



City of Bonner Springs

KANSAS

Tuesday, December 20, 2022

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 - 7:00 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of the meeting minutes from the October 18, 2022 Meeting

Action Review the provided meeting minutes - Approve, Amend or Deny
Recommendation Staff recommends approval as presented
Documents:
1. PC Minutes 10.18.22 draft

OLD BUSINESS

OPEN AGENDA

NEW BUSINESS

1. Site and Landscape Plan - ST-06-22

Action Consider a site and landscape plan for 530 S. 129th Street

Approve as presented
Approve with staff stipulations/recommendations
Deny the plan as presented

Recommendation The Development Staff recommends **approval** of the Site Plan subject to the conditions listed below and to include all **standing conditions** listed above. Staff recommends approval of the site plan application, with the following stipulations:

1. All six (6) Standing Site Plan Conditions shall be adhered to.
 - i. Screening of the exterior dumpster shall adhere to the Zoning Regulations;
 - ii. Changes or deviations from the approved Site Plan shall require resubmittal to the City Planner for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required;
 - iii. Structures shall adhere to all building codes as adopted by the City;
 - iv. An approved Site Plan shall be valid if a building permit is issued within 180 days from the date of approval by the Planning Commission;
 - v. All utilities shall be placed underground; and
 - vi. Erosion control per City Standards is to be installed and maintained during construction.
2. All comments provided by the Design Review Team shall be adhered to as written in the Staff report.
3. All site improvements indicated on the site plan shall be completed as shown or recommended by the DRT.
4. Silt fence needs to be located outside/downstream of the limits of disturbance.
5. Upon approval, two (2) complete full size 24" x 36" and one (1) 11"

x 17" signed and sealed Site Plan shall be submitted to the Planning Department for final approval and release to the Building Department for issuance of a building permit.

Documents:

1. ST-06-22 - SherwinWilliams Site-Landscape Plan

CITY PLANNER'S REPORT

1. Planner's Report

Action None

Recommendation None

Documents:

ADJOURNMENT

MINUTES – 10.18.2022 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, October 18, 2022 – Regular Meeting – 7:00 p.m.

=====

The file that contained the recording for the minutes of this meeting was corrupted and could not be utilized in the preparation of these meeting minutes.

1. Meeting **CALLED TO ORDER** by Chair Gebauer at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Sherri Neff; Larry Clark; Greg Gebauer; Lloyd Mesmer; Vince Bombardier
Virtual – Paul Zeps; Nick Perica
Absent: – Jason Cruse
Quorum Established
Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of September 20, 2022 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda Item #2. Commissioners were awarded time to comment or ask questions.

Motion to **APPROVE** the Consent Agenda was made by Vice-chair Clark and seconded by Commissioner Mesmer.

Chair Gebauer called for a vote.

AYE – Neff, Clark, Gebauer, Mesmer, Perica, Bombardier, Zeps

NAY – None

MOTION PASSED 7 – 0

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

Agenda Item # 4– Lot Split – LS-03-22 request for approval of a Lot Split for Vitt Properties, LLC, located at 328 Clark Street

Chair Gebauer introduced Item #4 and asked for staff's report.

Staff introduced the item as a division of 6 existing lots platted in 1920. These lots were 25' in width and over time had been combined into one parcel and parcel number at the County level, therefore treated as one single parcel. Staff stated that the parcel had never seen homes constructed. Staff stated the applicable reviews had been completed and comments delivered to the applicant and their surveyor.

Chair Gebauer asked if any Commissioners had questions of staff. Chair Gebauer asked if the applicant was present and wished to speak, the applicant was not present. Chair Gebauer asked if there were any other questions of staff; being none Chair Gebauer called for a motion.

Commissioner Bombardier made a motion to **APPROVE** the site plan with Staff's recommendations. Commissioner Mesmer **SECONDED**, the motion.

Chair Gebauer called for a Roll Call vote.

AYE – Bombardier, Neff, Clark, Mesmer, Perica, Zeps, Gebauer

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Agenda Item #5 – Special Use Permit - SUP-07-22 – request for approval of a Special Use Permit, located at 12700 Kaw Drive.

Chair Gebauer introduced Item #5 and asked for staff's report.

Staff introduced the item as an alteration to an existing Special Use Permit. Ad Trend, Inc., currently operates a billboard under SUP-019, this permit allowed for the installation of the billboard in general. This requested special use allows for the south facing sign façade to be transformed into a digital billboard allowing for more advertisers and associated images to be presented. Staff further stated that while digital billboards are not expressly written into the Zoning Regulations currently; a Special Use Permit can apply more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

Chair Gebauer asked if any Commissioners had questions of staff. Commissioner Neff asked if the sign would be equipped with an automatic dimming device to adjust for nighttime. Staff stated this was a requirement of KDOT and not included within Staff's recommendations. Staff further stated that the applicant would need to proceed through the application process with KDOT as well but they required approval from the City prior to reviewing and/or issuing the permit. The applicant also stated that 'yes' they are required to be equipped with automatic dimmers and this billboard would be. Chair Gebauer asked if there were any other questions of staff or the applicant; being none Chair Gebauer called for a motion.

Vice-chair Clark made a motion to **APPROVE** the Special Use Permit with Staff's recommendations. Commissioner Neff **SECONDED**, the motion.

Chair Gebauer called for a Roll Call vote.

AYE – Bombardier, Neff, Clark, Mesmer, Perica, Zeps, Gebauer

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Agenda Item #6 – Comprehensive Plan Amendment – BSCP-01-22 – request for approval of an amendment to the Comprehensive Plan's Future Land Use Map, requested change is from Mixed-Use to Industrial, for Nettleton Seven North Associates, LLC located at 1209 N. 130th Street

Chair Gebauer introduced Item #6 and asked for staff's report.

Staff introduced the item as a sort of continuation from the January 2022 meeting in which this particular parcel was pulled from the applicant's request due to ongoing conversations between staff and the applicant. This particular request is to amend the Comprehensive Plans Future Land Use Map. Staff stated that no significant development has occurred on the property, the FLUM was amended most recently in 2007 to a Mixed-Use category and was subsequently rezoned, but development had not occurred. Staff stated the close proximity to the heavy industrial use to the east was a detriment to the property in question and talked about the difficulty in developing residential along the eastern edge of 1209 as initially presented.

Commissioner Zeps asked if this was initially the same the request as in January. Staff stated yes, this was the same request but indicating a realignment of Nettleton Avenue.

Commissioner Mesmer asked if the reasoning behind the currently layout of Nettleton was done to support a future detour when the potential intersection reconstruction at Kansas Avenue and K-7 took place. Insight into current staff opinion of that intersection and the proposed changes recommended by KDOT was given. Staff further elaborated on what would need to occur farther north of Kansas Avenue to make Nettleton a viable detour.

Curtis Holland – Applicant Representative – gave a slide show that provided information on previous developments and what the appearance of this development would be.

William Block – Applicant – Spoke about the projects that the company has completed in the past, what the intent of this area would be – light industrial with multifamily residential to the north – he spoke about the extension of utilities that would need to occur and that this was the main driver behind needing to move forward with the second building

Deborah Taylor – 901 S. 130th St. – Stated she was the Trustee of her mother's property and had general questions regarding the utility extensions necessary and how the cost of installation may or may not affect the properties in the

area. Staff stated that any costs to extend the sanitary sewer, water, roadway, etc. would rest upon the developers and the properties that they own. Ms. Taylor further stated she would be in favor of the proposal.

Mr. Willet – 926 S. 130th St. – Stated he had no objections to the proposal but stated he was disappointed that it did not materialize and develop as initially planned in 2007.

Discussions between the Commissioners revolved around future access to the park, the layout and routing of Nettleton, Staff stated the applicants had worked with KDOT and Staff to determine an amicable location for the extension through the property. Commissioner Mesmer expressed some displeasure in the proposed alignment of Nettleton, but knowing the applicant had discussions with KDOT and the City as to the proposed location and inclusion of a roundabout he felt better about his final decision.

Chair Gebauer asked if any Commissioners had questions of staff or the applicant; being none Chair Gebauer called for a motion.

Vice-chair Clark made a motion to **APPROVE** the Comprehensive Plan Amendment with Staff's recommendations. Commissioner Perica **SECONDED**, the motion.

Chair Gebauer called for a Roll Call vote.

AYE – Bombardier, Neff, Clark, Mesmer, Perica, Zeps, Gebauer

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Agenda Item #7 – Rezoning – BSRZ-02-22 – request for approval of rezoning, requested change is from C-2 (General Business District) and R-3 (Multifamily Residential District) to I-1 (Light Industrial), for Nettleton Seven North Associates, LLC located at 1209 N. 130th Street

Chair Gebauer introduced Item #7 and asked for staff's report.

Staff introduced the item as a sort of continuation from the January 2022 meeting in which this particular parcel was pulled from the applicant's request due to ongoing conversations between staff and the applicant. This particular request is to rezone the property from C-2 and R-3 to I-1. Staff stated that no significant development has occurred on the property, the FLUM was amended most recently in 2007 to a Mixed-Use category and was subsequently rezoned, but development had not occurred. Staff stated the close proximity to the heavy industrial use to the east was a detriment to the property in question and talked about the difficulty in developing residential along the eastern edge of 1209 as initially presented.

Traffic concerns were discussed regarding entering and exiting off of Kansas Highway 7, Staff stated the requirement to provide a Traffic Impact Study was in the recommendations and that KDOT would be requiring one as well. In the discussion timeframe Staff realized that a preliminary Traffic Impact Study had already been completed and submitted to KDOT and the City for review.

Staff discussed language they discovered while revising the Comprehensive Plan, the question that was posed is not asked in the Comprehensive Plan Change request but is asked as one of the Golden Rules for rezoning, it states the following:

The magnitude of commercial and industrial development is not feasible to project, given the unique setting of Bonner Springs in the UG metropolitan area.

- *The development trends of non-residential growth projected for the Bonner Springs area; and*
- *The public policy of promoting commercial and industrial uses in close-in, contiguous Designated Growth Areas.*

One potential site for a business/industrial park would be the Nettleton Road interchange development area, which should be mixed use shared with retail. Another is the expansion of the city industrial park south of the Kansas River. The site offers an opportunity to expand business park activities that are more intense in size and land use type.

Chair Gebauer asked if any Commissioners had questions of staff or the applicant; being none Chair Gebauer called for a motion.

Vice-chair Clark made a motion to **APPROVE** the Comprehensive Plan Amendment with Staff's recommendations. Commissioner Bombardier **SECONDED**, the motion.

Chair Gebauer called for a Roll Call vote.

AYE – Bombardier, Neff, Clark, Mesmer, Perica, Zeps, Gebauer

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Agenda Item # 8 – goDotte Presentation – Gunnar Hand, Director of Planning and Urban Design with the Unified Government of Wyandotte County gave a presentation of the goDotte County-Wide Mobility Plan. No action was required or taken.

Agenda Item #9 – OPEN AGENDA – None

Agenda Item #10 - CITY PLANNER'S REPORT

Board of Zoning Appeals meeting for the November meeting

Review the revised/updated Comprehensive Plan

Chair Gebauer adjourned the meeting at 7:28pm.

Memorandum

Date: December 20, 2022
To: Mayor and City Council
From: Mark Lee

Subject: Site and Landscape Plan - ST-06-22

Recommendation: The Development Staff recommends **approval** of the Site Plan subject to the conditions listed below and to include all **standing conditions** listed above.
Staff recommends approval of the site plan application, with the following stipulations:

1. All six (6) Standing Site Plan Conditions shall be adhered to.
 - i. Screening of the exterior dumpster shall adhere to the Zoning Regulations;
 - ii. Changes or deviations from the approved Site Plan shall require resubmittal to the City Planner for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required;
 - iii. Structures shall adhere to all building codes as adopted by the City;
 - iv. An approved Site Plan shall be valid if a building permit is issued within 180 days from the date of approval by the Planning Commission;
 - v. All utilities shall be placed underground; and
 - vi. Erosion control per City Standards is to be installed and maintained during construction.
2. All comments provided by the Design Review Team shall be adhered to as written in the Staff report.
3. All site improvements indicated on the site plan shall be completed as shown or recommended by the DRT.
4. Silt fence needs to be located outside/downstream of the limits of disturbance.
5. Upon approval, two (2) complete full size 24" x 36" and one (1) 11" x 17" signed and sealed Site Plan shall be submitted to the Planning Department for final approval and release to the Building Department for issuance of a building permit.

Action: Consider a site and landscape plan for 530 S. 129th Street

Approve as presented
Approve with staff stipulations/recommendations
Deny the plan as presented

Background: The Zoning Regulations state the owner, applicant or developer of property shall submit to the Planning Commission or its designated authority, a site and landscape plan for any building or addition to be constructed in R-3, MX, C-1, C-2, C-S, I-1 or I-2, Special Uses and Planned districts. Site plans at a minimum shall show a unified and organized arrangement of the building and/or buildings, off-street parking, points of ingress or egress, internal traffic circulation, site lighting, landscaping, stormwater calculations, signage, service

facilities, utility locations, building service connections for water, sewer and public utilities, curb lines, neighboring curb cuts, on which the building or buildings are proposed to be located and shall minimize any adverse effects on nearby properties. The site plan and landscape plan should contain all applicable information as required by this section and as detailed on the site and landscape plan applications.

The minimum submittal requirements for a site plan application are listed on the Site Plan "Fact Sheet" to include the Site Plan Features and Engineering Design Requirements that must be submitted with a completed application. The property owner of record must sign the application if the applicant is not the owner of record. Site plans must reflect the current requirements established at the time of submittal. The Planning Commission shall approve all changes to the Site Plan Features and Engineering Design Requirements. The minimum requirements may be reduced by the Planning Department for minor improvements and additions depending upon the intensity of the development.

This project entails the construction of a 4,500 square foot retail building.

Discussion:

Financial Impact: NA

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 5
CASE NO. ST-06-22

Topic: **Site/Landscape Plan** – Consider a site and landscape plan for 530 S. 129th Street.

Narrative: The Zoning Regulations state the owner, applicant or developer of property shall submit to the Planning Commission or its designated authority, a site and landscape plan for any building or addition to be constructed in R-3, MX, C-1, C-2, C-S, I-1 or I-2, Special Uses and Planned districts. Site plans at a minimum shall show a unified and organized arrangement of the building and/or buildings, off-street parking, points of ingress or egress, internal traffic circulation, site lighting, landscaping, stormwater calculations, signage, service facilities, utility locations, building service connections for water, sewer and public utilities, curb lines, neighboring curb cuts, on which the building or buildings are proposed to be located and shall minimize any adverse effects on nearby properties. The site plan and landscape plan should contain all applicable information as required by this section and as detailed on the site and landscape plan applications.

The minimum submittal requirements for a site plan application are listed on the Site Plan “Fact Sheet” to include the Site Plan Features and Engineering Design Requirements that must be submitted with a completed application. The property owner of record must sign the application if the applicant is not the owner of record. Site plans must reflect the current requirements established at the time of submittal. The Planning Commission shall approve all changes to the Site Plan Features and Engineering Design Requirements. The minimum requirements may be reduced by the Planning Department for minor improvements and additions depending upon the intensity of the development.

This project entails the construction of a 4,500 square foot retail building.

Presented by: Mark Lee-City Planner

Staff Recommendation: Staff recommends the Planning Commission approve the site plan for 530 S. 129th Street with the stipulations listed in the Staff report.

DRT Review Comments: Included within staff report

Attachments:

Staff Report (5pgs)

Aerial Image (1pg-included within staff report)

Site Plan Packet (7pgs)

SITE AND LANDSCAPE PLAN FOR 530 S. 129TH STREET – RETAIL SPACE – REQUEST FOR APPROVAL OF THE SITE PLAN AS PRESENTED

MEETING DATE: December 20, 2022
REPORT WRITTEN: November 21, 2022

APPLICANT:

- Matthew Danner
5775 NW 64th Terrace, Suite 203
Kansas City MO 64151

SURVEYOR/ENGINEER

- Atlas Land Consulting
14500 Parallel Road, Suite R
Basehor KS 66007

REQUEST:

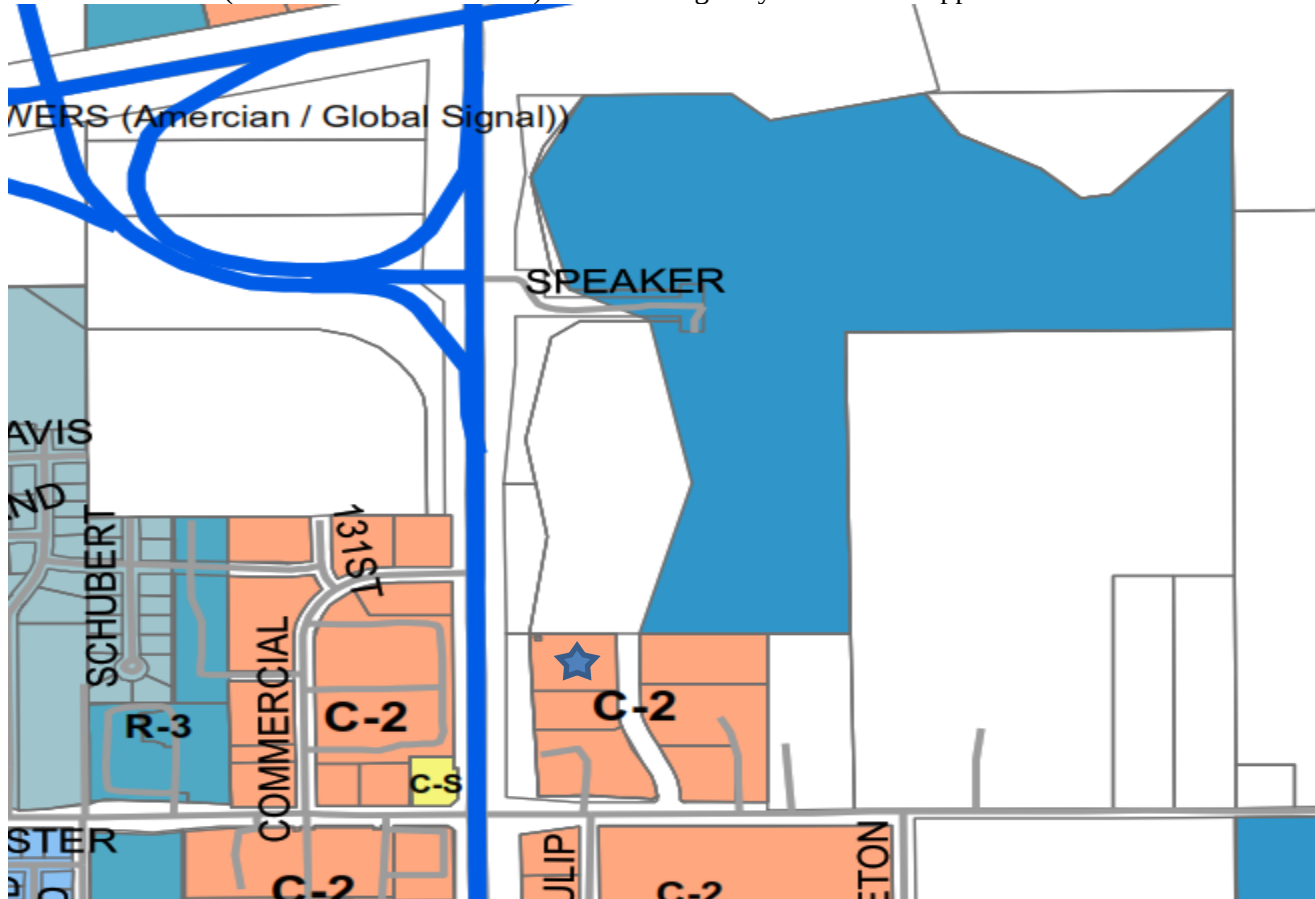
The applicant is requesting approval of the site and landscape plan as submitted.

ZONING:

- The property is currently zoned “C-2” General Business District

SURROUNDING ZONING:

- North - A-1 (Agricultural District) – Commercial frontage lots of Old Dominion Freight Lines
- South - C-2 (General Business District) – Starbucks Coffee
- East - C-2 (General Business District) - Goodwill
- West - C-2 (General Business District) – Kansas Highway 7 – Price Chopper



Star indicates lot in question

SITE INFORMATION:

Location - 530 S. 129th Street

Lot Size - 1.721 +/- acres; 74,982sqft +/-

Building Use - 4,500 +/- square foot retail space – single user

Parking – Retail stores and shops are required 1 space/300sqft of floor area; plus 1 ADA Compliant space/25 spaces

Required - 15 spaces with a minimum of 1 being ADA Compliant

Provided - Twenty-four (24) spaces; plus one ADA Complaint space = total of 25

Landscaping:

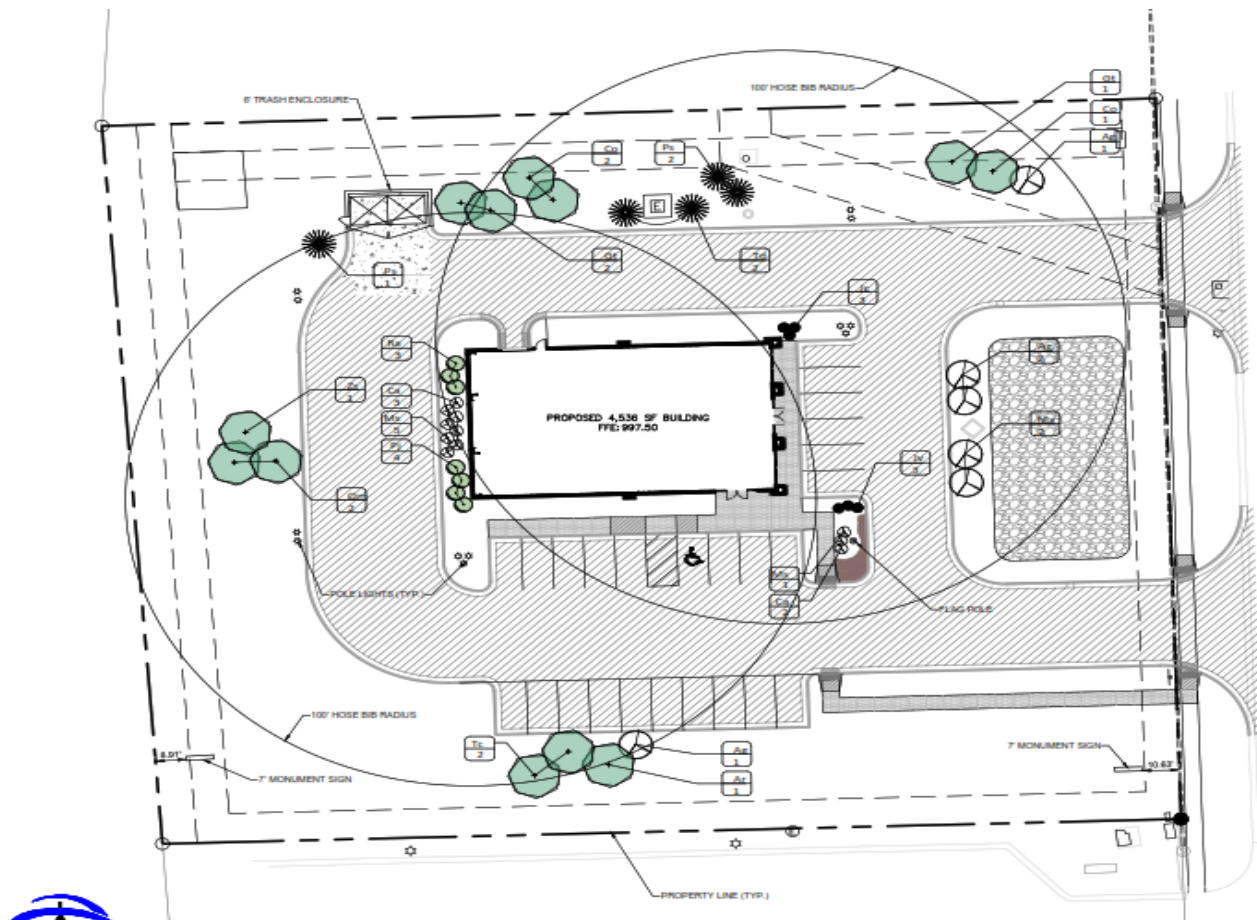
Required - One (1) tree per 40' of street frontage; One (1) tree per 3,000sqft of landscape open space; Not less than 6% of the interior parking lot shall be landscaped; One (1) tree per 10 parking spaces

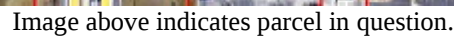
Provided - 22 trees spaced throughout the property; Shrubs and other ground cover plants are scattered throughout the parking lot area and along the west side of the building.

Outdoor Lighting - Indicated on plans – requested a detailed plan for review

Signage - 2 – Monument signs indicated on plans

Trash Enclosure - Indicated





The Zoning Regulations lay out thirteen requirements used to review site plans and ensure they meet the necessary criteria. Those requirements are stated below and followed by Staff's justification.

- Page 14 of 28

5. Architectural design should create visual interest and variety through the use of different mixtures, complimentary colors, shadow lines and contrasting shades. The use of walls and a single color, with little detail or completely blank, is discouraged;
 - i. *The building renderings depict a variety of complimentary colors, varying wall planes and heights creating contrasting shade lines, while the north side of the building is fairly flat and blank, it does indicate differing colors. This area will also be utilized as the delivery area for the building.*
6. Use of substantial amounts of masonry materials (face brick, stucco, stone) is encouraged;
 - i. *The renderings provided indicate a stone veneer wainscoting in areas with a majority of the structure being colored stucco.*
7. The use of aluminum siding, metal roofs panels and extensive mirrored glass surfaces is discouraged;
 - i. *The rendering provided indicate no use of these materials.*
8. Evaluation of building materials shall be based on the quality of its design in relationship and compatibility to building materials in the immediate neighborhood;
 - i. *The rendering provided indicates that the building will be compatible in design to the surrounding buildings, constructed of like materials and acceptable color palette.*
9. The city encourages the use of a variety of architectural design and building materials to give each commercial center a distinct character;
 - i. *The renderings indicate changes in wall plane, the use of colored metal awnings and a stucco façade.*
10. Loading, delivery and service bays shall be oriented away from residential areas and public streets;
 - i. *The delivery bay is located on the north side of the store and oriented away from residential areas and the public street.*
11. Design and proportion of buildings shall be compatible with the scale, design and proportion of existing development in the immediate area;
 - i. *The building proportions and design appear to be compatible with the surrounding development and its existing buildings.*
12. Lengthy horizontal faces should be varied with differing heights, materials, colors, entrance canopies and landscaping; and
 - i. *The building measures roughly 96' x 48', the plans indicate changes in elevations along the wall planes as well as variations of color, depth along the building faces, the use of awnings and landscaping.*
13. Consideration of external traffic circulation.
 - i. *The site is accessed from South 129th, the site will have two drive entrances/exits. The applicant provided a model that indicates any delivery type vehicle will enter at the north entrance and leave via the south entrance with access gained from Speaker Road more so than Kansas Avenue.*

STANDING SITE PLAN CONDITIONS:

1. Screening of the exterior dumpster shall adhere to the Zoning Regulations;
2. Changes or deviations from the approved Site Plan shall require resubmittal to the City Planner for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required;
3. Structures shall adhere to all building codes as adopted by the City;
4. An approved Site Plan shall be valid if a building permit is issued within 180 days from the date of approval by the Planning Commission;
5. All utilities shall be placed underground; and
6. Erosion control per City Standards to be installed and maintained during construction.

CITY PLANNER COMMENTS:

1. Show all lighting locations and heights on the site plan as required, provide a detailed photometric layout;

DESIGN REVIEW TEAM (DRT) COMMENTS:

Building Official:

1. None at this time, building plans to be submitted upon approval

City Engineer:

1. Review and approval of the submitted storm water report must be completed prior to construction

Public Works Director:

1. None at this time

STAFF RECOMMENDATION:

The Development Staff recommends **approval** of the Site Plan subject to the conditions listed below and to include all **standing conditions** listed above. Staff recommends approval of the site plan application, with the following stipulations:

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 - i. Screening of the exterior dumpster shall adhere to the Zoning Regulations;
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5. Upon approval, two (2) complete full size 24" x 36" and one (1) 11" x 17" signed and sealed Site Plan shall be submitted to the Planning Department for final approval and release to the Building Department for issuance of a building permit.

CITY OF BONNER SPRINGS

Community and Economic Development Department

SITE and LANDSCAPE PLAN APPLICATION

Staff Use Only

ST - _____

PC Date: _____

Date Rec'd: _____

Rec'd by: _____

Date: 11/14/2022

Project Address: 530 S 129th St. Bonner Springs, KS

Project Name (if applicable): Bonner Springs Retail Building

Applicant (Print): Matthew Danner Phone: 816-612-5191

Address: 5775 NW 64th Terr. Ste. 203 KCMO 64151

E-mail (required): matthew@windfieldrealestate.com

Name of person/firm preparing the site plan (Print): Atlas Land Consulting

Address: 14500 Parallel Rd, Ste. R Basehor, KS Phone: 913-702-2936

E-mail (required): alex@alconsult-llc.com

Proposed Use and Project Description:

A 1-story commercial vendor with accompanying parking and drive aisles.

General Location/Cross Streets: Kansas Ave. & South 129th St.

Current Zoning: C2 Lot/Tract Size (sq.ft./acres): 75,380/1.73

Is the Property Platted: ☒ Yes ☐ No

If Yes, Subdivision Name: Bonner Springs Pointe I Block/Lot(s): 3&B

If No, Provide full legal description – a separate sheet maybe used:

N/a

Exterior building materials along street frontages: Gray Stucco

Size, height, and location of any proposed sign(s): 7' h x 8' w

Total Street Frontage (LF): 252 Building Sq. Ft.: 4500

Parking Provided: 25 Handicapped Spaces Provided: 1 Van Accessible? Yes

Parking Required: 15 Handicapped Spaces Required: 1

Total Impervious Area (sq. ft.):

Note: Location and Description of Easements must be noted on the Site Plan with dimensions.

I hereby certify that the information herein submitted is complete, true, and accurate. That I have reviewed the development process and the landscape plans contain all the information required by the zoning ordinance.

SIGNATURE OF APPLICANT: Date:

APPLICANT'S NAME (PRINTED):

DOES THE APPLICANT HAVE PERMISSION FROM THE OWENER(S) TO APPLY?

Yes ☒ No ☐

IF REQUESTED, CAN THE APPLICANT PROVIDE A LETTER OF CONSENT FROM THE OWNER(S)?

Yes ☒ No ☐

=====

Site & Landscape Plan Review Process

A pre-application meeting with the City Planner is required prior to application submittal. Call to set an appointment -- 913-667-1708

Submittal Requirements

- ☒ Completed and signed application
- ☒ Eight (8) 11" x 17" copies of a scaled site plan (see site & landscape guidelines page)
- ☒ Check for \$400.00 – made payable to the City of Bonner Springs for application fee
- ☒ PDF copy of all drawings must be emailed to the City Planner

Additional fees

City staff will prepare and post a Notice of Public Hearing sign.

- Applicants will be billed \$25 for the first sign and \$10 for each additional sign, if applicable.

Meetings

The Planning Commission holds a public meeting and votes on the application.

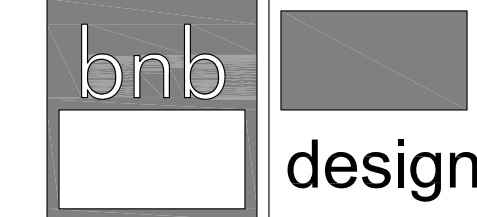
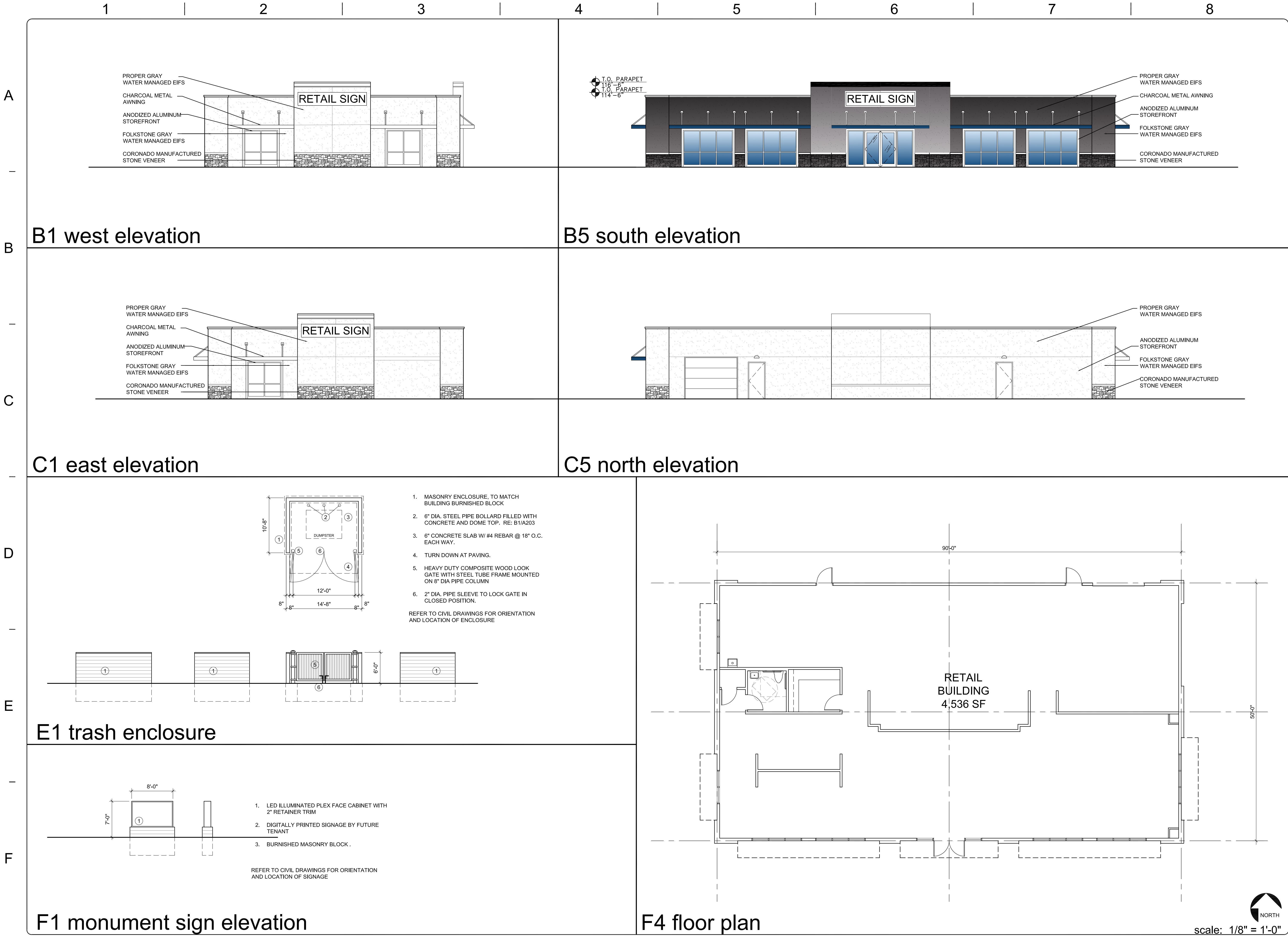
- Planning Commission meetings are typically on the third (3rd) Tuesday of each month at 7:00 PM

Questions

Contact the City Planner at 913-667-1708

Reference

See attached Site, Landscape, & Engineering Design Requirements Fact Sheets



architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph

I, Erin Bardon, a Kansas registered Architect #5179 have prepared the drawings and assume responsibility for the sheets numbered A101 for the project: Bonner Springs Retail Building

Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.

The architect is not responsible for the design of the electrical, plumbing, civil engineering, landscaping, structural, signage not specified and fire sprinkling or fire suppression systems; and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components, and equipment, as well as the method in which they are installed on the project by others. The architect is not hired or responsible for certification, during construction or upon completion of construction. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.

The licensed professional whose stamp appears on the other sheets (other than noted above) shall be responsible for those items in paragraph three above.

Bonner Springs Retail Building
530 S 129th Street
Bonner Springs KS 66012

STAMP

REVISION DATE:

1
2
3
4
5
6
7
8

ISSUE DATE: 11/22/22



scale: 1/8" = 1'-0"

BONNER SPRINGS RETAIL BUILDING

530 SOUTH 129TH ST
BONNER SPRINGS, KS 66012

SE $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 11S, RANGE 23E

SITE & LANDSCAPE PLAN

INDEX OF SHEETS

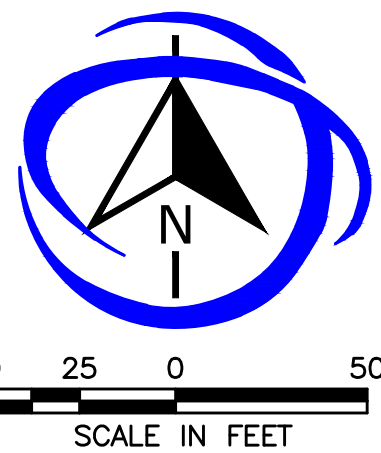
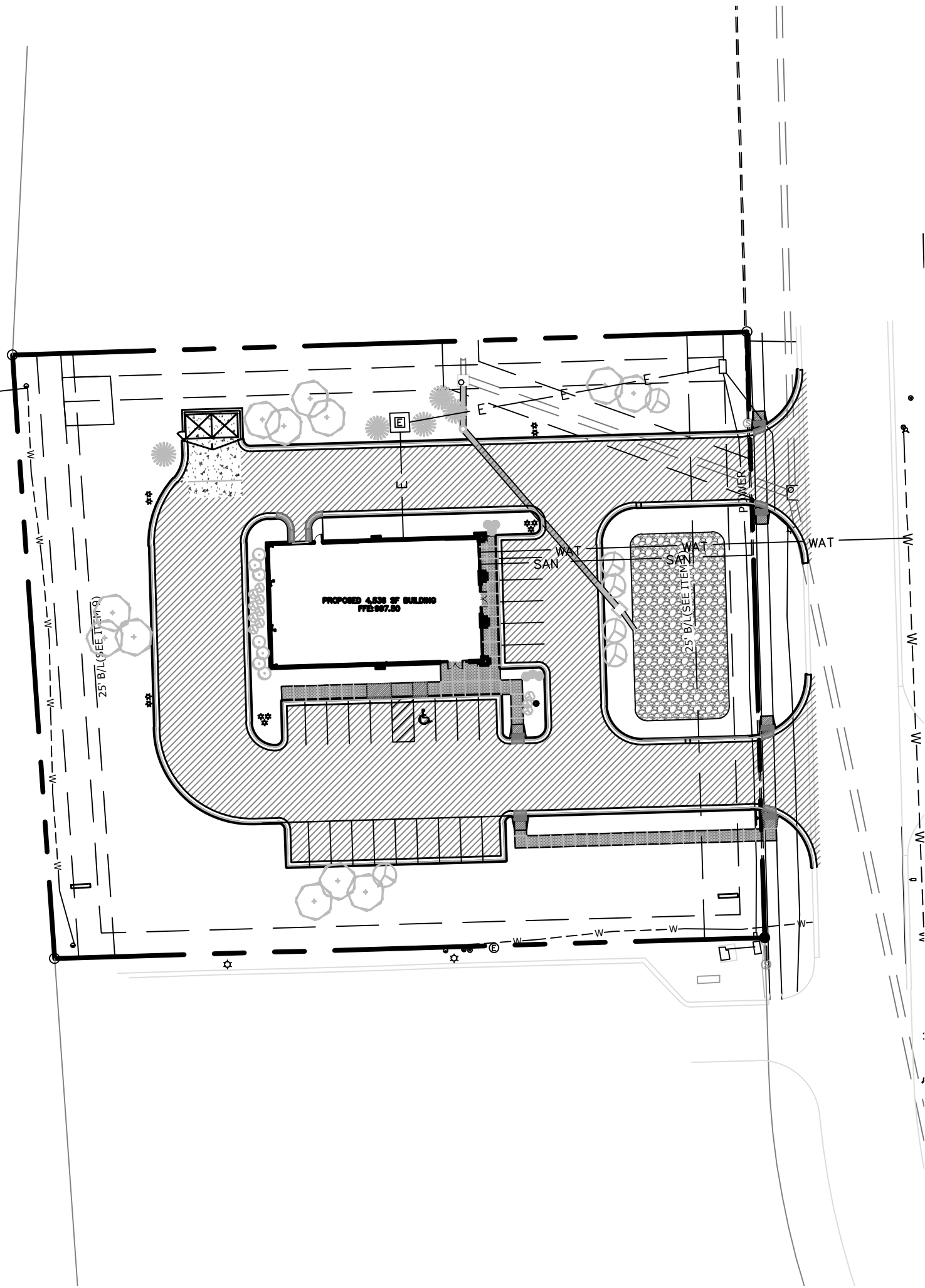
C-001	COVER SHEET
C-101	DIMENSION PLAN
C-102	TRUCK TURNING
C-201	STORM PLAN
C-301	GRADING PLAN
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS

SITE DATA

ITEM	UNIT	QUANTITY
IMPERVIOUS AREA INCREASE	CF	42%
SITE AREA	AC	1.73
DISTURBED AREA	AC	1.41
EARTHWORK CUT	CY	725
EARTHWORK FILL	CY	725

PROPERTY DESCRIPTION PER TITLE COMMITMENT NUMBER: NSKC000079 VIA NATIONAL SECURED TITLE, LLC DATED 01/10/2022 AT 8:00 AM

LOT 3 AND TRACT B BONNER SPRINGS POINTE I, A SUBDIVISION OF LAND IN BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.



VICINITY MAP

N.T.S.

UTILITY CONTACTS

BONNER SPRINGS UTILITY DEPARTMENT
913-441-1961

EVERGY
800-383-1183

ATMOS ENERGY
866-322-8667

KANSAS GAS SERVICE
800-794-4780

AT&T
800-288-2020

SPECTRUM
833-267-6094



THE UTILITIES AS SHOWN IN THESE DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE, IT IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

DEVELOPER INFORMATION

MATTHEW DANNER
BONNER 7, LLC
5775 NW 64TH TERRACE, SUITE 203
KANSAS CITY, MO 64151
816.612.5191

CONSULTING ENGINEER INFORMATION

ATLAS LAND CONSULTING
14500 PARALLEL RD R BASEHOR, KS 66007
913.530.8422
ANDREA WEISHAUBT
andrea.weishaubt@atlassurveyors.com



STEVE WARGER, PE

RETAIL BUILDING

SITE & LANDSCAPE PLAN
530 S 129TH ST
BONNER SPRINGS, KS 66012

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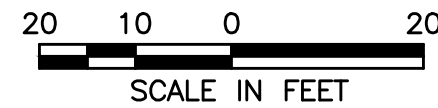
PREPARED FOR:

MATTHEW DANNER
BONNER 7, LLC
816.728.4764

PROJECT #: 22-0055
ISSUE DATE: 11/14/2022

COVER SHEET

C-001



RETAIL BUILDING

SITE & LANDSCAPE PLAN

330 S 129TH ST
BONNER SPRINGS, KS 66012

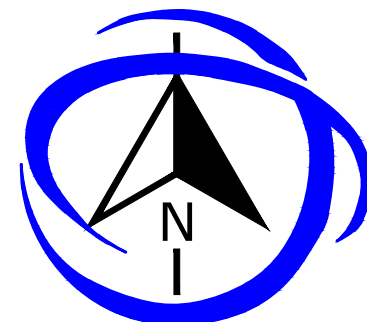
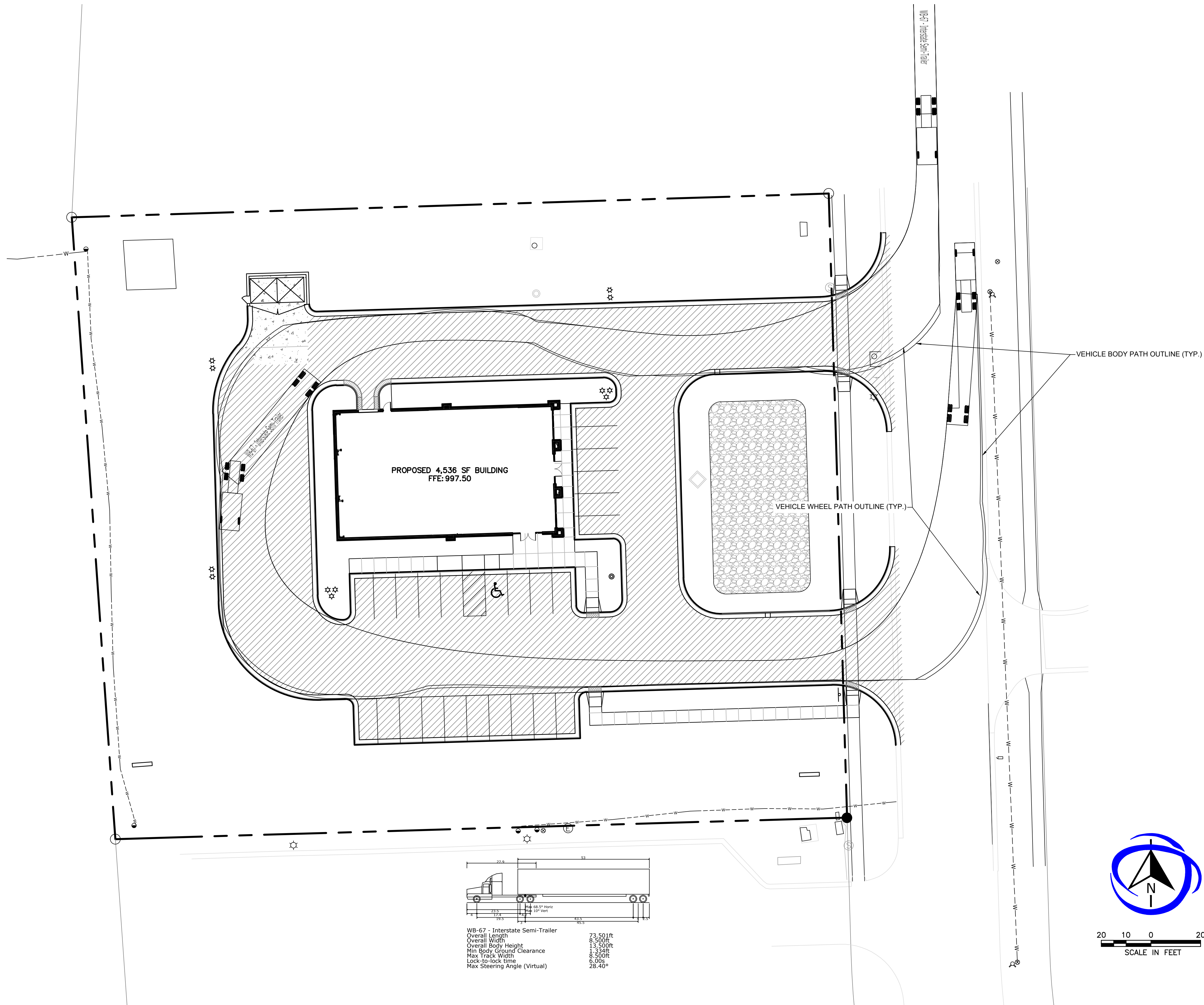
FOR PERMIT

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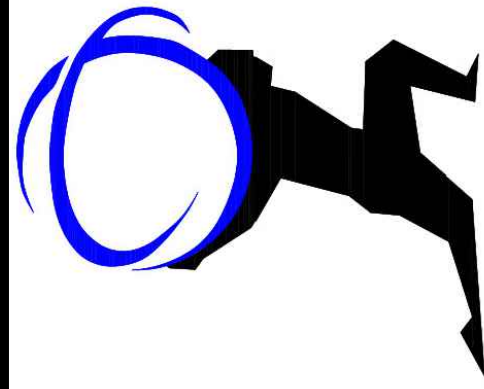
DIMENSION PLAN

C-101



20 10 0 20

SCALE IN FEET



STEVE WARGER, PE

RETAIL BUILDING

SITE & LANDSCAPE PLAN

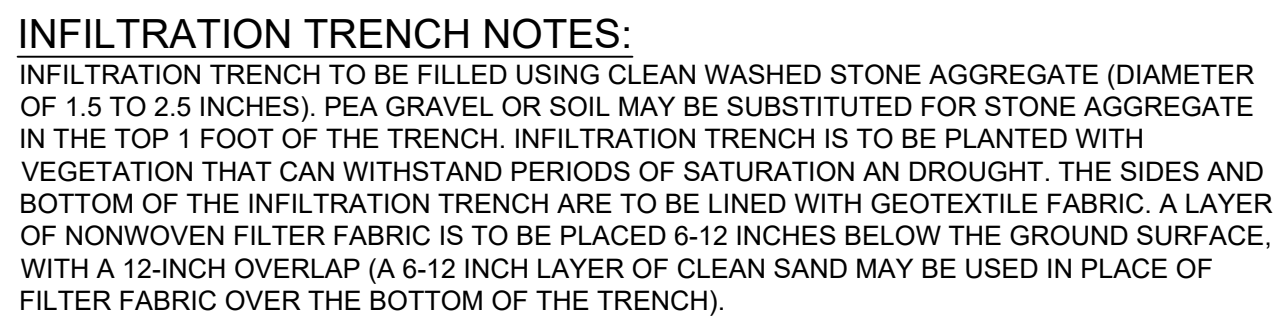
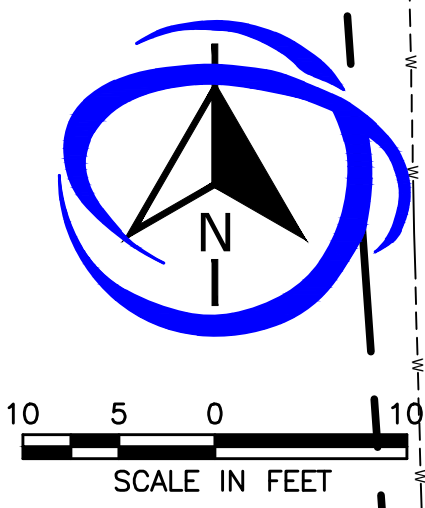
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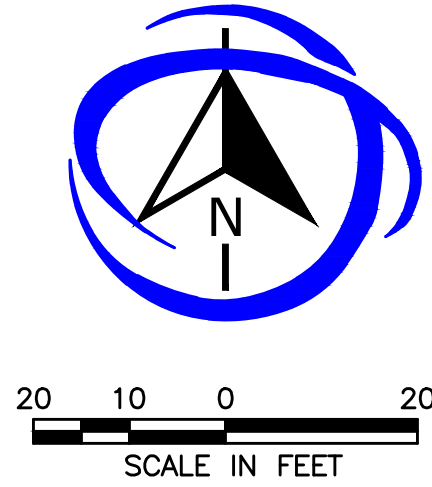
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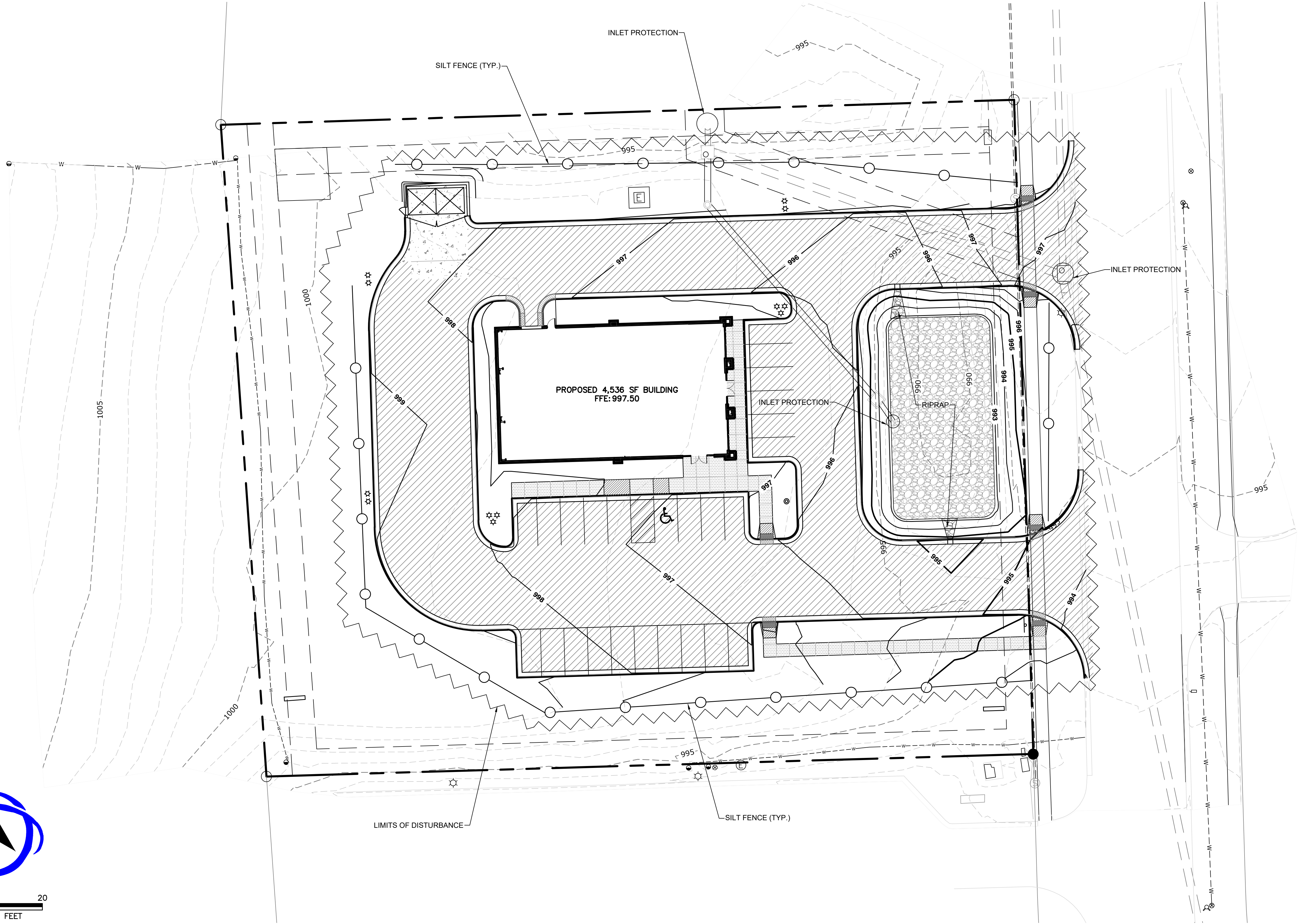
TRUCK TURNING

C-102





- EXISTING MINOR CONTOUR (1' TYP.)
- EXISTING MAJOR CONTOUR (5' TYP.)
- PROPOSED MINOR CONTOUR (1' TYP.)
- PROPOSED MAJOR CONTOUR (5' TYP.)



STEVE WARGER, PE

RETAIL BUILDING

SITE & LANDSCAPE PLAN
530 S 129TH ST
BONNER SPRINGS, KS 66012

FOR PERMIT			
NO.	BY	DATE	REVISION
	UP	TAE 11/14/22	ORIGINAL SUBMITTAL

PREPARED FOR:
MATTHEW DANNER
BONNER 7, LLC
816.728.4764

PROJECT #: 22-0055
ISSUE DATE: 11/14/2022

GRADING PLAN

C-301

ALC
ATLAS LAND CONSULTING
SURVEYING & ENGINEERING
913.702.5073
606 Jefferson Hills Court, Lawrence, Kansas 66044
ANDREA@ALCONSULT.LLC.COM

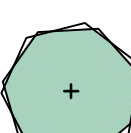
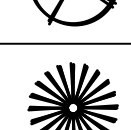
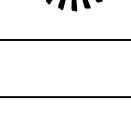
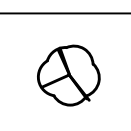
MICHAEL McGREW, RLA

RETAIL BUILDING

SITE & LANDSCAPE PLAN
530 S 129TH ST
BONNER SPRINGS, KS 66012

ZONING REQUIREMENTS			
DESCRIPTION	ZONING	EXISTING	PROPOSED
Front Yard	C-2	20'-0"	No Change Requested
Side Yard		None	
Rear Yard		20'-0"	
Parking Lot		4'-0"	
Encroachments		None	
Screening of Enclosures			Min. 6' solid opaque fence
Additional Buffering			landscaping and berming
1 tree/40' frontage		251'-0"	7 trees
1 tree/3ksf L.O.S.		43315 SF	15 trees

LANDSCAPE MATERIAL

SYMBOL	ID	BOTANICAL NAME	COMMON NAME	CONT.	CAL	QTY.
GENERAL LANDSCAPE TREES						
	Ar	<i>Acer rubrum</i> 'October Glory'	October Glory Maple	B&B	0'-2"	1
	Gt	<i>Gleditsia Triachanthos</i> 'Skyline'	Skyline Honeylocust	B&B	0'-2"	3
	Qm	<i>Quercus macrocarpa</i>	Bur Oak	B&B	0'-2"	2
	Co	<i>Quercus muehlenbergii</i>	Chinkapin Oak	B&B	0'-2"	3
	Tc	<i>Tilia Cordata</i>	Littleleaf Linden	B&B	0'-2"	2
	Zs	<i>Zelkova Serrata</i> 'Musashino'	Sawleaf Zelkova	B&B	0'-2"	1
	Ag	<i>Acer griseum</i>	Paperbark Maple	B&B	0'-2"	3
	Mx	<i>Malus</i> sp. 'Prairiefire'	Prairiefire Crabapple	B&B	0'-2"	3
	Ps	<i>Pinus strobus</i>	White Pine	B&B	6' HT.	3
	Td	<i>Taxodium distichum</i>	Bald Cypress	B&B	6' HT.	2
SHRUBS AND GROUNDCOVER						
	Pj	<i>Pieris japonica</i> 'Mountain Fire'	Mountain Fire Pieris	5 GAL.		4
	Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	5 GAL.		3
	Cp	<i>Chamaecyparis pisifera</i> 'Lemon Thread'	Lemon Thread False Cypress	5 GAL.		4
	Jc	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	5 GAL.		3
	Jv	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	5 GAL.		3
	Ca	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	3 GAL.		5
	Ms	<i>Miscanthos sinenses</i> 'Morning Light'	Morning Light Maidengrass	3 GAL.		6
		GROUNDCOVER				

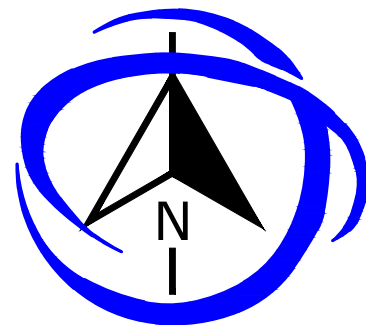
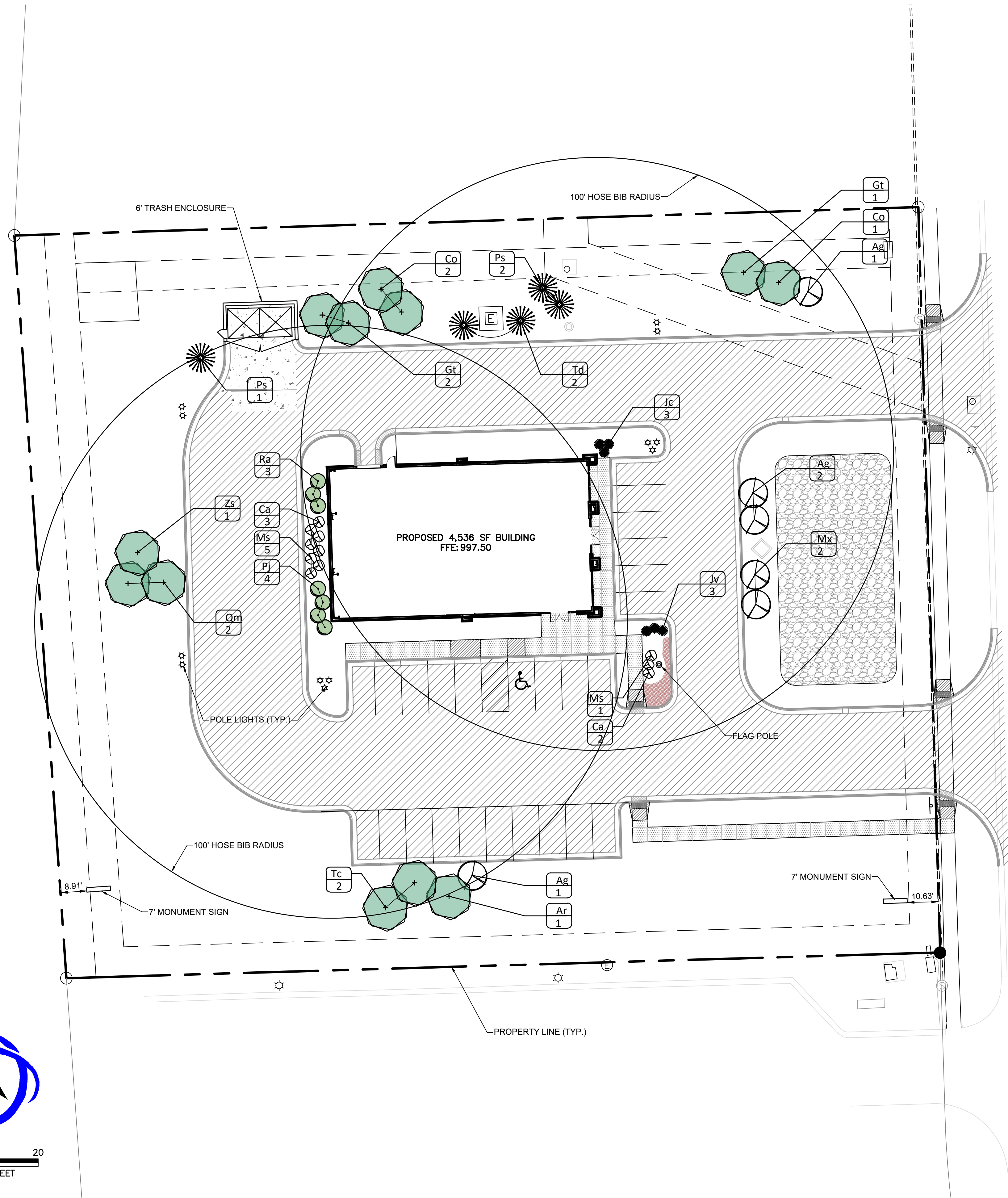
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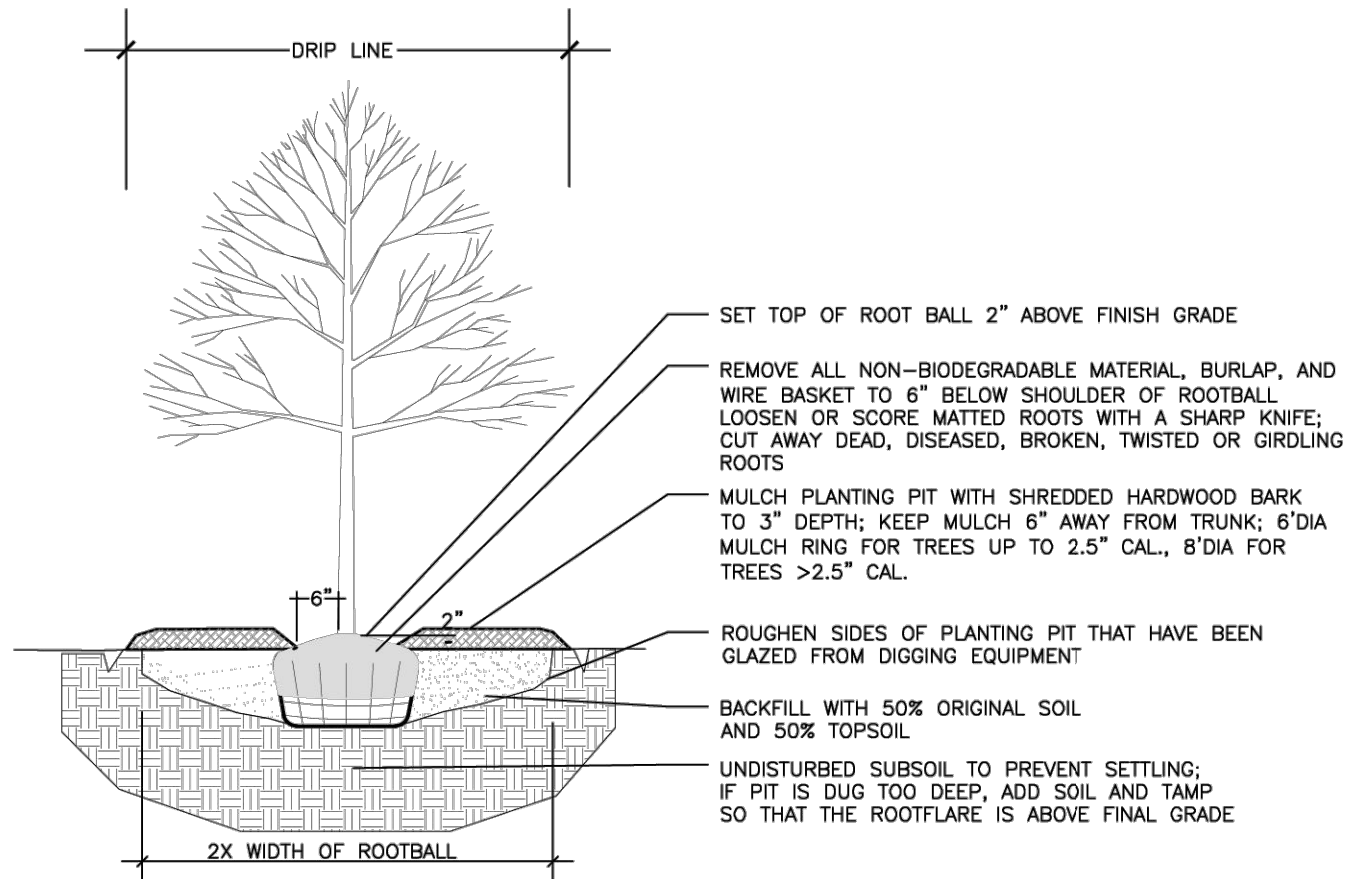
LANDSCAPE PLAN

L-100



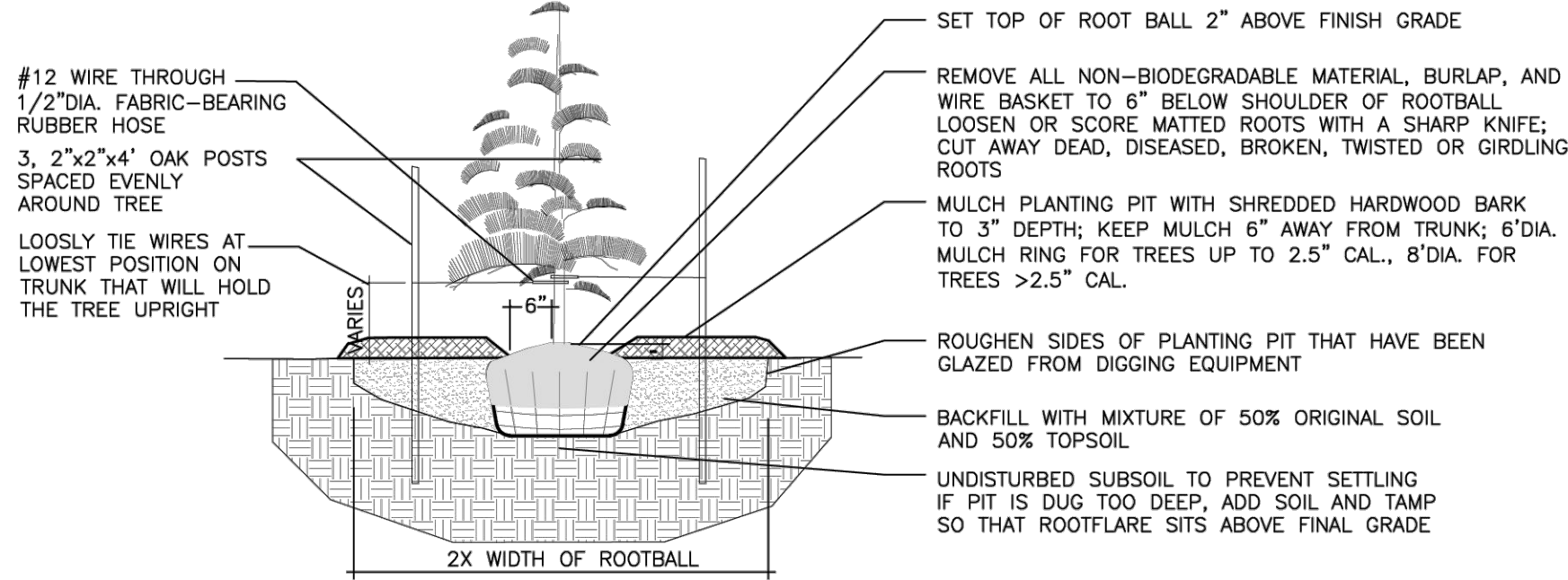
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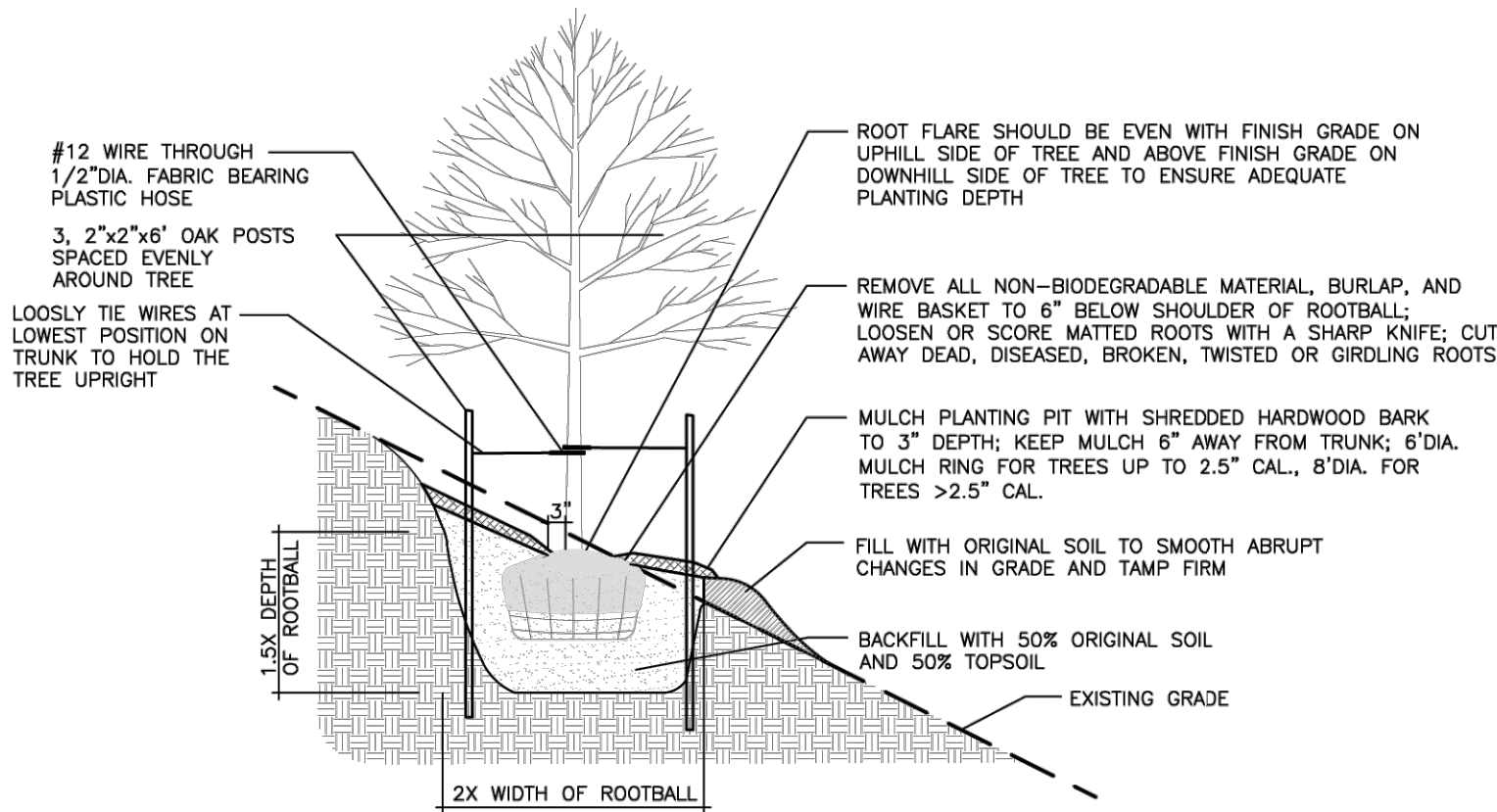
1 DECIDUOUS TREE PLANTING DETAIL

NTS



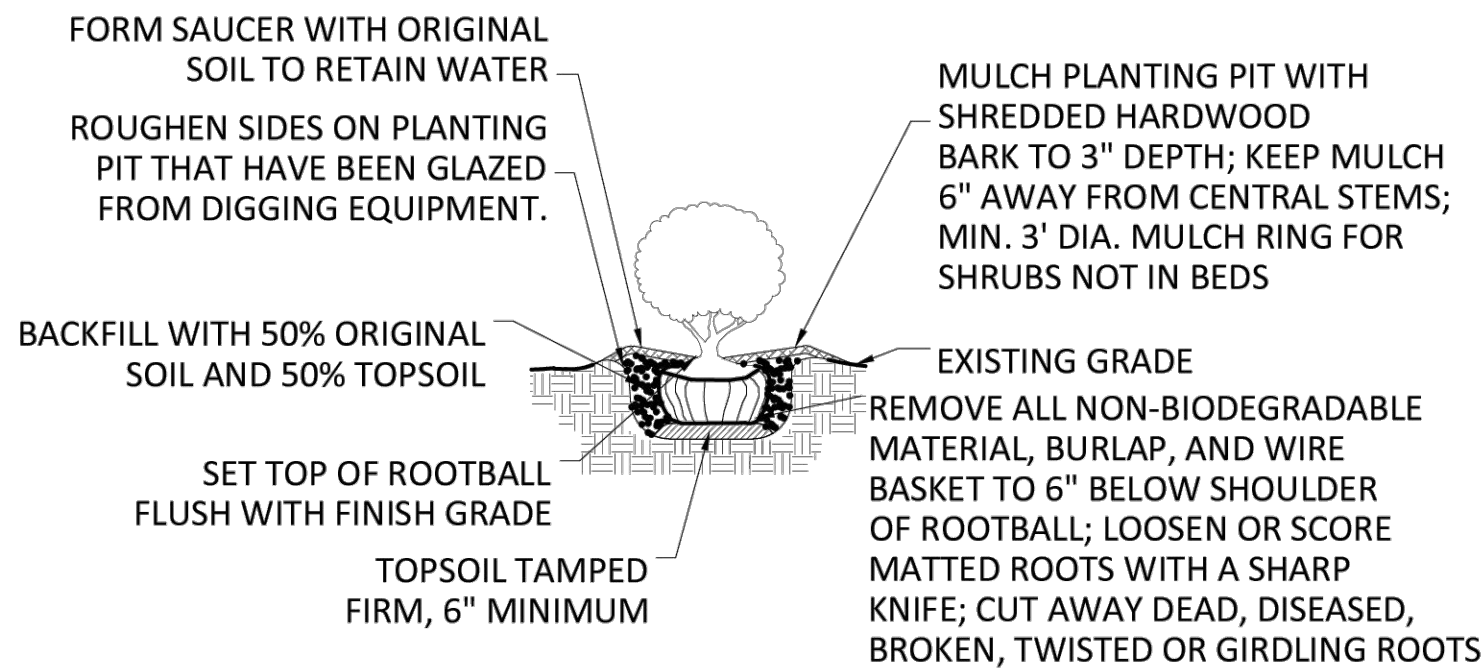
2 CONIFER/EVERGREEN PLANTING DETAIL

NTS



3 TREE PLANTING ON STEEP SLOPES (>2:1)

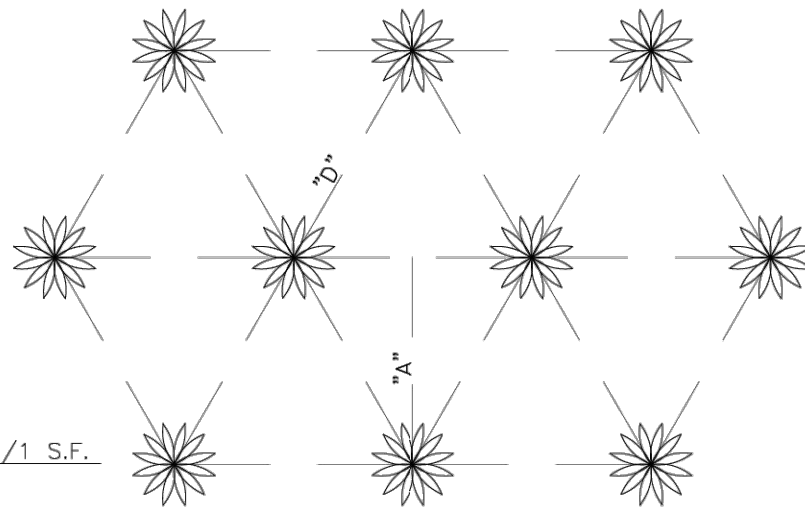
NTS



4 SHRUB and TALLGRASS PLANTING DETAIL

NTS

- NOTE:
- GROUNDCOVERS & BULBS TO BE PLANTED ON TRIANGULAR GRID.
 - SEE PLANT LIST ON SHEET L100 FOR REQUIRED SPACING.



SPACING "D"	ROW WIDTH "A"	NO. OF PLANTS/1 S.F.
6" O.C.	5.2"	4.61
8" O.C.	6.93"	2.60
10" O.C.	8.66"	1.66
12" O.C.	10.4"	1.15
15" O.C.	13.0"	.738
18" O.C.	15.6"	.512
24" O.C.	20.8"	.330

5 GROUNDCOVER SPACING

NTS

LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
2. ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS BY THE CITY OF BONNER SPRINGS, KANSAS AND THE LEASE AGREEMENT (REFER TO EXHIBIT C).
3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
4. ALL LANDSCAPE MATERIAL QUANTITIES SHOWN SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL VERIFY QUANTITIES: CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN/DRAWN CALCULATIONS PRIOR TO INSTALLATION.
5. THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEW PAVEMENT, CURBING, OR OTHER COMPLETED CONSTRUCTION ITEMS INCURRED DURING THE LANDSCAPE INSTALLATION.
6. NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
7. MULCH SHALL BE COMPRISED OF COARSE CHIPPED OR SHREDDED HARDWOOD BARK (eg. CYPRESS MULCH, CEDAR MULCH). MULCH SHALL COME FROM A REPUTABLE SOURCE FREE OF WEED SEEDS.
8. ALL SHRUB BEDS SHALL BE MULCHED TO A DEPTH OF 3"-4" INCHES.
9. ALL MULCHED AREAS NEXT TO LAWN AREAS SHALL HAVE A MANICURED 4"-6" DEPTH EDGE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION DESIGN. DESIGN SHALL BE A MULTI-ZONED SYSTEM THAT COMPLIES WITH INDUSTRY STANDARDS FOR DESIGN AND PERFORMANCE. IRRIGATION SYSTEM DESIGN SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO PURCHASE OF IRRIGATION MATERIALS.
11. ALL PLANT MATERIAL DELIVERED ON SITE SHALL COMPLY WITH THE GENERAL STANDARDS FOR NURSERY STOCK AS DEFINED BY THE MOST RECENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT, INCLUDING (BUT NOT EXCLUSIVELY INCLUDING) FORM, HABIT, VIGOR, HEALTH, AND MEASURE.
12. ALL MATERIALS INSPECTED ON SITE AND FOUND TO BE UNACCEPTABLE DUE TO EVIDENCE OF DISEASE, INSECTS, OR FUNGAL GROWTH SHALL BE REMOVED FROM THE SITE ON THE DAY OF THE INSPECTION.
13. ALL SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZE. ALL MATERIAL SHALL MEET THE MINIMUM DIAMETERS, DEPTHS, AND CUBIC VOLUMES PER THE "AMERICAN STANDARD FOR NURSERY STOCK". MATERIAL SMALLER THAN THE MINIMUM ACCEPTED SIZE SHALL NOT BE ACCEPTED. ANY MATERIAL INSTALLED THAT DOES NOT MEET THESE MINIMUM SIZE REQUIREMENTS SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER.
15. CONTRACTOR SHALL INCLUDE A ONE YEAR GUARANTEE PERIOD FOR ALL PLANT MATERIAL AND LANDSCAPE WORK. THIS PERIOD SHALL BEGIN FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER AND CONTINUE FOR 365 DAYS FROM THIS DATE. PLANT MATERIAL WHICH IS NOT IN GOOD LIVING CONDITION (E.G. DEAD, SIGNIFICANT EVIDENCE OF DECLINE OR DIEBACK, SUBSTANTIAL DAMAGE FROM INSECTS OR DISEASES) DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR AND OWNER SHALL AGREE ON THE INSTALLATION TIMEFRAME FOR REPLACEMENT MATERIAL SO AS TO OCCUR DURING NORMAL PLANTING SEASONS.
16. THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP AND QUALITY CONTROL INSPECTION.
17. "CONTRACTOR" SHALL REFER TO THE GENERAL CONTRACTOR AWARDED THIS SCOPE OF WORK TO COMPLETION, AND ANY SUBCONTRACTOR AWARDED THIS SCOPE OF WORK BY THE AWARDED CONTRACTOR. "LANDSCAPE ARCHITECT" SHALL REFER TO THE LICENSED LANDSCAPE ARCHITECT WHO HAS SEALED THESE CONSTRUCTION DOCUMENTS. "OWNER" SHALL REFER TO THE FINAL OWNER OF THIS PROPERTY AT ANY TIME DURING THE BIDDING, AWARD, CONSTRUCTION, AND MAINTENANCE PERIOD, OR THEIR ASSIGNED REPRESENTATIVE. IF THERE IS A DISCREPANCY IN THE DEFINITION OR TERMINOLOGY OF SAID TERMS PROVIDED IN THE GENERAL CONDITIONS OF THE AWARDED CONTRACT, THE DEFINITION OR TERMINOLOGY STATED IN THE GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THE DEFINED TERMINOLOGY IN THIS NOTE.
18. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASURED DIMENSIONS.



MICHAEL McGREW, RLA

RETAIL BUILDING

SITE & LANDSCAPE PLAN

530 S 129TH ST
BONNER SPRINGS, KS 66012

FOR PERMIT			
NO.	BY	DATE	ORIGINAL SUBMITTAL REVISION
1	UP	TAE 11/14/22	

PREPARED FOR:

MATTHEW DANNER
BONNER 7, LLC
816.728.4764

PROJECT #: 22-0055
ISSUE DATE: 11/14/2022

LANDSCAPE DETAILS

L-101

Memorandum

Date: December 20, 2022
To: Mayor and City Council
From: Mark Lee

Subject: Planner's Report

Recommendation: None

Action: None

Background: NA

Discussion:

1. January meeting will have a request for a Comprehensive Plan land use amendment and subsequent rezoning for a property located at 720 N. 118th Street.
2. Continue to review the revised Comprehensive Plan – provide feedback and questions
3. Discussion regarding the sizes of accessory buildings in the A and A-1 zoning district
 - i. Look at a square foot per acre?
 - ii. Increased setbacks per an increase in square foot?

Financial Impact: NA