Public Comment Letters (3pp.)

SPECIAL USE PERMIT – CONSIDER A REQUEST FOR A SPECIAL USE PERMIT
FOR A BELOW STREET GRADE RESIDENTIAL USE IN THE CENTRAL
COMMERCIAL DISTRICT AT 125 OAK.

CASE #: SUP-01-26
MEETING DATE: September 15, 2026
REPORT WRITTEN: September 01, 2026

APPLICANT:

Richard Poe
125 Oak Street
Bonner Springs, KS 66012

REQUEST:

The applicant requests a SUP to allow the conversion of the existing basement level of the building into a single residential dwelling unit in the Central Commercial District.

BACKGROUND:

Downtown contains few buildings with a below-grade or basement entry suitable for residential use; staff has identified approximately five, including the applicant's property at 125 Oak. A portion of this building collapsed in early 2021; the owner has since completed repairs and begun remodeling the basement area. The applicant and City have coordinated to accommodate the proposed lower-level living arrangement.

The applicant submitted a floor plan for review by the City's third-party inspection service, IBTS, which has provided initial comments and will conduct a final inspection prior to issuance of a Certificate of Occupancy.

If granted, the Special Use Permit will authorize residential use only within the below-street-level space. The CC (Central Commercial) zoning district prohibits residential use at street level, permits second-story residential by right, and permits below-grade residential use only through a Special Use Permit.

SITE INFORMATION & HISTORY

The subject property is part of the original downtown core along the east side of Oak Street. The building was constructed approximately 100± years ago. The basement portion of the subject site is 1,820 SF and the street level commercial space is 1,766 SF.

In March 2021, the southwest corner of the building collapsed due to deterioration and lack of proper mechanical connection between the roof structure and the exterior stone masonry façade. The building was deemed uninhabitable by the City Building Official. The property owner made the necessary repairs to the building as required.

In late 2024, the City observed unpermitted work being conducted in the basement of the subject site. Because no permits had been pulled, no inspections occurred, and by the time the City became aware of the work, drywall had already been installed, preventing Staff from identifying which permits would have been required. A stop work order was placed on the property in October 2024 and later lifted (see attached letter to the applicant). As a condition of approval, the property owner will be required to apply for the necessary permits for any outstanding work that may require inspection and to allow for inspection of that work.



Exhibit 2: Basement apartment floor plan superimposed over subject parcel. Parcel outlined in yellow.

LAND USE REVIEW

The subject property is zoned CC (Central Commercial) District. The future land use designation is commercial. The proposed use is consistent with the zoning district and the future land use designation.

Below street grade residential uses are permitted with a special use permit in the CC District. The applicant has indicated that the residential unit will be owner occupied.

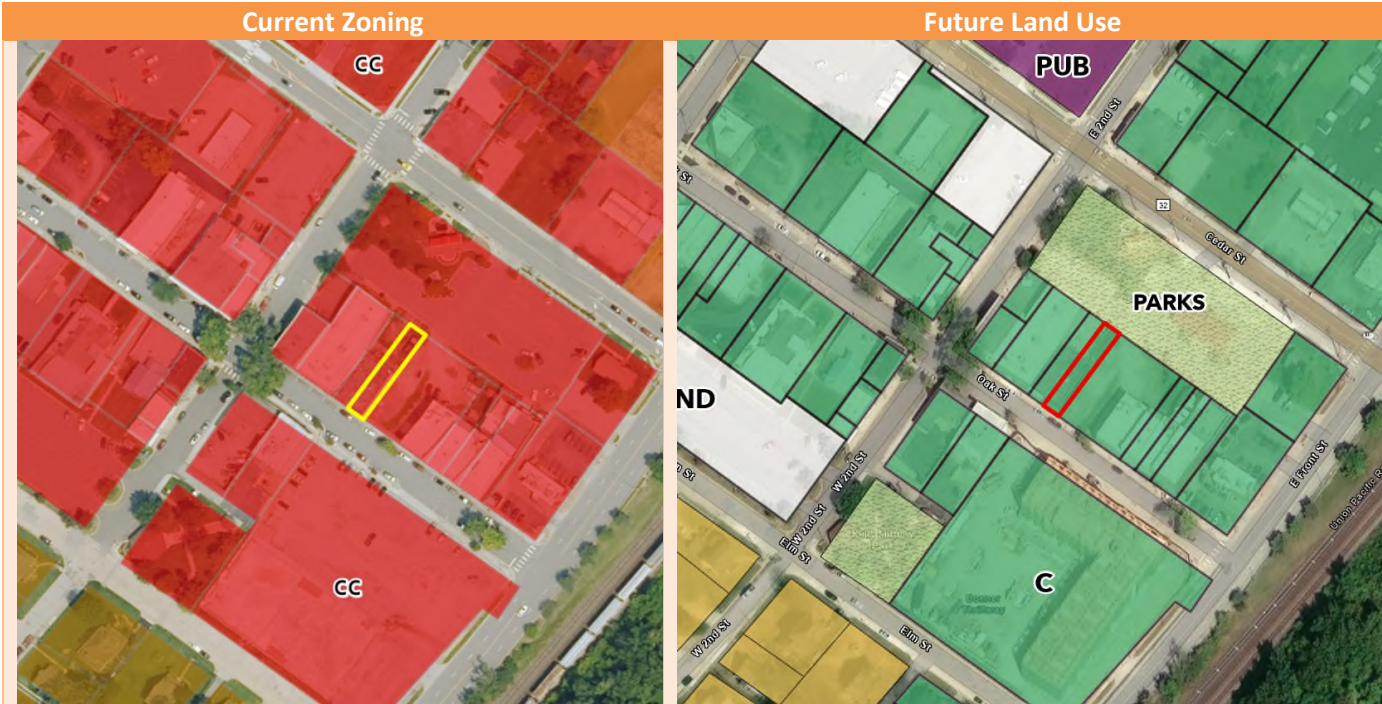


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES			
VICINITY	LAND USE DESIGNATION	ZONING	CURRENT USE
SUBJECT SITE	Commercial	CC (Central Commercial)	Vacant
NORTH	Commercial; Parks	CC (Central Commercial)	Parkland; Retail, Local
SOUTH	Commercial; Parks	CC (Central Commercial)	Retail, Local; Multi-Family Residential
EAST	Commercial; Parks	CC (Central Commercial)	Parkland; Retail, Local
WEST	Commercial	CC (Central Commercial)	Parkland; Retail, Local

Table 1: Table illustrating land use designations, zoning, and current uses of properties in the vicinity of the subject property.

SPECIAL USE PERMIT REVIEW

§2.03.B.2 of the UDO establishes the requirements for special uses. Special uses produce unique impacts due to their location, design, operational duration, traffic impacts, or other characteristics affecting public facilities, such that each must be considered individually. A special use permit shall not be granted unless specific, written findings of fact, based directly on the evidence presented, support the following conclusions:

1. The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;

The proposed zoning conditions are compatible with the Comprehensive Plan's vision for the downtown corridor. This application does not involve a rezoning; the subject property is currently zoned Central Commercial District (CC), and no change to that zoning classification is proposed. The requested Special Use Permit is the mechanism by which the UDO allows below-street-grade residential use within the CC district.

UDO **§2.04.D.1.a.** states that the district 'provides for a range of infill commercial development and supporting uses downtown,' with development intended to be 'walkable and contiguous along all block faces.' Residential living is permitted by right on floors above street level, while residential uses on floors below street grade are allowed only with a SUP, subject to applicable building code requirements.

The special use permit requirement for below street grade residential uses; allows staff and the Planning Commission the opportunity to evaluate such proposals individually, ensuring ground-floor commercial and retail uses remain the visible, active presence fronting the downtown corridor — consistent with the Plan's specific encouragement of upper-floor residential conversions above downtown storefronts to reinforce vitality while keeping street-level activity commercial and pedestrian-oriented.

Staff concludes that the proposed SUP is consistent with this framework, and is consistent with the proposed and existing zoning conditions.

2. The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations, including any conditional Development Standards required by Section 2.06 below, under the proposed use;

The subject parcel is able to satisfy the applicable subdivision regulations and development standards under the proposed use. Subdivision regulations do not apply, as this application does not involve a subdivision of land. The applicable development standard pertains to off-street parking: two spaces are required and are provided at the rear of the building (east side), available for the occupant's use.

3. The location of the proposed use, and if the location will contribute to the welfare or convenience of the public;

The subject property is located within the existing downtown commercial core, in a walkable corridor consistent with the Comprehensive Plan's vision for the downtown area, and is directly adjacent to Centennial Park, currently under construction. The proposed use is residential. As a residential use, it does not directly benefit or contribute to the welfare or convenience of the public in the manner a commercial or public-facing use might; however, the proposed use would not be

detrimental to the welfare or convenience of the public, given that the use is low intensity residential use. The main benefit and welfare will be to the property owners.

Staff notes two site-specific considerations. First, a retaining wall is proposed approximately one foot off the subject parcel's property line (see Exhibit 2). Second, Centennial Park has historically been used, and is expected to continue to be used, for City-sponsored events such as Tiblow Days and many other special events. Property owners should be aware that access to on-site parking may be temporarily restricted on rare occasions during these events.

4. The impact of the proposed use to the value and enjoyment of surrounding property owners and users:

The proposed residential use is not anticipated to negatively impact the value or enjoyment of surrounding property owners. The proposed use is located below street grade, consistent with the UDO's requirement for residential uses within the Central Commercial District, which permits residential living above street level by right and below street grade with a Special Use Permit specifically to ensure ground-floor, street-facing space remains commercial in character. Because the residential use will not occupy or alter the storefront level, the surrounding streetscape and adjacent properties' commercial character and visibility are preserved.

For the applicant/property owner, the proposed use increases the property's value and utility by putting underutilized below-grade square footage to productive use — the storefront is currently vacant and the basement largely unused.

5. The scale and intensity of the proposed use in relation to the surrounding built and natural environment;

The proposed use involves the renovation of an existing basement space within a building located in the historic downtown corridor, which is characterized by 2- to 3-story brick buildings. No exterior expansion or structural extension is proposed; the proposed residential unit, approximately 1,280 square feet, is contained entirely within the existing building footprint. As the proposed use adds a single residential unit within existing below-grade space, without altering the building's height, mass, or footprint, the scale and intensity of the proposed use is consistent with, and does not exceed, the scale and intensity of the surrounding built environment.

6. The impact of the proposed use on the developability of surrounding properties;

The proposed use will have no impact on the developability of surrounding properties. The application involves the renovation of existing below-grade space within the current building footprint, with no exterior expansion, no change to building height or mass, and no modification to lot lines, easements, or access. As no change is proposed to the physical structure or site beyond the interior renovation, surrounding properties' development potential, access, and utility availability remain unaffected.

The subject property is directly adjacent to Centennial Park, currently undergoing expansion and renovation by the City. The proposed residential use will not affect the developability or continued renovation of Centennial Park, as the proposed use involves no exterior construction, grading, or site work beyond the existing building footprint. Staff notes that a retaining wall associated with the

subject property is proposed approximately one foot off the property line shared with the park; this improvement has been reviewed as part of this application and is not anticipated to affect the City's ongoing park improvements. The proposed use is not expected to constrain or otherwise impact the City's development of Centennial Park.

7. The availability and adequacy of required public improvements to serve the proposed use;

Adequate public improvements currently serve the subject property and are sufficient to meet the needs of the proposed use. As the proposed use consists of an interior renovation of existing below-grade space within the current building footprint, with no expansion of the structure, existing utility connections and public infrastructure serving the property are adequate to accommodate the proposed residential use without modification.

8. The professional recommendations of the City's staff and Development Review Team.

See staff's recommendation at the end of this report.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Special Use Permit, SUP-01-26, 125 Oak Street Apartment, with the following conditions:

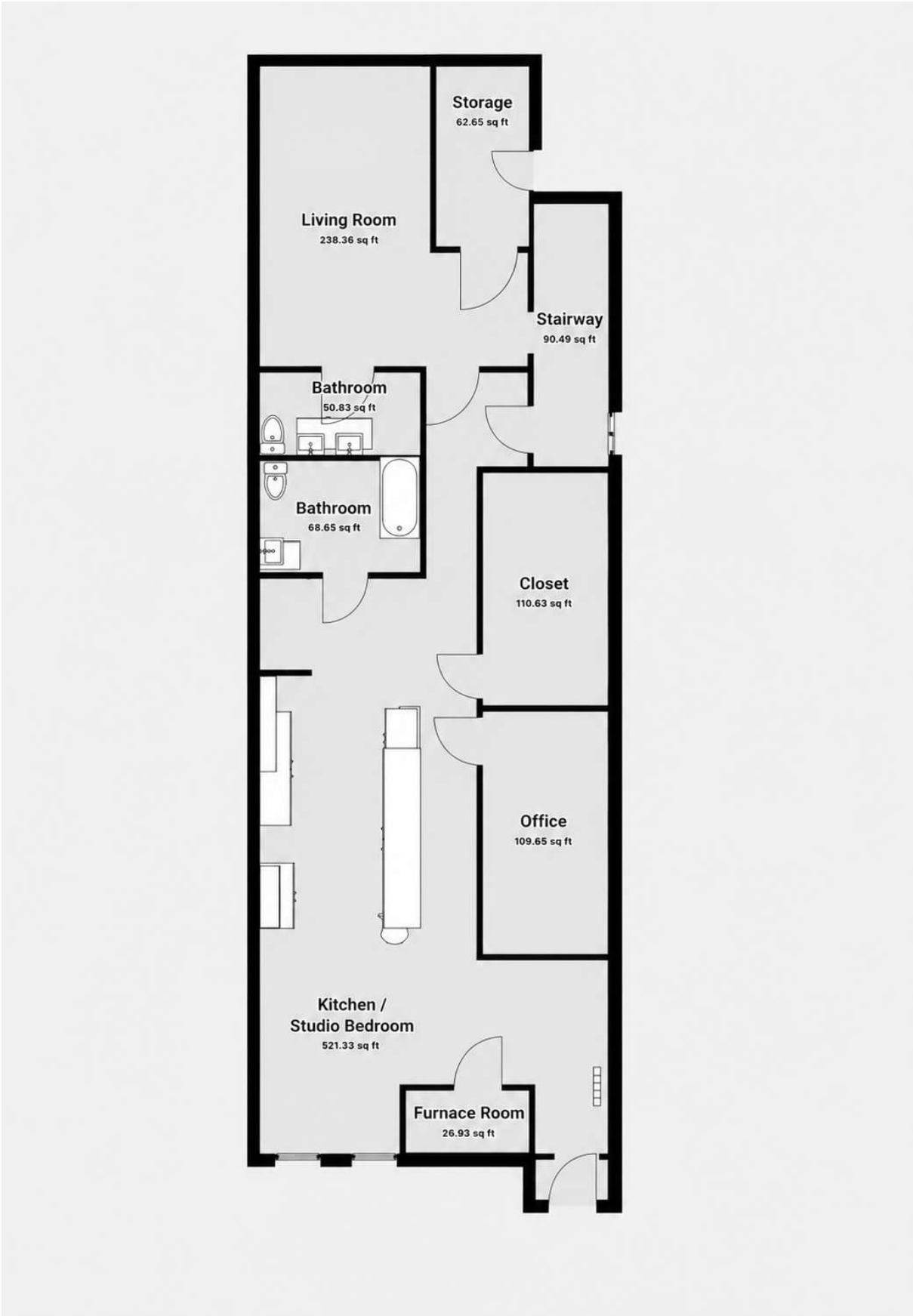
1. The property owner/applicant shall submit a building permit application for the renovation associated with the proposed residential use. Plans shall be reviewed and approved by the City's Building Official, and all required inspections shall be conducted and passed prior to issuance of a certificate of occupancy.
2. Pay the required fees for final inspection and Certificate of Occupancy (CO) prior to occupancy of the structure.
3. A maximum of two, hard surface off-street parking spaces shall be provided at the rear of the building.
4. Future expansions and/or additions to the structure not identified on the approved floor plan will require submission of a revised Special Use Permit, building permits and subsequent reinspection.
5. The term of the Special Use Permit shall run for five (5) years with the option to renew at the end of the term.
6. The revocation of the Special Use Permit may occur for a violation of the Unified Development Ordinance, duly adopted Building and/or Fire Code or violation of any or all of the conditions set out in the Special Use Permit.

PROPOSED COMMISSION OPTIONS

1. Recommend approval to the City Council, with or without conditions.
2. Recommend denial to the City Council.
3. Continue the Public Hearing to another date, time and/or place.

This item will move to the Governing Body meeting on October 12, 2026 for final action.

Site Plan for 125 Oak Street Basement Apartment Renovation





IBTS Kansas City Office

600 Broadway Street, Suite 200, Kansas City, MO 64105

Phone: (816) 701-8251 or Fax: (816) 421-7758

Residential Plan Review Notice

Date: 8/31/2026

Name and Address: Pamela and Richard Poe
125 Oak, Bonner Springs
KS 66012

Project Location: Bonner Springs
125 oak, Bonner Springs
KS 66012

OSFM Approval #:

Permit #: EA-26-08-0082

Alternate Permit #:

Review Completed By: Mark Manville

The items listed below represent missing information, additional information and or incorrect information that is needed in order to complete the review.

IBC table 508.4 requires a 2 hour separation between a residential and a mercantile use. Please provide information on how the ceiling of the apartment will provide a 2 hour rating.
The stairway to the second floor is also required to have 2 hour rated walls and the stairway door shall be a 90 minute fire rated door. There appears to be a window in the stairway. Is that correct?
Where does the door in the storage area lead?
The apartment is required to have an HVAC system separate from the mercantile space above. Please provide a drawing showing the duct work for the apartment. The bathrooms are required to have a fan vented to the exterior of the building.
Please provide a plan for this.
Show location of the electric panel for the apartment

Reviewed by Mark Manville - 8/31/2026

PLANS NOT APPROVED

This plan review letter is not a building permit. The review of these plans shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. The issuance of this plan review is based on construction documents and other data and shall not prevent the building official from requiring the correction of errors in the construction documents and other data. Permit issuance does not waive any codes not identified during the plan review process and does not prevent inspectors from requiring these corrections in the field.

☐ Approved ☒ Not Approved ☐ Approved with Notes

Permit Owner

Date



City of Bonner Springs

KANSAS

October 23, 2025

125 Oak Street, LLC
15544 Bradford Ct.
Basehor KS 66007

RE: 125 Oak Street, Lifting of Stop Work Order

Mr. and Mrs. Poe,

I would like to extend our sincere appreciation for granting access to your facility to conduct an inspection of the recent repair work. We understand that there have been discussions regarding potential legal action against the City in relation to the Stop Work Order issued for your property at 125 Oak Street. We genuinely hope that such action will not be pursued, and remain committed to working collaboratively toward a resolution.

Following our inspection, and in support of completing the necessary painting and finish work to facilitate the intended use of the basement for storage, the City has decided to lift the Stop Work Order. This will allow you to proceed with the remaining finish work.

Please note, however, that while the Stop Work Order is being lifted to allow completion of the basement area, certain improvements may still require permits and inspections. To ensure compliance, we strongly recommend contacting the Community Development Department to determine whether any additional approvals are necessary.

It is important to acknowledge that during the inspection, it was observed that work had been performed in the lower level without the required permits and inspections, and some of this work had already been concealed behind drywall. As such, the City cannot assume responsibility or liability for any injury or damage resulting from unpermitted construction.

Furthermore, the use of the newly finished space is strictly limited to the stated purpose of **storage**. Any alternative use—such as residential occupancy, office space, or public access—will be prohibited unless verified through proper building code and zoning code compliance and approval.

Upon completion of the work, a final inspection must be scheduled and paid for through the City. This inspection will be conducted by IBTS to confirm that all improvements meet the minimum code requirements for life and safety.

Should you have any questions, concerns, or require further clarification regarding your project or the contents of this letter, please do not hesitate to reach out.

Respectfully,

Mark J. Lee, CFM, CPM
Community Development Director
City of Bonner Springs
mlee@bonnersprings.org

Logan Strasburger

From: Cary Shiner <cary@shinerholdings.llc>
Sent: Thursday, September 3, 2026 1:30 PM
To: Logan Strasburger
Subject: [External sender] Opposition to Proposed Special Use Permit – Downtown Commercial District

Caution: This email originated from outside the organization and may contain suspicious content! Only click on links or open attachments if you trust this email.



To the Bonner Springs Planning Commission,

I am writing to formally register my opposition to the pending special use permit request that would allow a ground-floor commercial space in the downtown business district to be converted into a private residential apartment.

I understand that planning staff is recommending approval of this special use permit. I respectfully disagree with that recommendation and ask the Commission to vote against it.

As a property and business owner in this district, I have a direct and significant stake in how this decision is made. My company currently owns four buildings comprising eleven addresses along this street, and I have invested substantial resources in the belief that downtown Bonner Springs would continue to develop as a viable, consistently-enforced commercial corridor. The City itself has committed millions of dollars to downtown revitalization, and property owners like myself have made our own investments on the strength of that shared direction. Recommending approval this special use permit runs counter to that effort.

My opposition rests on setting the precedent and being inconsistent. If this SUP is granted, it will be difficult for the City to deny similar requests from other downtown property owners in the future. One exception, once made, tends to become the standard the next applicant points to. If that pattern continues, the downtown commercial district could gradually lose its ground-floor retail base entirely, converting to private residences building by building. That outcome would undermine the very purpose of the zoning it was designed to protect, and it would erode the consistency that businesses like mine rely on when deciding to invest here.

Additionally, I want to share my own recent experience working alongside this property owner, because I believe it is directly relevant to whether the City should grant this permit. As a new neighboring building owner on this street, I have found this owner very difficult to work with on basic matters of cooperation and code compliance. To my knowledge, the apartment now at issue was built without the required permits, and the City has had ongoing difficulty bringing the owner into compliance. At the same time, this owner has filed complaints with the City over minor issues involving my own properties. When my company undertook a party wall agreement intended to protect one of her buildings, at our own expense, we were later asked to pay her approximately \$6,000 for work that benefited her property, not ours; we declined. I raise this history because I believe the Commission should have a full picture of how this

owner has approached code compliance and cooperation with neighboring property owners before deciding whether to grant an exception on her behalf.

I understand the applicant may be facing a genuine business challenge, and I don't say any of this lightly. But I don't believe this request is in keeping with the spirit and intent of the ordinance, and I respectfully ask the Commission to recommend against a special use permit.

Thank you for your time and consideration.

Sincerely,
Cary
CST Sweets

September 8, 2026

Bonner Springs Planning Commission

Re: special use permit 125 Oak St

To whom it may concern,

My name is Paul Barrett, and I have worked at Union Bank & Trust for almost 16 years and have been involved with various local organizations for about 15 years. I'm writing this letter based on my personal observations, not as a representative of Union Bank & Trust or any of the organizations that I'm affiliated with.

My previous experience/observations with an individual, Pamela Poe, affiliated with the owner of 125 Oak Street LLC and has operated a business in that building is that of a person that supports anything that will benefit them, regardless of how it will impact their neighbors. On the other hand, if there is something that benefits another business and not hers, she does not celebrate their success. An example is when the owner of 304 Oak was awarded a HEAL grant from the state of KS, to help with specific repairs to the building they recently purchased, Pam wasn't supportive of her neighbor. Instead, she took to social media with negative comments about our city, because she didn't benefit from a program administered by the state.

There is a lot of positive momentum occurring in our downtown business district and the overwhelming majority of business/property owners are working with each other. This has occurred while the property at 125 Oak has had paper covering the windows over the last several years.

From my personal perspective, I would oppose the approval of a special use permit for someone that has historically not been a TEAM player and has been absent from operating a business during a time that the trajectory of activity and momentum have been on the upswing for businesses on Oak St.

Sincerely,

A handwritten signature in black ink that reads "Paul Barrett". The signature is stylized with a large, bold "P" and "B".

Paul Barrett

Memorandum

Date: September 15, 2026
To: Mayor and City Council
From: Logan Strasburger, Mark Lee

Subject: Final Plat – FP-03-26 – Bungalows at Bonner Springs, 300 S. 130th Street - Consider a request for a final plat consisting of two lots for a planned mixed-residential development.

Recommendation: Staff recommends APPROVAL of the Final Plat for the Bungalows at Bonner Springs, located at 300 S. 130th Street for a single-family attached residential development with the following conditions:

1. Final plat shall be filed within one (1) year after approval of preliminary plat and shall be in substantial compliance with approved preliminary plat.
2. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat.
3. The applicant shall be responsible for
 - a. All fees associated with building permits and;
 - b. The extension/installation of all utilities to provide services to the development.
4. All construction drawings shall be reviewed and approved prior to construction, including any utility related drawings.
5. 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.
6. 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.

Action: Make a motion to approve the requested final plat with the conditions listed in the staff report.

Background: The preliminary plat for the Bungalows was approved March 17, 2026. The subject site is vacant. The proposed final 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± acres, and a separate tract (Tract A) designated for stormwater detention/retention with a size of 3.4± acres.

The proposed final plat is consistent with the approved preliminary plat.

Discussion: See attached staff report.

Financial Impact:

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 5

FP-03-26
FINAL PLAT

Topic: **Final Plat — FP-03-26; The Bungalows at Bonner Springs —**
Consider a request for a final plat consisting of two lots for a mixed-residential development, located at 300 S. 130th Street.

Narrative: The preliminary plat for the Bungalows was approved March 17, 2026. The subject site is vacant. The proposed final 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± acres, and a separate tract (Tract A) designated for stormwater detention/retention with a size of 3.4± acres.

The proposed final plat is consistent with the approved preliminary plat.

Presented By: Logan Strasburger, AICP – City Planner

Staff Recommendation

Staff recommends **APPROVAL** of the final plat for the Bungalows at Bonner Springs.

Attachments

Staff Report (5pp.)
Final Plat (1p.)

FINAL PLAT – BUNGALOWS AT BONNER SPRINGS – REQUEST FOR
APPROVAL OF A FINAL PLAT FOR ONE (1) LOT AND ONE (1) TRACT AT 300 S.
130TH STREET.

CASE #: FP-03-26
MEETING DATE: SEPTEMBER 15, 2026
REPORT WRITTEN: SEPTEMBER 1, 2026

APPLICANT:

Lamp Rynearson
9001 State Line Rd #200
Kansas City, MO 64114

ENGINEER/SURVEYOR:

Lamp Rynearson
9001 State Line Rd #200
Kansas City, MO 64114

REQUEST:

The applicant requests approval of a final plat for 21.4-acres consisting of one (1) lot and one (1) tract, Tract “A”, generally located south of the I-70 and Speaker Road interchange, west of K-7 Highway and north of Commercial Drive, or 300 S. 130th Street.

PROJECT SUMMARY:

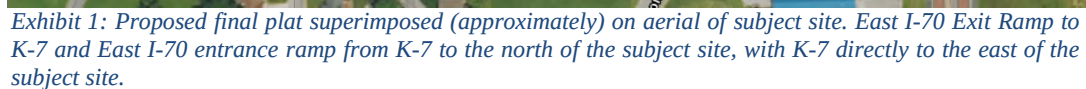
The applicant proposes a final plat for 21.4-acres consisting of one lot and one tract. Lot 1 is 18± acres and Tract “A” is 3.4± acres.

The entire development features private streets that do not require public dedication – the streets will be built and maintained by the owner of Lot 1. Utility easements are to be dedicated to the City. Right-of-way along private streets has not been requested by the City.

Typical 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 ensuring compliance with the previously submitted preliminary plat and the subdivision regulations of the City of Bonner Springs.

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

The property was rezoned and split in 2023 in anticipation of a multi-family apartment proposal that did not come to fruition; the area included in the final plat remains vacant. A preliminary plat and rezoning were approved in early 2026. The proposed plat divides the property into two lots: a residential tract of approximately 18± acres for construction of 184 single-family-for-rent dwelling units, and Tract “A”, a stormwater detention tract of approximately 3.4± acres.



LAND USE REVIEW

The subject site is zoned PD-MR (Planned Mixed Residential) and designated as Mixed Use on the Future Land Use Map (FLUM). The site was rezoned from MR (Mixed Residential) and RR (Rural Residential) to PD-MR (Planned Mixed Residential) in early Spring 2026. The proposed final plat is consistent with the current zoning and future land use designation.

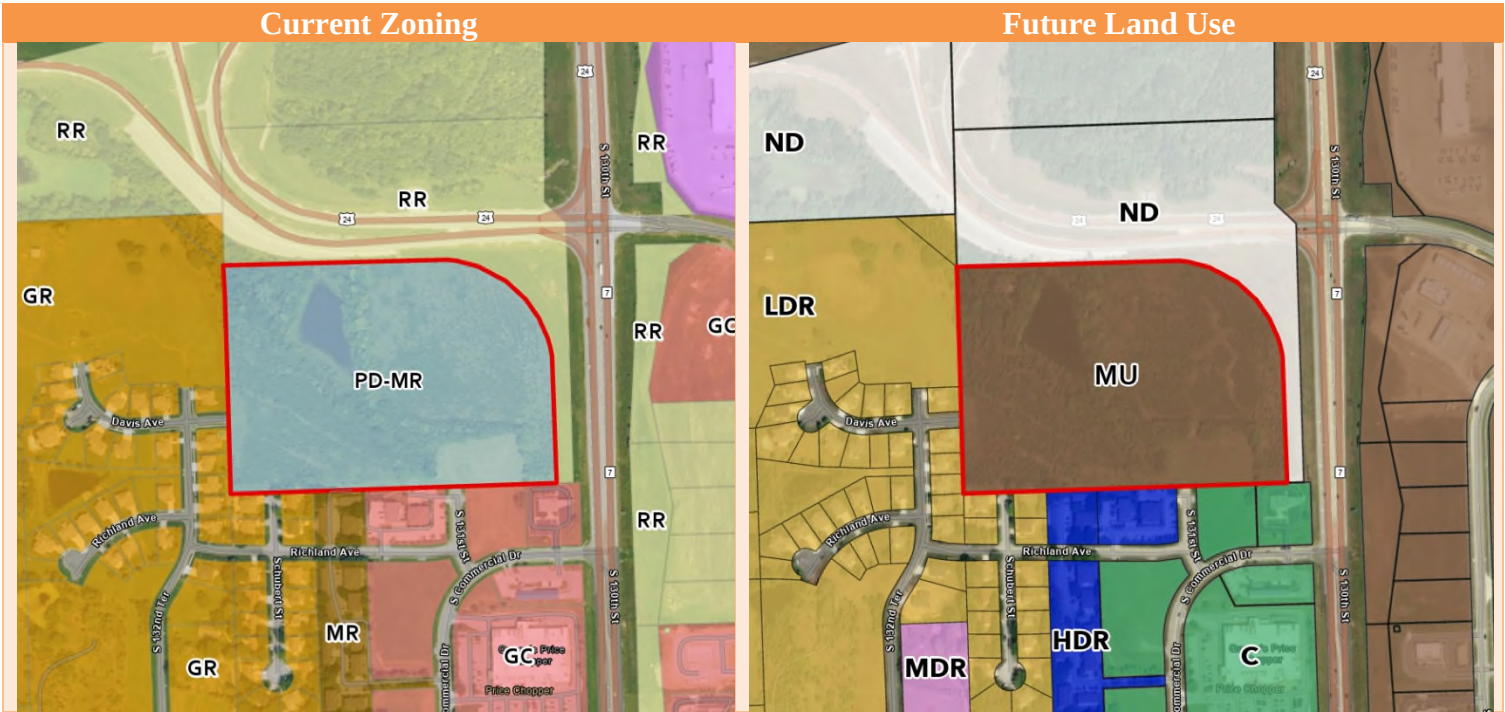


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

VICINITY	LAND USE DESIGNATION	ZONING	CURRENT USE
SUBJECT SITE	Mixed-Use	PD-MR (Planned Mixed Residential)	Vacant Undeveloped Land
NORTH	Interstate; Not Designated	RR (Rural Residential)	Interstate
SOUTH	High Density Residential; Commercial; Moderate Density Residential	GC (General Commercial); MR (Mixed Residential); GR (General Residential)	Retail, Regional; Dwelling, Single-Family Detached; Dwelling, Single-Family Attached; Bank; Vehicle-Washing Station
EAST	Mixed-Use	RR (Rural Residential); GR (General Commercial)	Warehouse & Distribution; Vacant Lots
WEST	Low Density Residential	RR (Rural Residential); GR (General Residential)	Dwelling, Single-Family Detached

FINAL PLAT REVIEW

PUBLIC IMPROVEMENTS

Appropriate utility easements have been incorporated into the final plat to accommodate utility extensions. Utility providers were notified of the proposed final plat and were provided an opportunity to comment.

ACCESS

Access to the development will be provided from two directions, with both entrances gated. From the south, access will be via Commercial Drive, which connects to K-7 Highway at a right-in/right-out intersection. From the west, access will be via S. 132nd Terrace from Davis Avenue; the intersection of S. 132nd Terrace and Kansas Avenue is a full-access intersection.

TRAFFIC IMPACT & ACCESS

Additional traffic will be created by this development. A Traffic Impact Study was completed, reviewed, and approved by City staff during the preliminary plat application. An executive summary of the Traffic Impact Study is attached to this staff report.

STORMWATER

Stormwater management facilities are required for this parcel. A stormwater report was submitted to the City Engineer for review during the preliminary plat application and was approved.

The stormwater management system will consist of internal drainage systems discharging to an existing retention pond on the property, to be platted as Tract A (± 3.4 acres). The developer is responsible for installing and maintaining erosion control Best Management Practices during construction.

PARK FEE OR DEDICATION

Per the City's fee schedule, the park fee for each parcel or dwelling is \$500.00 and is collected at the time of each building permit issuance. There is a total of 186 buildings, including the clubhouse, for a total fee of \$93,000.

ADDITIONAL UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS

The final plat submission satisfies the requirements of the Unified Development Ordinance. It has been reviewed by the City Engineer, Police and Fire Departments, City Planner, Community Development Director, and utility providers, and comments were provided to the applicant for consideration.

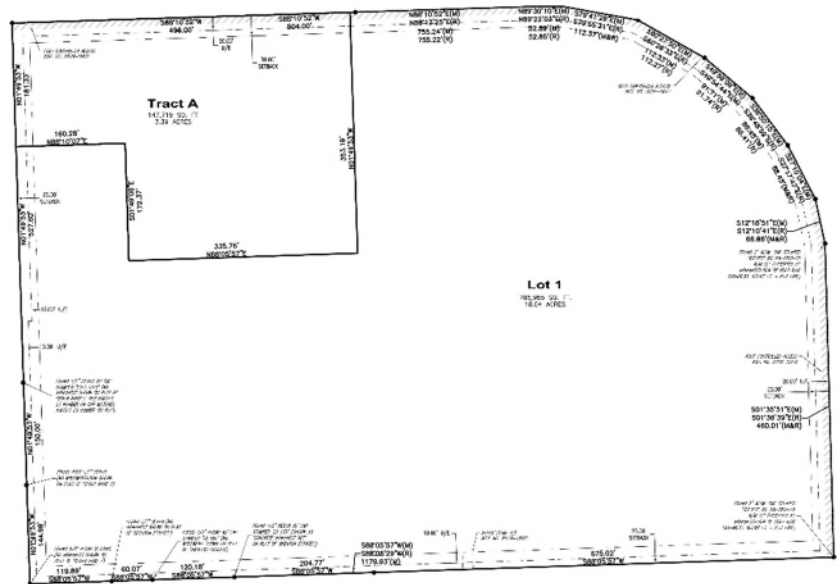


Exhibit 2: Excerpt of proposed final plat for the Bungalows at Bonner Springs.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Final Plat for the Bungalows at Bonner Springs, located at 300 S. 130th Street for a single-family attached residential development with the following conditions:

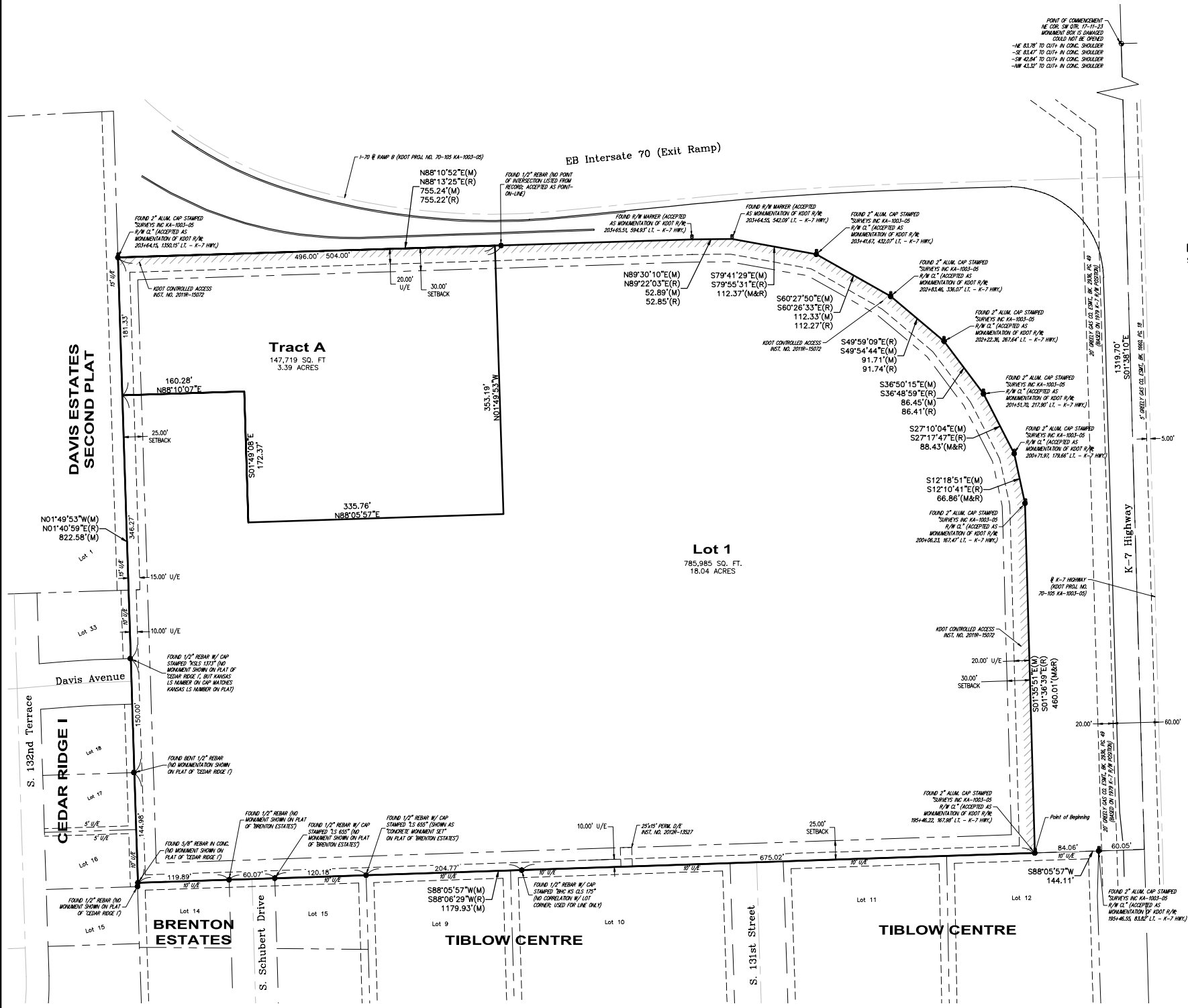
1. Final plat shall be filed within one (1) year after approval of preliminary plat and shall be in substantial compliance with approved preliminary plat.
2. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat.
3. A Privately Funded Public Improvements 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.
4. The applicant shall be responsible for
 - a. All fees associated with building permits and;
 - b. The extension/installation of all utilities to provide services to the development.
5. All construction drawings shall be reviewed and approved prior to construction, including any utility related drawings.
6. 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.
7. 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.

This item will move to the Governing Body meeting on October 12, 2026 for final action.

L:\Engineering\2025\08 - Bonner Springs\Survey\Bungals\Bungals.dwg, 9/12/2025, 12:17:47 PM, RYAN C. HENDRICKSON, LAMP RYNEARSON

FINAL PLAT OF BUNGALOWS AT BONNER SPRINGS

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 23 EAST, SITUATED IN THE CITY OF BONNER SPRINGS,
WYANDOTTE COUNTY, KANSAS



LOT TABLE	
LOT/TRACT	AREA (SF)
1	785,985
A	147,719

FLOOD ZONE

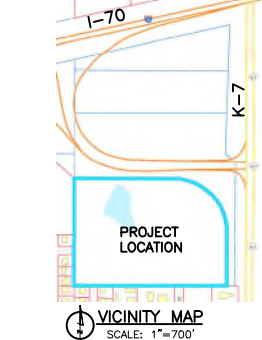
ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), WYANDOTTE COUNTY, KANSAS.
MAP NUMBER 20209C0109E
MAP EFFECTIVE DATE: SEPTEMBER 2, 2015
COMMUNITY NUMBER: 200361 0190 E
FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

LAND SURVEYOR'S CERTIFICATION

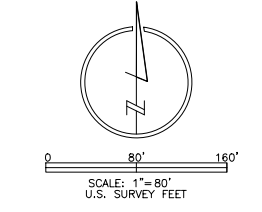
I, RYAN C. HENDRICKSON, HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED BY ME AND PERSONS UNDER MY DIRECT SUPERVISION ON JULY 1, 2026, AND THE SURVEY REPRESENTED HEREON WAS EXECUTED IN ACCORDANCE WITH THE 2020 KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND MORTGAGE TITLE INSPECTIONS, AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

RYAN C. HENDRICKSON, KS PS #1663
LAMP RYNEARSON, KS CLS #350

DATE



LOCATED IN:
SW 1/4 SECTION 17, TOWNSHIP 11 SOUTH, RANGE 23 EAST



- ### LEGEND
- BOUNDARY LINE
 - PLATTED EASEMENT LINE
 - EXISTING LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - EXISTING EASEMENT
 - MEASURED DIMENSIONS
 - RECORD DIMENSIONS
 - CALCULATED FROM MEASUREMENTS
 - RIGHT-OF-WAY
 - MONUMENT FOUND (ACCEPTED IN-PLACE UNLESS OTHERWISE NOTED)
 - SET 5/8"x24" REBAR W/ 3-1/4" DIA. ALUMINUM CAP STAMPED "SURVEY MARKER LAMP RYNEARSON KS CLS 350"
 - SECTION CORNER

- ### NOTES
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 - BEARINGS ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).

TITLE COMMITMENT
EASEMENTS SHOWN HEREON AS PER: KANSAS SECURED TITLE, INC. FAIRLAWN
COMMITMENT NO: SNO66671
JUNE 23, 2025 AT 8:00 AM

SURVEYOR
RYAN C. HENDRICKSON, KS PS #1663
LAMP RYNEARSON, KS CLS #350
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114

CLOSURE
PLAT BOUNDARY
Closure Summary
Precision: 1:575618.978'
Error distance: 0.007'
Error direction: N47° 34' 50.23"W
Area: 933703.95 Sq. Ft.
Perimeter: 3828.780'

TRACT A
Closure Summary
Precision: 1:511544.190'
Error distance: 0.003'
Error direction: N33° 12' 47.51"E
Area: 147718.75 Sq. Ft.
Perimeter: 1698.930'

CLASS: URBAN

ZONING
SUBJECT PROPERTY IS ZONED
PD-MR
(PLANNED MIXED-USE RESIDENTIAL DISTRICT)

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS, BEING DESCRIBED BY RYAN C. HENDRICKSON PS #1663 ON JUNE 23, 2026, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 01°38'10" EAST (BASIS OF BEARING; KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011)), COINCIDENT WITH 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, SAID PLAT RECORDED IN PLAT BOOK 35 AT PAGE 36 IN THE OFFICE OF THE REGISTER OF DEEDS, WYANDOTTE COUNTY, KANSAS; THENCE SOUTH 88°05'57" WEST, COINCIDENT WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID TIBLOW CENTRE AND CONTINUING COINCIDENT WITH THE NORTH LINE THEREOF, A DISTANCE OF 144.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°05'57" WEST, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID TIBLOW CENTRE AND ALSO COINCIDENT WITH THE NORTH LINE OF THE PLAT OF BRENTON ESTATES, SAID PLAT RECORDED IN PLAT BOOK 31 AT PAGE 50 IN SAID OFFICE OF THE REGISTER OF DEEDS, A DISTANCE OF 1,179.93 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE PLAT OF CEDAR RIDGE I, SAID PLAT RECORDED IN PLAT BOOK 42 AT PAGE 26 IN SAID OFFICE OF THE REGISTER OF DEEDS; THENCE NORTH 01°49'53" WEST, COINCIDENT WITH THE EAST LINE OF SAID CEDAR RIDGE I AND ALSO COINCIDENT WITH THE EAST LINE OF THE PLAT OF DAVIS ESTATES SECOND PLAT, SAID PLAT RECORDED IN PLAT BOOK 36 AT PAGE 48 IN SAID OFFICE OF THE REGISTER OF DEEDS, A DISTANCE OF 822.58 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70, AS NOW ESTABLISHED; THENCE COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 70 FOR THE FOLLOWING EIGHT (8) COURSES: 1) NORTH 88°10'52" EAST A DISTANCE OF 755.24 FEET; 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°50'09" EAST A DISTANCE OF 91.71 FEET; 6) SOUTH 30°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 66.86 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF K-7 HIGHWAY, AS NOW ESTABLISHED; THENCE SOUTH 01°35'51" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID K-7 HIGHWAY, A DISTANCE OF 460.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 933,704 SQUARE FEET OR 21.43 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL HEREAFTER BE KNOWN AS:

'BUNGALOWS AT BONNER SPRINGS'

A PERPETUAL EASEMENT IS GRANTED TO ALL PUBLIC UTILITY COMPANIES, OR RURAL WATER DISTRICTS, DULY INCORPORATED AND AUTHORIZED TO DO BUSINESS IN WYANDOTTE COUNTY, KANSAS, PERMITTING ENTRY ONTO, ACROSS, AND BENEATH THE AREAS IDENTIFIED ON THIS PLAT AS "U/E" OR "UTILITY EASEMENT," FOR THE INSTALLATION, OPERATION, AND UPKEEP OF UTILITY FACILITIES. ALL SUCH INSTALLATIONS MUST BE PLACED UNDERGROUND. ANY ENTITY EXERCISING RIGHTS UNDER THIS EASEMENT IS RESPONSIBLE FOR RESTORING THE AFFECTED AREA TO ITS PRIOR CONDITION FOLLOWING ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK.

ALL STREETS AND PAVED ACCESS WITHIN SAID PLAT ARE NOT TO BE DEDICATED FOR PUBLIC USE AND WILL REMAIN PRIVATE AND ARE TO BE MAINTAINED BY THE OWNER OF LOT 1 AND TRACT A.

TRACT A IS TO BE USED FOR STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE OWNER OF LOT 1.

OWNER'S CERTIFICATE

IN TESTIMONY WHEREOF, WE THE UNDERSIGNED OWNER AND PROPRIETOR HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS

____ DAY OF _____, 2026

OWNER: BUNGALOWS AT BONNER SPRINGS SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY

NORM MILLER, CEO

NOTARY CERTIFICATE

STATE OF _____)

_____, JSS

COUNTY OF _____)

BE IT REMEMBERED, THAT ON THIS

____ DAY OF _____, 2026,

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ WHO IS PERSONALLY KNOWN TO BE TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____

PRINT NAME: _____

APPROVALS

THIS PLAT OF BUNGALOWS OF BONNER SPRINGS HAS BEEN SUBMITTED TO AND APPROVED BY THE BONNER SPRINGS PLANNING COMMISSION THIS

____ DAY OF _____, 2026

GREG GEBAUER, PLANNING COMMISSION CHAIR

LARISSA PHILLIPS, PLANNING COMMISSION SECRETARY

THESE EASEMENTS AND RIGHT-OF-WAY ACCEPTED BY THE GOVERNING BODY OF BONNER SPRINGS, KANSAS THIS ____ DAY OF ____ 20____

_____,

THOMAS A. STEVENS, MAYOR

CHRISTINA BRAKE, CITY CLERK

THIS SURVEY HAS BEEN REVIEWED FOR FILING PURSUANT TO K.S.A. 53-2003, 58-2006, AND 58-2011, FOR CONTENT ONLY, AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY: _____ DATE: _____

COUNTY SURVEYOR

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEED'S OFFICE ON THIS ____ DAY OF ____ 20____, AT ____ O'CLOCK AND IS DULY RECORDED.

REGISTER OF DEEDS

**LAMP
RYNEARSON**

LAMP RYNEARSON.COM
OMAHA, NEBRASKA
14710 N. 103RD ST., STE. 100 (402) 498-2498
NE AUTHORIZATION NO.: CAD130
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226-0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011903 | L.S.-2019043127

FINAL PLAT

BUNGALOWS AT BONNER SPRINGS

BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

811

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

Know what's below
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

RYAN C. HENDRICKSON

DATE

8/27/2026

PROJECT NUMBER

0325106

BOOK AND PAGE

SHEET

1 of Page 31 of 51

Memorandum

Date: September 15, 2026
To: Mayor and City Council
From: Logan Strasburger

Subject: Final Plat – FP-04-26 – Lynn Valley, 13852 Kansas Avenue – Consider a request for a final plat consisting of 63 lots and one tract for a detached single-family residential development.

Recommendation: Staff recommends **APPROVAL** of the Final Plat for **Lynn Valley Phase 1** located generally at the northwest corner of the intersection of 138th Street and Kansas Avenue for a single-family residential development with the following conditions:

1. Final plat shall be filed within one (1) year after approval of the preliminary plat and shall be in substantial compliance with the approved preliminary plat.
2. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat.
3. 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.
4. The applicant shall be responsible for
 - a. All fees associated with building permits and;
 - b. The extension/installation of all utilities to provide services to the development.
5. All construction drawings shall be reviewed and approved prior to construction, including any utility-related drawings.
6. 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.
7. 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.

Action: Make a motion to approve the requested final plat with the conditions listed in the staff report.

Background: The applicant proposes a residential development on an unimproved, undeveloped site of approximately 22.5 acres located south of Interstate 70 and north of Kansas Avenue, west of the Lei Valley Subdivision. The site was rezoned from RR (Rural Residential) to PD-GR (Planned General Residential) on August 10, 2026 and the preliminary plat was approved by the City Council of August 10, 2026.

The applicant proposes a residential development on an unimproved, undeveloped site of approximately 41-acres located south of Interstate 70 and north of Kansas Avenue, west of Lei Valley Subdivision.

Discussion: See attached staff report.

Financial Impact:

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

Agenda Item No. 6

FP-04-26
FINAL PLAT

Topic: **Final Plat — FP-04-26; Lynn Valley Phase 1** — Consider a request for a final plat consisting of 63 lots and one tract for a detached single-family residential development, located at 13852 Kansas Avenue.

Narrative: The rezoning (BSRZ-04-26) and preliminary plat (PP-01-26) for Lynn Valley was recommended for approval by the Planning Commission on July 21, 2026 and approved by the City Council on August 10, 2026.

The final plat is consistent with the approved preliminary plat. The final plat features 63 lots and one tract, located at 13852 Kansas Avenue.

Presented By: Logan Strasburger, AICP – City Planner

Staff Recommendation

Staff recommends **APPROVAL** of the request for a final plat for the Lynn Valley Subdivision.

Attachments

Staff Report (6pp.)
Final Plat (3pp.)

FINAL PLAT – LYNN VALLEY PHASE 1 – REQUEST FOR APPROVAL OF A
FINAL PLAT FOR 63 LOTS AND ONE TRACT AT 13852 KANSAS AVENUE.

CASE #: FP-04-26
MEETING DATE: SEPTEMBER 15, 2026
REPORT WRITTEN: SEPTEMBER 1, 2026

APPLICANT:

Atlas Land Consulting
14500 Parallel, Ste. R
Basehor, KS 66007

ENGINEER/SURVEYOR:

Atlas Land Consulting
14500 Parallel, Ste. R
Basehor, KS 66007

REQUEST:

The applicant requests approval of a final plat of 22.5± acres consisting of 63 lots and one tract.

PROJECT SUMMARY:

The applicant proposes a residential development on an unimproved, undeveloped site of approximately 22.5 acres located south of Interstate 70 and north of Kansas Avenue, west of the Lei Valley Subdivision. The site was rezoned from RR (Rural Residential) to PD-GR (Planned General Residential) on August 10, 2026 and the preliminary plat was approved by the City Council of August 10, 2026.

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 UDO §3.03.

The subject site is located just south of I-70, generally at the northwest corner of the intersection of 138th Street and Kansas Avenue, or 13852 Kansas Avenue. The site has never been platted. It is located west of the Lei Valley Subdivision. This area was originally slated to be developed as a phase of the neighboring Lei Valley Subdivision. The proposed final plat is phase one of the Lynn Valley subdivision and encompasses roughly half of the approved preliminary plat.



LAND USE REVIEW

The site was recently rezoned from RR (Rural Residential) to PD-GR (Planned General Residential). It is designated as Public/Semi-Public on the FLUM (Future Land Use Map). The site has been used for agricultural practices. The proposed final plat is consistent with the previously approved preliminary plat and will allow for the construction of detached single-family homes. The proposed final plat is consistent with the zoning and future land use designation.

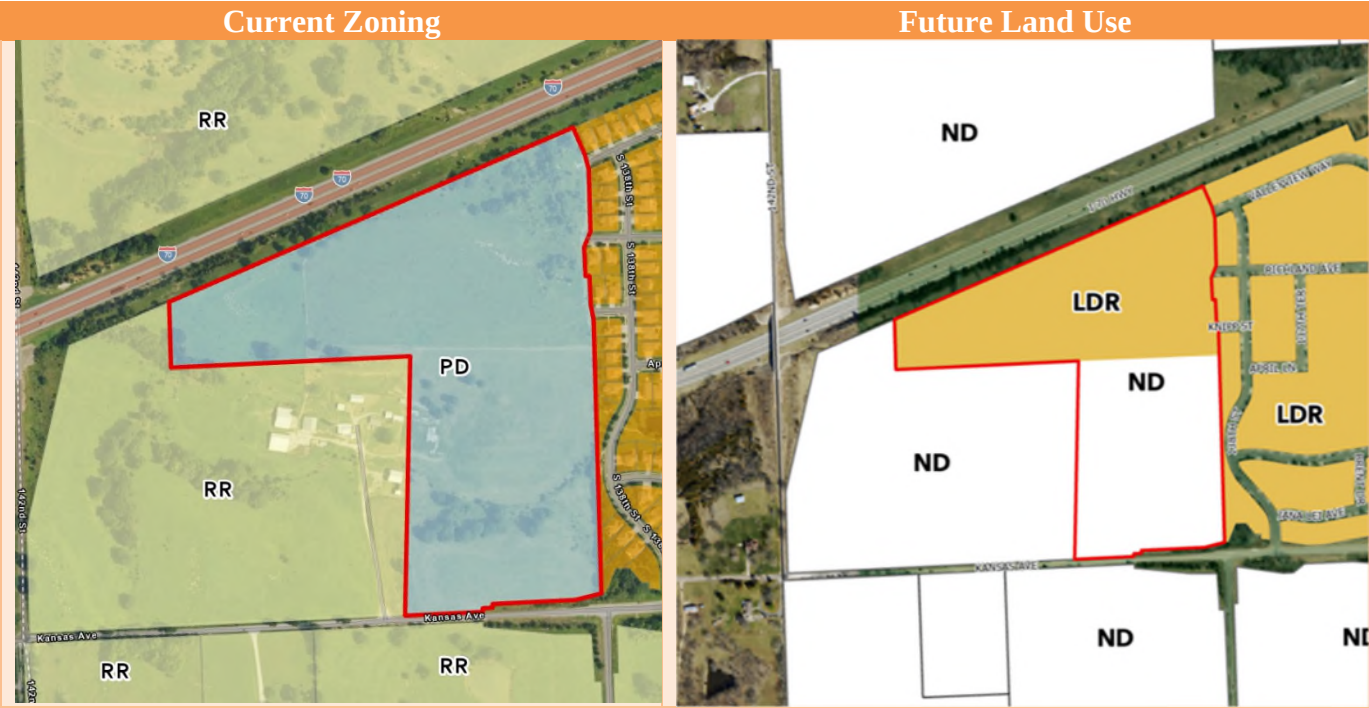


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES			
VICINITY	LAND USE DESIGNATION	ZONING	CURRENT USE
SUBJECT SITE	Low-Density Residential; Not Designated	PD-GR (Planned General Residential)	Vacant; Undeveloped Land
NORTH	Interstate; Not Designated	RR (Rural Residential)	Dwelling, Single-Family Detached; Agricultural Practices; Undeveloped Land
SOUTH	Not Designated	RR (Rural Residential)	Dwelling, Single-Family Detached; Agricultural Practices; Undeveloped Land
EAST	Low-Density Residential	GR (General Residential)	Dwelling, Single-Family Detached
WEST	Not Designated	RR (Rural Residential)	Dwelling, Single-Family Detached; Agricultural Practices

Table 1: Table illustrating land use designations, zoning, and current uses of properties in the vicinity of the subject property.

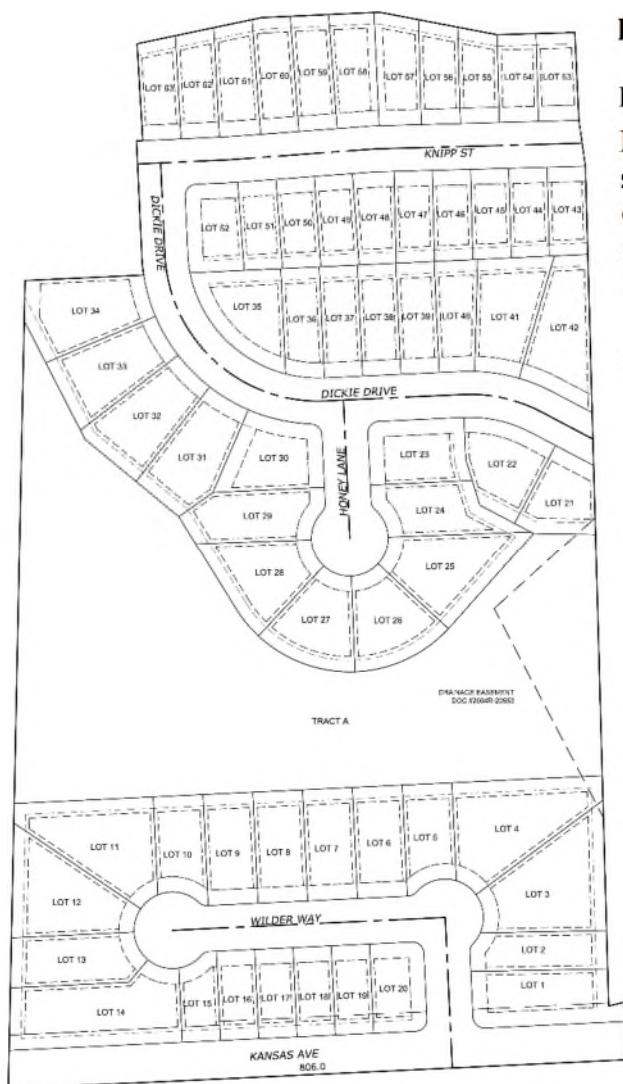


Exhibit 2: Excerpt of proposed final plat of Lynn Valley Phase 1.

FINAL PLAT REVIEW

DIMENSIONAL STANDARDS

Dimensional standards are prescribed by the subject site's zoning designation. The subject site is zoned PD-GR (Planned General Residential). Dimensional standards are met with the Planned Development element of the zoning designation.

SUBDIVISION STANDARDS

Subdivision Standards, as prescribed by UDO §3.04, “identifies minimum requirements and sizes for City facilities, including utilities, roadways, and parks, that are necessary in order to provide the minimum level of service to protect or promote the public health, safety, and welfare of existing and future residents.”

The final plat features 63 lots of varying widths and depths. Standards for block length, roadway connectivity, sidewalks, and cul-de-sacs meet requirements. The PD-GR zoning allows for varying lot dimensions – the majority of the lots are between 50-feet and 60-feet wide. The site is of rolling terrain and is difficult to configure into a more unified subdivision.

DEVELOPMENT STANDARDS

LANDSCAPING & BUFFERS

Landscaping and vegetative buffers are required for this development along I-70 and Kansas Avenue. Landscape plans are typically submitted with the final plat. Staff has not received a landscape plan. This will be a condition of approval.

PUBLIC IMPROVEMENTS

Utility service extensions are proposed in conjunction with the final plat. Appropriate utility easements have been incorporated into the plat to accommodate said extensions. Utility providers were notified of the proposed final plat and were provided an opportunity to comment.

ACCESS & TRAFFIC

The intersection of Jana Lei Court and Kansas Avenue will be improved to address the future arterial status of Kansas Avenue, as identified in Bonner Springs' Transportation Plan. Additionally, Kansas Avenue will be redesigned at this intersection and along the frontage of the subdivision to ensure it

meets minimum standards. The applicant will continue working with Staff to ensure compliance with engineering and traffic standards for Kansas Avenue and the intersection.

Knipp Street will continue from a stub out connection from Lei Valley. Dickie Drive will make a connection to 138th Street. Lots 1-20 will be accessible from Kansas Avenue with an improved and redesigned intersection.

TRAFFIC IMPACT

The proposed development is anticipated to generate additional traffic. A traffic impact study is required. A study was submitted by the applicant and is currently under review by staff.

STORMWATER

Stormwater management facilities are required for the proposed development. Proposed Tract A will serve as stormwater management facilities. A drainage study was submitted and is currently under review by staff. This is a condition of approval.



Exhibit 3: Proposed final plat of Lynn Valley Phase 1 superimposed over aerial image of subject site. This is an approximate e

PARK FEE OR DEDICATION

Per the City's fee schedule, the park fee for each parcel or dwelling is \$500.00 and is collected at the time of each building permit issuance. There is a total of 63 lots for a total fee of \$31,500.

ADDITIONAL UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS

The final plat submission satisfies the requirements of the Unified Development Ordinance. It has been reviewed by the City Engineer, Police and Fire Departments, City Planner, Community Development Director, and utility providers, and comments were provided to the applicant for consideration.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Final Plat for **Lynn Valley Phase 1**, located generally at the northwest corner of the intersection of 138th Street and Kansas Avenue for a single-family residential development with the following conditions:

1. Final plat shall be filed within one (1) year after approval of preliminary plat and shall be in substantial compliance with approved preliminary plat.
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. Submission of a landscape plan to be reviewed and approved by City staff.
5. The applicant shall be responsible for
 - a. All fees associated with building permits and;
 - b. The extension/installation of all utilities to provide services to the development.
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.
5. All construction drawings shall be reviewed and approved prior to construction, including any utility related drawings.
6. 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.
7. 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.

This item will move to the Governing Body meeting on October 12, 2026 for final action.

LYNN VALLEY PHASE 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH,
RANGE 23 EAST, IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

DESCRIPTION

SURVEYOR SUGGESTED DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 23 EAST, IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B. DILL, PLS NO. 1408, DATED AUGUST 12, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, TOWNSHIP 11 SOUTH, RANGE 23 EAST; THENCE SOUTH 87°17'30" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 806.00 FEET; THENCE NORTH 01°10'50" EAST, AND NO LONGER ALONG SAID SOUTH LINE, A DISTANCE OF 1,055.56 FEET; THENCE NORTH 87°18'45" EAST, A DISTANCE OF 155.19 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 25.05 FEET, A RADIUS OF 230.00 FEET, A CHORD BEARING OF NORTH 05°47'55" WEST, AND A CHORD LENGTH OF 25.04 FEET; THENCE NORTH 02°40'43" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 87°19'17" EAST, A DISTANCE OF 8.22 FEET; THENCE NORTH 03°21'38" WEST, A DISTANCE OF 126.79 FEET; THENCE NORTH 78°11'29" EAST, A DISTANCE OF 165.46 FEET; THENCE NORTH 87°19'17" EAST, A DISTANCE OF 153.88 FEET; THENCE SOUTH 79°13'29" EAST, A DISTANCE OF 156.54 FEET; THENCE NORTH 88°24'52" EAST, A DISTANCE OF 85.86 FEET; THENCE NORTH 87°19'16" EAST, A DISTANCE OF 15.61 FEET TO A POINT ON THE WEST LINE OF LEI VALLEY III, A SUBDIVISION IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS; THENCE SOUTH 02°40'43" EAST, ALONG SAID WEST LINE, A DISTANCE OF 115.00 FEET; THENCE SOUTH 08°08'32" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 60.28 FEET; THENCE SOUTH 01°35'22" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 114.98 FEET; THENCE SOUTH 01°34'59" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 182.61 FEET; THENCE SOUTH 01°35'06" EAST, AND NO LONGER ALONG SAID SOUTH LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 982,614 SQUARE FEET, OR 22.56 ACRES, MORE OR LESS.

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET
3. REFERENCED SURVEY
-ALTA BY SMH CONSULTANTS
4. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBER 20209C0109E ON SEPTEMBER 2ND, 2015, AREA ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
5. CLOSURE PRECISION: 1 PART IN 2512828.235
6. CURRENT ZONING- RURAL RESIDENTIAL - PD-GR

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREFTER BE KNOWN AS "LYNN VALLEY."

BUILDING LINES 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. BUILDING LINES ARE SET AT 20 FEET FROM THE FRONT LOT LINE AND 15 FEET FROM THE REAR LOT LINE.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BONNER SPRINGS, KANSAS, TO ENTER UPON, CONSTRUCT, MAINTAIN, USE AND AUTHORIZE THE LOCATION OF CONDUITS FOR PROVIDING WATER, GAS, CABLE, ELECTRIC, SEWERS, AND OTHER UTILITY SERVICES, INCLUDING RELATED FACILITIES AND APPURTENANCES THERETO, AND DRAINAGE FACILITIES, UPON, UNDER, OVER AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AT 20 FEET FROM THE FRONT LOT LINE, 20 FEET FROM THE REAR LOT LINE, AND 5 FEET FROM EACH SIDE LOT LINE, AND FURTHER, SUBJECT TO ADMINISTRATION AND REGULATION BY THE CITY, THE SUBORDINATE USE OF SUCH AREAS BY OTHER GOVERNMENTAL ENTITIES AND UTILITIES, FRANCHISED OR AUTHORIZED TO DO BUSINESS IN THE CITY OF BONNER SPRINGS, KANSAS.

A LANDSCAPE BUFFER EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT. THE LYNN VALLEY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "LANDSCAPE BUFFER EASEMENT" OR "L.B.E."

TRACT A IS HEREBY ESTABLISHED AS COMMON GROUND TO BE OWNED AND MAINTAINED BY THE LYNN VALLEY HOMEOWNERS ASSOCIATION. THE LYNN VALLEY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT A, INCLUDING THE DETENTION POND LOCATED THEREIN.

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING WILDER WAY, HONEY LANE, DICKIE DRIVE, AND KNIPP STREET, EACH HAVING A SIXTY (60) FOOT RIGHT-OF-WAY, ARE HEREBY DEDICATED TO THE CITY OF BONNER SPRINGS, KANSAS, FOR PUBLIC USE AS PUBLIC STREETS AND RIGHTS-OF-WAY.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED LAND HEREBY CONSENTS AND AGREES THE CITY COUNCIL OF BONNER SPRINGS, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGHFARES, OR PART THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF THE UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THAT LAND FRONTING OR ABUTTING ON SUCH DEDICATED PUBLIC WAYS OR THOROUGHFARES.

THE USE OF ALL LOTS IN THIS SUBDIVISION SHALL HEREFTER BE SUBJECT TO THE RESTRICTIONS WHICH WILL BE EXECUTED AS A SEPARATE INSTRUMENT OF WRITING AND WILL BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WYANDOTTE COUNTY, KANSAS, SAID RESTRICTIONS WILL THEREBY BE MADE A PART OF THE DEDICATION OF THIS PLAT AS THOUGH FULLY SET FORTH HEREIN.

IN TESTIMONY WHEREOF,
I, UNDERSIGNED OWNER OF LYNN VALLEY HAVE SET OUR HANDS THIS ____ DAY OF ____, 202__.

CIRCLE II HOLDINGS, LLC, MANAGING MEMBER, ROMAN HAEHN

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 202__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME CIRCLE II HOLDINGS, MANAGING MEMBER, ROMAN HAEHN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING 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:

THIS PLAT OF LYNN VALLEY HAS BEEN SUBMITTED TO AND APPROVED BY THE BONNER SPRINGS
PLANNING COMMISSION THIS ____ DAY OF ____, 202__.

BY PLANNING COMMISSION CHAIRMAN - GREG GEBAUER

PLANNING COMMISSION SECRETARY - LARISSA PHILLIPS

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE GOVERNING BODY OF BONNER
SPRINGS, KANSAS, THIS ____ DAY OF ____, 202__.

(SEAL)
MAYOR - TOM STEPHENS

ATTEST:

CITY CLERK - CHRISTINA BRAKE

COUNTY SURVEYOR APPROVAL:
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.

REVIEWED BY BRENT E. THOMPSON, KS P.L.S. 1277 DATE: ____

STATE OF KANSAS)
COUNTY OF)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE ON THIS ____ DAY OF ____, 20__, AT
____ O'CLOCK AND IS DULY RECORDED.

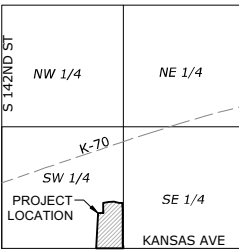
SUSAN P. NELSON, REGISTER OF DEEDS

MARGARET A. ORENDAC, DEPUTY

LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALP CLS KLS 363
- UE - UTILITY EASEMENT
- BL - BUILDING SETBACK LINE
- LBE - LANDSCAPE BUFFER EASEMENT

VICINITY MAP

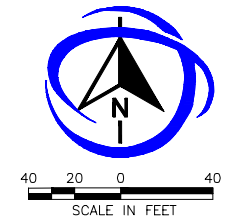
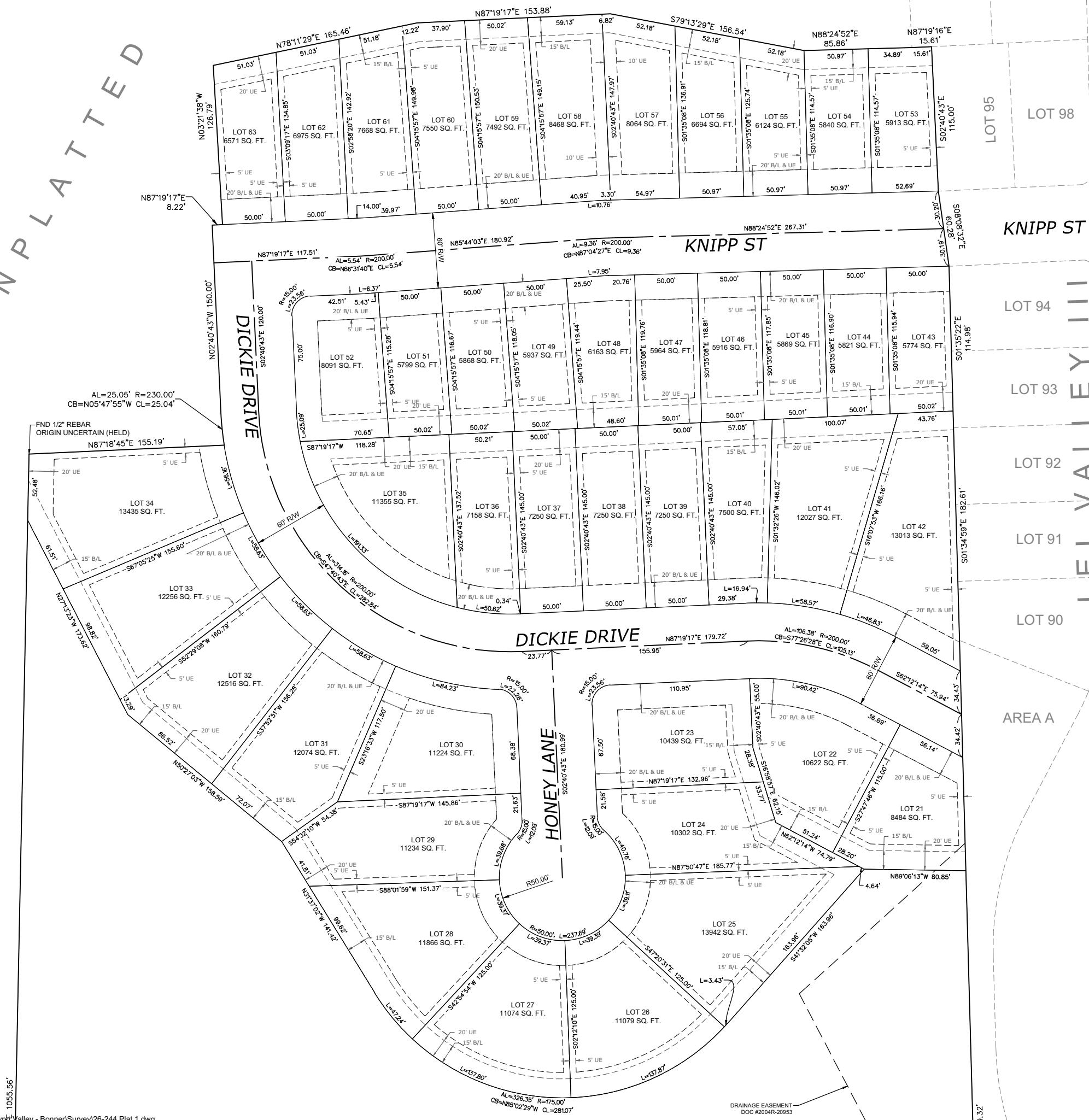


THIS IS TO CERTIFY ON THIS 13TH
DAY OF AUGUST, 2026 THIS FIELD
SURVEY WAS COMPLETED ON THE
GROUND BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT
SAID SURVEY MEETS OR EXCEEDS
THE "KANSAS" MINIMUM
STANDARDS" FOR BOUNDARY
SURVEYS.

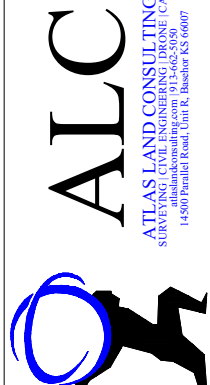
08/27/2026

Page 41 of 51

UNPLATTED



FINAL PLAT

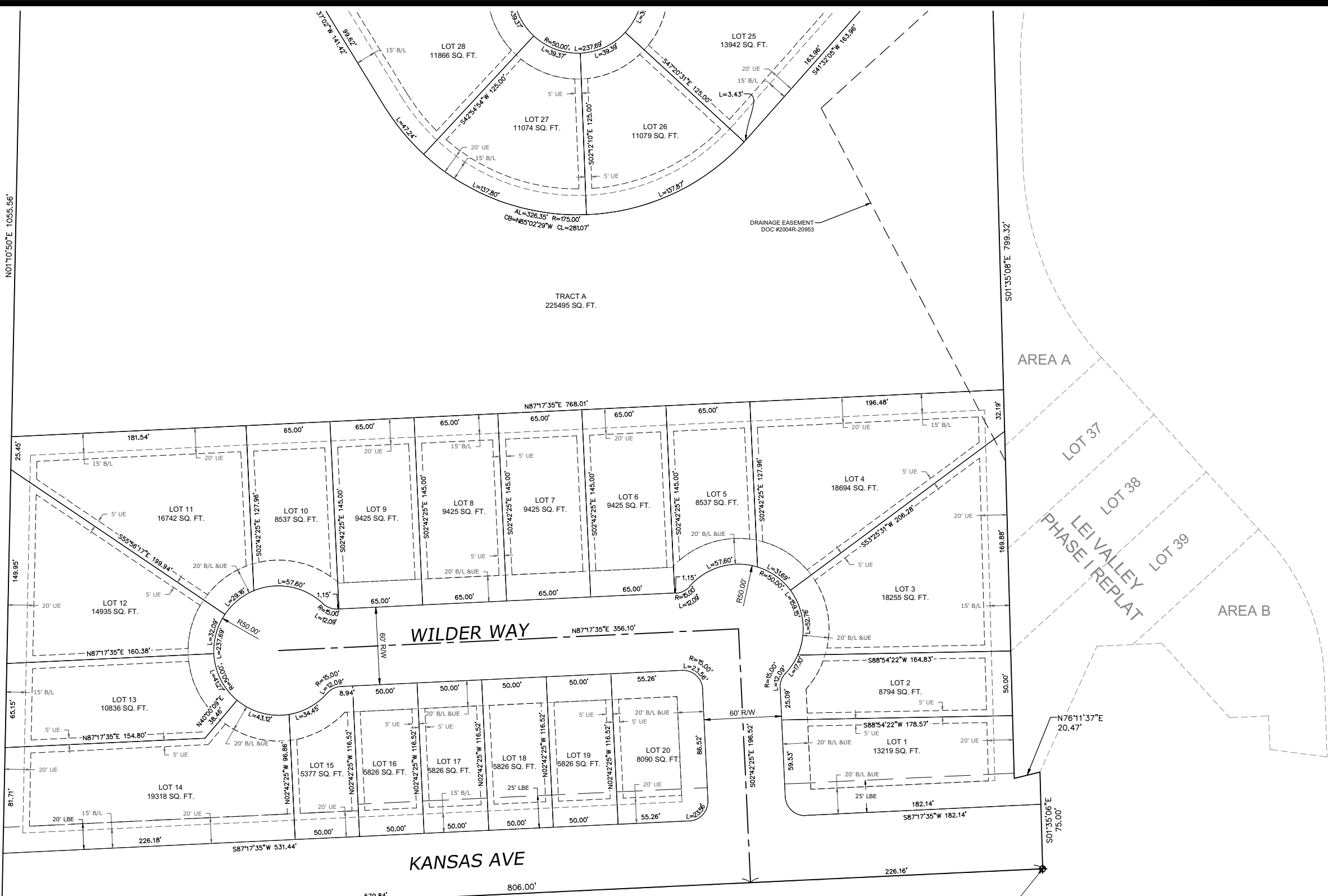


PREPARED FOR:
CIRCLE H HOLDINGS LLC
KANSAS AVE
BONNER SPRINGS, KS

UNPLATTED

- SW COR OF SEC 18-T11S-R23E
FOUND 3" ALUMINUM MONUMENT IN
MONUMENT BOX
1. 45.00' SW TO CENTERLINE OF
BLACK CORNER POST
 2. 46.78' S TO NAIL AND SHINER IN
EAST FACE OF A POWER POLE
 3. 40.00' SE TO MAG NAIL IN NORTH
FACE OF WEST SIGNPOST
 4. 42.50' SE TO A 60D NAIL IN NW
FACE OF THE EAST SIGNPOST
 5. 40.90' NE TO A 60D NAIL AND
WASHER IN THE TOP OF A
CORNER POST
 6. 30.84' NW TO A MAG NAIL IN THE
SOUTH FACE OF A LIGHT POST
 7. 1.75' NORTH TO CENTERLINE OF
KANSAS AVE, EAST-WEST

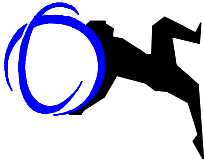
1523.16'
N87°17'35"E 2329.16'
SOUTH LINE OF THE SW 1/4 OF SEC 18-T11S-R23E



- POINT OF BEGINNING
SE COR OF SW 1/4 SEC 18-T11S-R23E
FOUND 3" ALUMINUM MONUMENT IN MONUMENT BOX
1. 56.15' SSW TO CHISELED PLUS CUT ON NE CORNER OF CONCRETE CURB INLET
 2. 56.67' SSE TO CHISELED PLUS CUT ON NW CORNER OF CONCRETE CURB INLET
 3. 56.94' WSW TO CHISELED PLUS CUT ON NE CORNER OF CONCRETE CURB INLET
 4. 61.14' WNW TO CHISELED PLUS CUT ON SE CORNER OF CONCRETE CURB INLET
 5. 31.61' NE TO CHISELED PLUS CUT ON BACK OF CURB
 6. 29.75' NW TO CHISELED PLUS CUT ON BACK OF CURB
 7. 35.38' SE TO CHISELED PLUS CUT ON BACK OF CURB

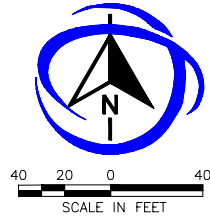
PREPARED FOR:
CIRCLE H HOLDINGS LLC
KANSAS AVE
BONNER SPRINGS, KS

FINAL PLAT



ALC
ATLAS LAND CONSULTING

ATLAS LAND CONSULTING
SURVEYING & CONSULTING
14500 Parallel Road, Unit R, Bonner Springs, KS 66007
TEL: 913.462.5150
FAX: 913.462.5150
WWW.ATLASLANDCONSULTING.COM



PAGE 3 OF 3
PROJECT #: 26-244
ISSUE DATE: 08/13/2026

Memorandum

Date: September 15, 2026
To: Mayor and City Council
From: Logan Strasburger

Subject: Final Plat – FP-05-26 – Mission Prairie Farms, 400 S. 118th Street – Consider a request for a final plat consisting of 7 lots, 6 of which are between 9 and 10 acres for large detached single-family residences, and one 140-acre lot that will continue existing agricultural practice, located at 400 S. 118th Street.

Recommendation: Staff recommends **APPROVAL** of the **Final Plat** for **Mission Prairie Farms** located at 400 S. 118th Street for residential and agricultural uses with the following conditions:

1. The applicant shall adhere to the requirements for a Final Plat, after approval and contingent upon, any recommendations from the Planning Commission.
2. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat.
3. The applicant shall be responsible for
 - a. All fees associated with building permits and;
 - b. The extension/installation of all utilities to provide services to the development.
4. All construction drawings shall be reviewed and approved prior to construction, including any utility-related drawings.
5. 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.
6. 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.

Action: Make a motion to approve the requested final plat with conditions listed in the staff report.

Background: The 200-acre final plat includes 7 lots, with the largest at approximately 140 acres and the remaining lots ranging between 9 and 10 acres. The subject property has been used for agricultural practices and will continue that use on Lot 7. The remaining 6 lots will be developed as single-family residential.

The subject property is zoned RR (Rural Residential). Stormwater detention and a Traffic Impact Study are not required for this development.

The proposed final plat is in conformance with the preliminary plat.

Discussion: See attached staff report.

Financial Impact:

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 7

FP-05-26
FINAL PLAT

Topic: **Final Plat — FP-05-26; Mission Prairie Farms** — Consider a request for a final plat consisting of 7 lots, 6 of which are between 9 and 10 acres for large detached single-family residences, and one 140-acre lot that will continue existing agricultural practice, located at 400 S. 118th Street.

Narrative: The 200-acre final plat includes 7 lots, with the largest at approximately 140 acres and the remaining lots ranging between 9 and 10 acres. The subject property has been used for agricultural practices and will continue that use on Lot 7. The remaining 6 lots will be developed as single-family residential.

The subject property is zoned RR (Rural Residential). Stormwater detention and a Traffic Impact Study are not required for this development.

The proposed final plat is in conformance with the preliminary plat.

Presented By: Logan Strasburger, AICP – City Planner

Staff Recommendation

Staff recommends APPROVAL of the Final Plat for Mission Prairie Farms.

Attachments

Staff Report (5pp.)

Final Plat (1p.)

FINAL PLAT – MISSION PRAIRIE FARMS – REQUEST FOR APPROVAL OF A
FINAL PLAT FOR 7 LOTS AT 400 S. 118TH STREET.

CASE #: FP-05-26
MEETING DATE: SEPTEMBER 15, 2026
REPORT WRITTEN: SEPTEMBER 1, 2026

APPLICANT:

Matt Hurd
6902 Martindale Rd
Shawnee, KS 66218

ENGINEER/SURVEYOR:

Schlagel
14920 W. 107th Street
Lenexa, KS 66215

REQUEST:

The applicant requests approval of a final plat for 200-acres consisting of 7 lots at 400 S. 118th Street.

BACKGROUND:

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.

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 (UDO) 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 UDO §3.03.

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

SITE INFORMATION

The subject site is located south of I-70, between 122nd and 118th Street, northeast 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 site 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.

LAND USE REVIEW

The subject site is zoned RR (Rural Residential) and is designated as Public/Semi-Public on the FLUM (Future Land Use Map) as it was previously owned and maintained by the Boy Scouts of America. The site has been used for agricultural practices throughout the past. The proposed preliminary plat will allow for the construction of large lot single-family homes and the continued use of agricultural practices. The proposed preliminary plat is consistent with the zoning and future land use designation.

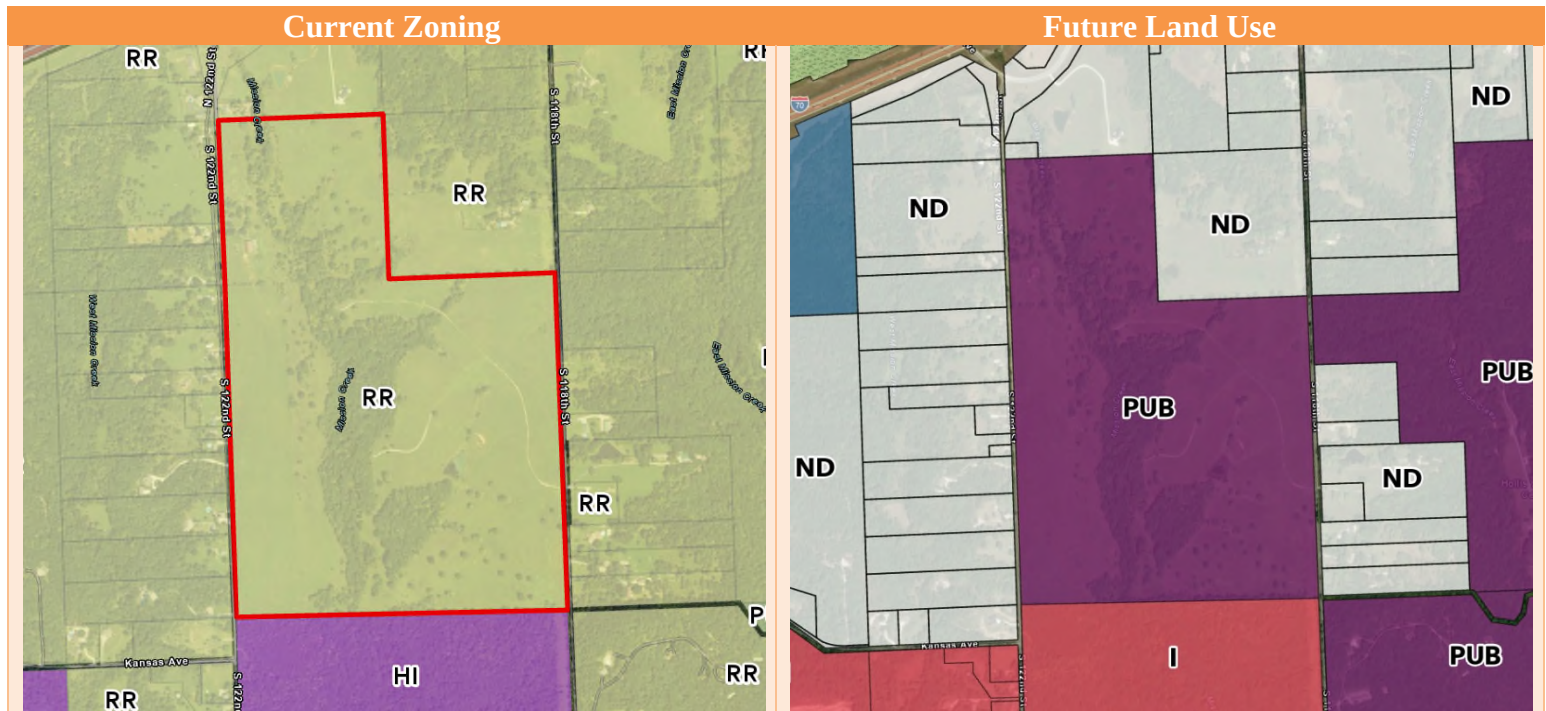


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

VICINITY	LAND USE DESIGNATION	ZONING	CURRENT USE
SUBJECT SITE	Public	RR (Rural Residential)	Agricultural Practices; Undeveloped Land
NORTH	Interstate; Not Designated	RR (Rural Residential)	Dwelling, Single-Family Detached; Agricultural Practices; Undeveloped Land
SOUTH	Industrial	HI (Heavy Industrial)	APAC – Bonner Springs Quarry
EAST	Not Designated; Public	RR (Rural Residential)	Dwelling, Single-Family Detached
WEST	Not Designated	RR (Rural Residential)	Dwelling, Single-Family Detached; Agricultural Practices

FINAL PLAT REVIEW

DIMENSIONAL STANDARDS

Dimensional standards are prescribed by the subject site's zoning designation. The subject site is zoned Rural Residential. Rural Residential dimensional standards are met, with the exception of the lot width-to-depth ratio, for which the applicant applied for a special exception and was granted by the Board of Zoning Appeals in August 2026.

SUBDIVISION STANDARDS

Subdivision Standards, as prescribed by UDO §3.04, “identifies minimum requirements and sizes for City facilities, including utilities, roadways, and parks, that are necessary in order to provide the minimum level of service to protect or promote the public health, safety, and welfare of existing and future residents.” Proposed lots, their access, and design, meet subdivision standards.

There are no changes proposed to the street network. Proposed lots 1 through 6 are accessed on 118th Street. Lot 7 has existing access on 118th Street and 122nd Street. No sidewalks are required for this development.

EASEMENTS

A 60' easement for WaterOne exists along 118th Street. Additional utility easements are located along the front, rear, and sides of all lots. Sanitary sewer easements are unnecessary, as no sewer connections are available in this area — all lots will be serviced by individual septic systems. Additional rights-of-way were secured along 118th and 122nd Street for future street improvements.

PUBLIC IMPROVEMENTS

Utility service extensions are proposed in conjunction with the preliminary plat. Appropriate utility easements have been incorporated into the preliminary plat to accommodate said extensions. Utility providers were notified of the proposed preliminary plat and were provided an opportunity to comment.

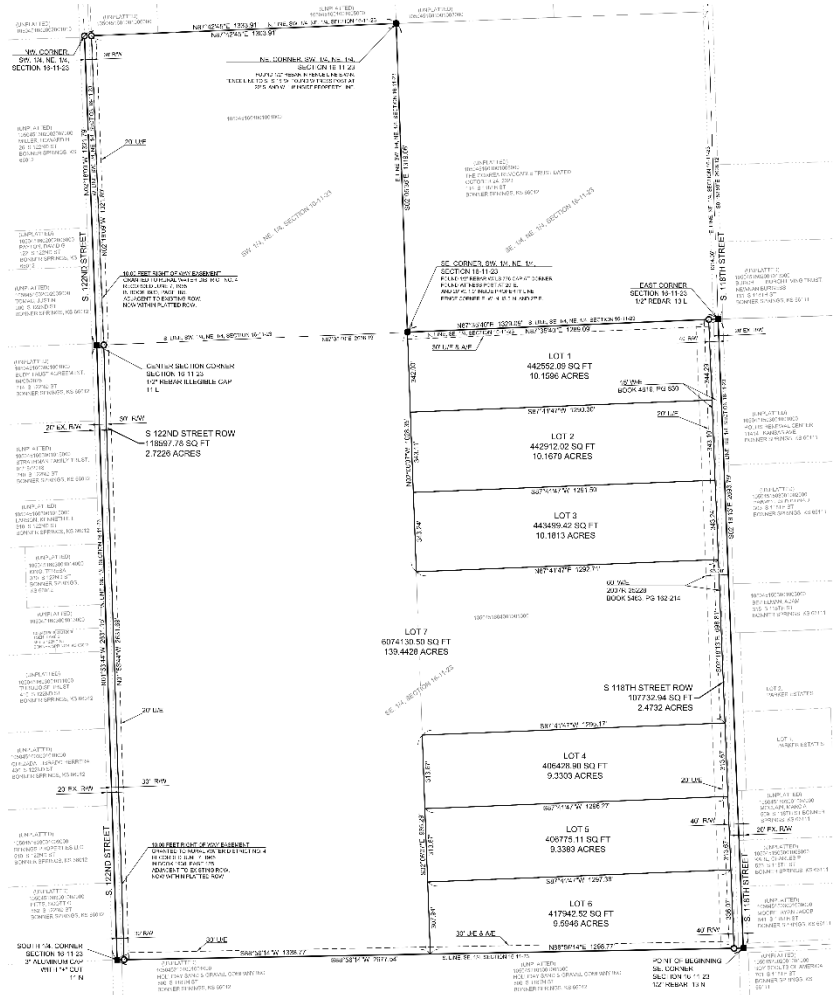


Exhibit 2: Excerpt of proposed final plat for Mission Prairie Farms at Bonner Springs.

ACCESS

Access for lots 1 through 6 will be from 118th Street. Lot 7 has an existing entrance from 118th Street and will maintain additional entrances located along 122nd Street.

TRAFFIC IMPACT

A traffic impact analysis is not required for this application, as the proposed land uses will not generate a 100 total trips during the AM or PM peak hour, or 750 Daily trips as determined by the most recent Trip Generation Estimates published by the ITE.

STORMWATER

All proposed lots are located outside FEMA-designated floodplain areas. A drainage study submitted with the application concluded that, given the large lot sizes and minimal proposed increase in impervious area, this low-density development will not appreciably increase stormwater runoff, and stormwater management facilities are therefore not required.

ADDITIONAL UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS

The items to be submitted with and included on the final plat per the Unified Development Ordinance requirements have been met, the final 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.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Final Plat for **Mission Prairie Farms** located at 400 S. 118th Street for residential and agricultural uses with the following conditions:

1. Final plat shall be filed within one (1) year after approval of preliminary plat and shall be in substantial compliance with approved preliminary plat.
2. The applicant shall adhere to the requirements 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. The applicant shall be responsible for
 - a. All fees associated with building permits and;
 - b. The extension/installation of all utilities to provide services to the development.
5. All construction drawings shall be reviewed and approved prior to construction, including any utility-related drawings.
6. 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.
7. 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.

This item will move to the Governing Body meeting on October 12, 2026 for final action.

FINAL PLAT OF
MISSION PRAIRIE FARMS

PART OF THE EAST 1/2 OF SEC. 16-11-23
IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

DESCRIPTION:

All of the Southwest One-Quarter of the Northeast One-Quarter of Section 16, Township 11, Range 23, and all of the Southeast One-Quarter of Section 16, Township 11, Range 23, in the City of Bonner Springs, Wyandotte County, Kansas, as described by Aaron T. Reuter, Kansas PS-1429, of Schlagel, Kansas LS-54, on August 19, 2026, as follows:

Beginning at the Southeast corner of the Southeast One-Quarter of said Section 16: thence along the South line of the said Southeast One-Quarter, South 88 degrees 56 minutes 14 seconds West a distance of 2677.54 feet to the Southwest corner of the said Southeast One-Quarter of Section 16; thence along the West line of the said Southeast One-Quarter of Section 16, North 01 degrees 53 minutes 44 seconds West a distance of 2631.15 feet to the center section corner of said Section 16; thence along the West line of the said Southwest One-Quarter of the Northeast One-Quarter of Section 16, North 02 degrees 18 minutes 09 seconds West a distance of 1321.79 feet to the Northwest corner of the said Southwest One-Quarter of the Northeast One-Quarter of Section 16; thence along the North line of said Southwest One-Quarter of the Northeast One-Quarter of Section 16, North 87 degrees 42 minutes 45 seconds East a distance of 1333.91 feet to the Northeast corner of said Southwest One-Quarter of the Northeast One-Quarter of Section 16; thence along the East line of said Southwest One-Quarter of the Northeast One-Quarter of Section 16, South 02 degrees 05 minutes 36 seconds East a distance of 1319.06 feet to the Southeast corner of the said Southwest One-Quarter of the Northeast One-Quarter of Section 16; thence along the North line of the said Southwest One-Quarter of Section 16, North 87 degrees 35 minutes 40 seconds East a distance of 1329.09 feet to the Northeast corner of the said Southwest One-Quarter of Section 16; thence along the East line of the said Southwest One-Quarter of Section 16, South 02 degrees 18 minutes 13 seconds East a distance of 2693.79 feet to the Point of Beginning and containing 203.410 acres more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "MISSION PRAIRIE FARMS".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation of said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolve and agree to indemnify the City of Bonner Springs, Kansas, from any expense incurred by any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of waterlines, upon, over, and under these areas outlined and designated on this plat as "Utility Easements" or "U/E" is hereby granted to the City of Bonner Springs, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

A perpetual easement of access over, under, across and upon the areas designated as "Access Easement" is hereby reserved by the undersigned proprietor, his heirs, assigns, or successors for ingress and egress of the owner of Lot 7 as depicted on this plat, their guests and invitees. No obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Access Easement".

NOTES:

1. Basis of bearings is Grid, NAD 83, Kansas North Zone.
2. Address Note: 400 S. 118th Street, Wyandotte County Mapping.
3. FLOOD NOTE: This Property lies within Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain as shown on the Flood Insurance Rate Map 202009C0128D, panel 128 of 210. Prepared by the Federal Emergency Management, Effective Date September 2, 2011.
4. The existing gate and all other existing access points along S. 118th Street and S. 122nd Street are to remain. In addition, the existing fence along S. 118th Street and S. 122nd Street are to remain and the City shall be responsible for replacement or relocation of any fences as part of any road improvements to S. 118th Street and S. 122nd Street that would impact the existing fences and gates. .
5. Parent tract Description: Trustee's Deed Document 2026R-07111. The Southwest Quarter of the Northeast Quarter of Section 16, Township 11, Range 23, in the City of Bonner Springs, Wyandotte County, Kansas; AND The Southeast Quarter of Section 16, Township 11, Range 23, in the City of Bonner Springs, Wyandotte County, Kansas.

APPROVALS:

This plat of "MISSION PRAIRIE FARMS" has been submitted to and approved by the Planning Commission of the City of Bonner Springs, Wyandotte County Kansas. Dated this ____ day of ____, 2026.

By Chairman, Merle E. Parks Secretary, Don E. Slone, AICP, CFM

This acceptance of easements and dedication on land for public use by the governing body in the following form: These easements and rights-of-way accepted by the governing body of Bonner Spring, Kansas, this ____ day of ____, 2026.

Mayor, Tom Stephens City Clerk, Christina Brake

EXECUTION:

IN TESTIMONY WHEREOF, Matthew D. Hurd, Member of RCR Management LLC, has caused this instrument to be executed, this ____ day of August, 2026.

RCR Management LLC

By: Matthew D. Hurd Member

ACKNOWLEDGMENT:

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this ____ day of ____, 2026, before me, the undersigned, a Notary Public in and for said County and State came Matthew D. Hurd, Member of RCR Management LLC, a Limited Liability Company, organized under the laws of the State of Kansas, with its principal place of business in the County of Johnson, State of Kansas, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person duly acknowledged the execution of same to be the act and deed of said company.

Notary Public

My Commission Expires: _____

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.

Reviewed by _____ Date: _____
County Surveyor

REGISTER OF DEEDS

State of KANSAS)
) ss
County of WYANDOTTE)

This is to certify that this is instrument was filed for record in the Register of Deeds office on this ____ day of ____, 2026, at ____ o'clock and is duly recorded.

Susie P. Nelson, Register of Deeds _____, Deputy

SECTION CORNER TIES

- 11 J. NORTH 1/4 CORNER. 2" ALUMINUM CAP WITH "+" CUT
1. SW. 116.50' to found "+" cut on top N. end of RCP end section.
2. NW. 58.93' to found 600 nail W/MKEC washer in SE. face of 21" oak tree.
3. NNE. 54.70' to found 600 nail W/MKEC washer in E. face of 2x36" cottonwood trees.
4. SW. 63.00' to NE. bolt for overhead exit sign.
- 11 L. CENTER SECTION CORNER. 1/2" REBAR WITH ILLEGABLE CAP
1. WNW. 23.35' to found Mag nail in SE. face of power pole.
2. NE. 13.00' to found Mag nail in W. face of Power pole.
3. E. 14.75' to found PK nail in SW. face of fence post.
4. NE. 64.18' to mail box post # 200
- 11 N. SOUTH 1/4 CORNER. 3" ALUMINUM CAP WITH "+" CUT
1. NW. 47.25' to found Mag nail and shiner in E. face of power pole.
2. NE. 44.65' to found nail and shiner in SW. face of power pole.
3. WSW. 25.70' to found Mag and shiner in N. face of 16" tree.
4. SW. 110.13' to found nail and shiner in N. face of power pole.
- 13 J. NORTHEAST SECTION CORNER. 1/2" REBAR
1. NE. 37.10' to found Mag nail W/LS #655 washer in NW. face of power pole.
2. SE. 49.09' to top turn nut fire hydrant.
3. SW. 25.96' to found Mag nail in E. face of power pole.
4. NW. 30.90' to found Mag nail W/LS 655 washer in E. face of fence corner post.
5. NE. 4.10' to found 1/2" rebar.
- 13 L. EAST 1/4 CORNER. 1/2" REBAR IN CENTERLINE OF S. 118TH ST.
1. NE. 24.27' to found Mag nail in S. face of power pole.
2. NW. 29.10' to found Mag nail W/LS655 washer in NE. face of 42" tree.
3. NNW. 45.30' to found Mag nail in E. face of power pole.
4. WSW. 22.05' to found Mag nail in round fence corner post.
- 13 N. SOUTHEAST SECTION CORNER. 1/2" REBAR
1. NE. 23.87' to found nail W/ #533 washer in NW. face of power pole.
2. W. 36.61' to found mag nail in East face of fence corner post.
3. NW. 27.10' to found 3x60D nails in E. face of power pole.
4. W. 24.20' to top turn nut of fire hydrant.
5. W. 4.50' to centerline of S. 118th Street.



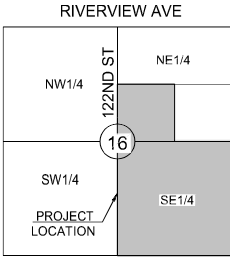
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

DATE 8-19-2026
DRAWN BY SCH
CHECKED BY AR

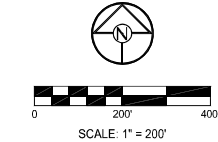
FINAL PLAT OF
MISSION PRAIRIE FARMS

PROJ. NO. 26-108

SHEET NO. 1



SECTION 16-11-R23
LOCATION MAP
SCALE 1" = 2000'



LEGEND:

- FOUND 1/2" REBAR WITH KSL S 54 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- A/E - ACCESS EASEMENT
- W/E - WATERLINE EASEMENT
- - - - - EXISTING LOT AND PROPERTY LINES
- - - - - EXISTING PLAT AND R/W LINES

LOT #	AREA (SF)
Boundary	8,860,571.27
LOT 1	442,552.09
LOT 2	442,912.02
LOT 3	443,499.42
LOT 4	406,428.90
LOT 5	406,775.11
LOT 6	417,942.52
LOT 7	6,074,130.50
S 118TH STREET ROW	107,732.94
S 122ND STREET ROW	118,597.78

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN SEPTEMBER 2026. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
KS# LS-1429

SETBACKS:
FRONT 50 FEET
SIDE - PRIMARY 15 FEET
SIDE - ACCESSORY 10 FEET
REAR - PRIMARY 40 FEET
REAR - ACCESSORY 10 FEET

OWNER/DEVELOPER:

RCR MANAGEMENT LLC
MATT HURD
6902 MARTINDALE RD
SHAWNEE, KS 66218
p 913.915.5863
MHURD@INSCOIND.COM

