



City of Bonner Springs

KANSAS

Tuesday, January 17, 2023

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

PLANNING COMMISSION WORKSESSION - 6:30pm

PLANNING COMMISSION MEETING - 7:00 p.m.

The meeting is open to the public.

WORKSESSION - 6:30pm

1. Uniform Development Ordinance Update – Freese and Nichols – Dawn Warrick

Action None

Recommendation None

Documents:

PLANNING COMMISSION MEETING - 7:00 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of minutes from the December 20, 2022 meeting

Action Approve, Amend or Deny the minutes as submitted

Recommendation Approve as presented

Documents:

1. PC Minutes 12.20.22 draft

OLD BUSINESS

NEW BUSINESS

1. PUBLIC HEARING: Comprehensive Plan Change – BSCP-02-22

Action **Consider a request** to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 720 N. 118th Street.

Recommendation Staff recommends that the Future Land Use Map be amended to reflect the proposed industrial use for the parcel at 720 N. 118th Street.

In Staff's opinion, the proposed Speedway Commerce Center - industrial uses to the east and surrounding area, and the proximity to a major intersection at Interstate 70 and North 110th - make development of this parcel as an industrial warehousing and/or logistics center a viable option.

Documents:

1. Complete Agenda Item-720 N. 118th- Comp Plan Change-BSCP-02-22

2. PUBLIC HEARING: Request for Rezoning – BSRZ-03-22

Action **Consider a request** for approval of a zoning change from MX (Mixed Use) to the zoning category of I-1 (Light Industrial) for 720 N. 118th Street.

Recommendation Staff recommends the Planning Commission approve the requested zoning change for 720 N. 118th Street from MX (Mixed-Use) to I-1 (Light Industrial) as presented.

Documents:

1. Complete Agenda Item-720 N. 118th St-BSRZ-03-22

3. Site Plan Review – ST-07-22 – 11939 Kaw Drive

Action **Consider a site and landscape plan** for 11939 Kaw Drive – Eldon Hix (owner).

Recommendation

Documents:

1. Complete Agenda Item ST-07-22 - 11939 Kaw Drive Site Plan

OPEN AGENDA

CITY PLANNER'S REPORT

1. City Planners Report

Action None

Recommendation None

Documents:

1. COMPREHENSIVE PLAN COMPARISON
2. Accessory Building Regulations - revised 1.10.23

ADJOURNMENT

Memorandum

Date: January 17, 2023
To: Mayor and City Council
From: Mark Lee

Subject: Approval of minutes from the December 20, 2022 meeting

Recommendation: Approve as presented

Action: Approve, Amend or Deny the minutes as submitted

Background: Minutes are attached

Discussion: None

Financial Impact: NA

MINUTES – 12.20.2022 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, December 20, 2022 – Regular Meeting – 7:00 p.m.

=====

1. Meeting **CALLED TO ORDER** by Chair Gebauer at 6:59 p.m.

ROLL CALL

Planning Commissioners Present: Larry Clark; Greg Gebauer; Lloyd Mesmer; Vince Bombardier; Paul Zeps; Jason Cruse; Nick Perica

Absent: – Sherri Neff

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of October 18, 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 Commissioner Mesmer and seconded by Commissioner Bombardier.

Chair Gebauer called for a vote.

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

NAY – None

MOTION PASSED 7 – 0

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

Agenda Item # 4– Site Plan - ST-06-22 – Consider a site and landscape plan for 530 S. 129th Street.

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

Staff introduced the item, explained the location of the project. Staff further reported that the site plan was in conformance with the Zoning Regulations; and reported that the design review team has recommended the request for approval with conditions.

Chair Gebauer asked if any Commissioners had questions of staff. Chair Gebauer asked the applicant if they had any comments; being none Chair Gebauer asked if there were any questions of the applicant. Commissioner Zeps asked if this was going to be constructed as a shell commercial building or if they had a specific retailer that was moving in?

The landscape architect of record and developer representative spoke in regards to a potential tenant; they expressed the fact that, yes they do in fact have a tenant ready to occupy the building – a retail paint store.

Chair Gebauer asked if there were any other questions of staff; being none Chair Gebauer called for a motion.

Vice-chair Clark made a motion to **APPROVE** the site plan with Staff's recommendations. Commissioner Zeps **SECONDED**, the motion.

Commissioner Mesmer asked if any had caught a slight mistake in the plans. No other Commissioners nor staff could determine an error. Commissioner Mesmer noted that there were seven (7) drawings that indicated building layout and design. Commissioner Mesmer noted that one rendering indicated a roll-up door in one location but all other pages referenced it in another location. For clarification the developers representative did note they had seen this error but did not address it in time. The discovery by Commissioner Mesmer did not affect the outcome of the approval but was duly noted.

Chair Gebauer called for a Roll Call vote.

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

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Agenda Item # 5 – Review of the 2023 Planning Commission meeting calendar – Staff explained that typically the meetings would be held on the third Tuesday of every month and that federal holidays should not affect any meeting dates.

Agenda Item #6 – OPEN AGENDA – None

Agenda Item #7 - CITY PLANNER'S REPORT

- i. 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.
- ii. Continue to review the revised Comprehensive Plan – provide feedback and questions
- iii. Discussion regarding sizes of accessory buildings in the A and A-1 zoning district
 - a. Look at a square foot per acre?
 - b. Increased setbacks per an increase in square foot?
- iv. Staff relayed an invitation to the January 9th City Council meeting where the City will receive an award for achieving the Bronze Level in the Community for All Ages program through MARC.
- v. Staff provided an update on some of the ongoing projects

Chair Gebauer adjourned the meeting at 7:31pm.

Memorandum

Date: January 17, 2023
To: Mayor and City Council
From: Mark Lee

Subject: PUBLIC HEARING: Comprehensive Plan Change – BSCP-02-22

Recommendation: Staff recommends that the Future Land Use Map be amended to reflect the proposed industrial use for the parcel at 720 N. 118th Street.

In Staff's opinion, the proposed Speedway Commerce Center - industrial uses to the east and surrounding area, and the proximity to a major intersection at Interstate 70 and North 110th - make development of this parcel as an industrial warehousing and/or logistics center a viable option.

Action: Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 720 N. 118th Street.

Background: The property at 720 N. 118th Street has gone through several planning processes over the past five years but no development has ever occurred upon the property. The Future Land Use Map indicates this area was reserved for Mixed-Use; Residential and Commercial.

The parcel is currently zoned MX (Mixed Use) and was included within the proposed Bonner Crossing development.

The property lacks utilities and would require the extension of services, including but not limited to sanitary sewer, water, electricity, interior roadways, etc. The necessary agreements will be put in place with the Unified Government regarding sanitary sewer, electricity, water and other necessary utilities, similar to the Bonner Crossing project.

With the completion of the URBN Distribution Center and the proposed industrial/warehouse development slated to continue on the Kansas City, Kansas side of the Kansas Speedway property, the development of this and the surrounding area is changing drastically.

Discussion: Staff report attached

Financial Impact: NA

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 4

BSCP-02-22

Topic: **PUBLIC HEARING-** Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 720 N. 118th Street.

Narrative:

The property at 720 N. 118th Street has gone through several planning processes over the past five years but no development has ever occurred upon the property. The Future Land Use Map indicates this area was reserved for Mixed-Use; Residential and Commercial.

The parcel is currently zoned MX (Mixed Use) and was included within the proposed Bonner Crossing development.

The property lacks utilities and would require the extension of services, including but not limited to sanitary sewer, water, electricity, interior roadways, etc. The necessary agreements will be put in place with the Unified Government regarding sanitary sewer, electricity, water and other necessary utilities; similar to the Bonner Crossing project.

With the completion of the URBN Distribution Center and the proposed industrial/warehouse development slated to continue on the Kansas City, Kansas side of the Kansas Speedway property; the development of this and the surrounding area is changing drastically.

Presented by: Mark Lee- City Planner

Staff Recommendation:

Staff recommends that the Future Land Use Map be amended to reflect the proposed industrial use for the parcel at 720 N. 118th Street.

In Staff's opinion the proposed Speedway Commerce Center - industrial uses to the east and surrounding area; the proximity to a major intersection at Interstate 70 and North 110th - make development of this parcel as an industrial warehousing and/or logistics center a viable option.

Attachments:

Staff Report (6pgs)
Site Plan Rendering (4pgs)
Legal Description (1pg)
Aerial Image (8.5x11)

REQUEST FOR APPROVAL TO AMEND THE FUTURE LAND USE MAP AS INDICATED IN THE COMPREHENSIVE PLAN OF BONNER SPRINGS; REQUESTED AMENDMENT IS FROM MIXED-USE TO INDUSTRIAL WITH A LOCATION OF 720 N. 118th STREET.

MEETING DATE: January 17, 2023
REPORT WRITTEN: December 22, 2022
APPLICATION #: BSCP-02-22

APPLICANT:
Van Trust Real Estate (C/O Jeffrey Turk)
4900 Main Street, Suite 400
Kansas City MO 64112

ENGINEER
Anderson Engineering
941 W. 141st Terrace
Kansas City MO 64145

REQUEST:

- The applicant is requesting to amend the Future Land Use Map (FLUM) as indicated in the Comprehensive Plan; the requested amendment will be from Mixed-Use to Industrial. The property in question is located due west of the intersection of 118th Street and Speedway Boulevard.

BACKGROUND:
The property at 720 N. 118th Street has gone through several planning processes over the past five years but no development has occurred upon the property. The Future Land Use Map indicates this area was reserved for Mixed-Use; Residential and Commercial.

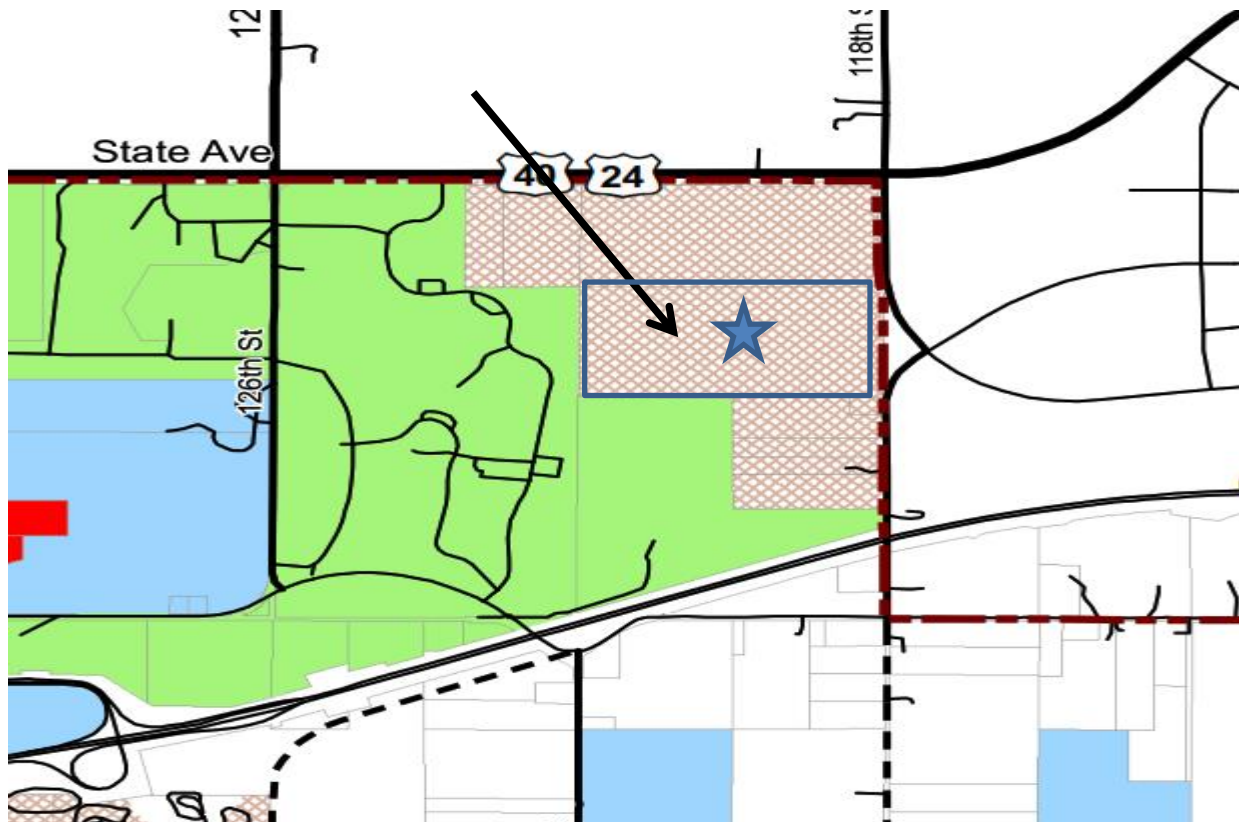
The parcel is currently zoned MX (Mixed Use) and was included within the proposed Bonner Crossing development.

The property lacks utilities and would require the extension of services, including but not limited to sanitary sewer, water, electricity, interior roadways, etc. The necessary agreements will be put in place with the Unified Government regarding sanitary sewer, electricity, water and other necessary utilities; similar to the Bonner Crossing project.

With the completion of the URBN Distribution Center and the proposed industrial/warehouse development slated to continue on the Kansas City, Kansas side of the Kansas Speedway property; the development of this and the surrounding area is changing drastically.

While commercial development of the area is still feasible and desired, the proximity to a major intersection along Interstate 70 is just as desirable and necessary for industrial growth, including but not limited to shipping, receiving and distribution logistics centers.

THE CURRENT FUTURE LAND USE MAP DESIGNATION:



FACTORS FOR CONSIDERATION:

The Comprehensive Plan which includes the Future Land Use Map has been amended several times over the years. As requests are reviewed and approved by the Planning Commission and Governing Body, the Future Land Use Map is updated. The current Future Land Use Map reflects the 80+/- acres as a mixed-use land use designation; the subject property abuts industrial uses to the east which is much less desirable for residential development, Wyandotte County Park to the west, large tract residential to the south and vacant land directly north. Continued industrial development is expected to continue around the Kansas Speedway and is currently being marketed as such. During the recent Community Survey that was conducted; respondents stated that industrial uses should occur within one mile of major intersections and along Interstate 70, this request would fall within those parameters.

The Comprehensive Plan states:

Mixed Use : (Primarily Commercial; and if residential, more than 6 dwelling units per acre): The Mixed-Use category includes a variety of office, small-scale retail, and general business uses that are service-commercial oriented, located in centers that can accommodate related uses. Such nonresidential uses are intended to provide services primarily to residents of the surrounding area and placed in locations with a design character that blends into the district and the neighborhood. If a Mixed Use-Residential component is proposed, it must be designed in a manner to promote pedestrian activity through a system of interconnected streets and varied streetscapes that also provide safe and efficient movement of vehicular traffic. This category promotes a variety of high-density residential land uses including a variety of commercial and mixed use-residential/commercial land uses if approved by the City; and would be limited to townhouse, condominium, and multifamily apartment dwellings. They would be designated M-U districts. They should be reviewed for land use compatibility against the City's core Guiding Principles and Neighborhood Design Policies, and the Multifamily Design Guidelines for any multifamily developments proposed within mixed use districts (Reference Appendix B). Additional uses

including live-work, and limited retail commercial stores are permitted in this category under strict architectural and land use controls.

Industrial: This category accommodates land uses associated with industrial activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city’s zoning regulations. This district corresponds to the ‘I-1’, and ‘I-2’ districts of the city zoning regulations.

Per the Bonner Springs Zoning Regulations there are five (5) factors used when considering amendments to the Future Land Use Map, those factors follow with staff and applicants responses.

Responses from the applicant are shown in bold italics

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

In 2016 a plan was submitted for development on the parcel to the north for mixed-use and low density residential, that plan did not materialize; nor did it include this parcel in particular but would have been adjacent. Another concept plan that was submitted in 2019 did include this parcel. It was developed using a Mixed-Use concept that included things such as a concert venue and E-sports arena; to a multi-story hotel and residential living. This plan proceeded through several process with the Planning Commission and Governing Body but it also did not materialize.,

Property directly to the east in Kansas City, Kansas has since been developed in an industrial manner with the construction of the URBAN Distribution Center. A Master Plan of the remaining area “Speedway Commerce Center” indicates up to 2.3 million square feet of industrial building space to be located on 200 acres mainly on the southern side of Speedway Boulevard – between Interstate 70 and Speedway Boulevard.

While the need for housing still remains strong within Bonner Springs; the close proximity to other industrial land uses both current and proposed, along with a more direct accessible interchange at Interstate 70 and 110th Street makes industrial development more feasible in this area.

Recent new developments have surrounded this site with industrial uses. As such this property’s highest and best use is now industrial/distribution/logistics or light manufacturing.

2. Traffic Counts and Pattern Changes?

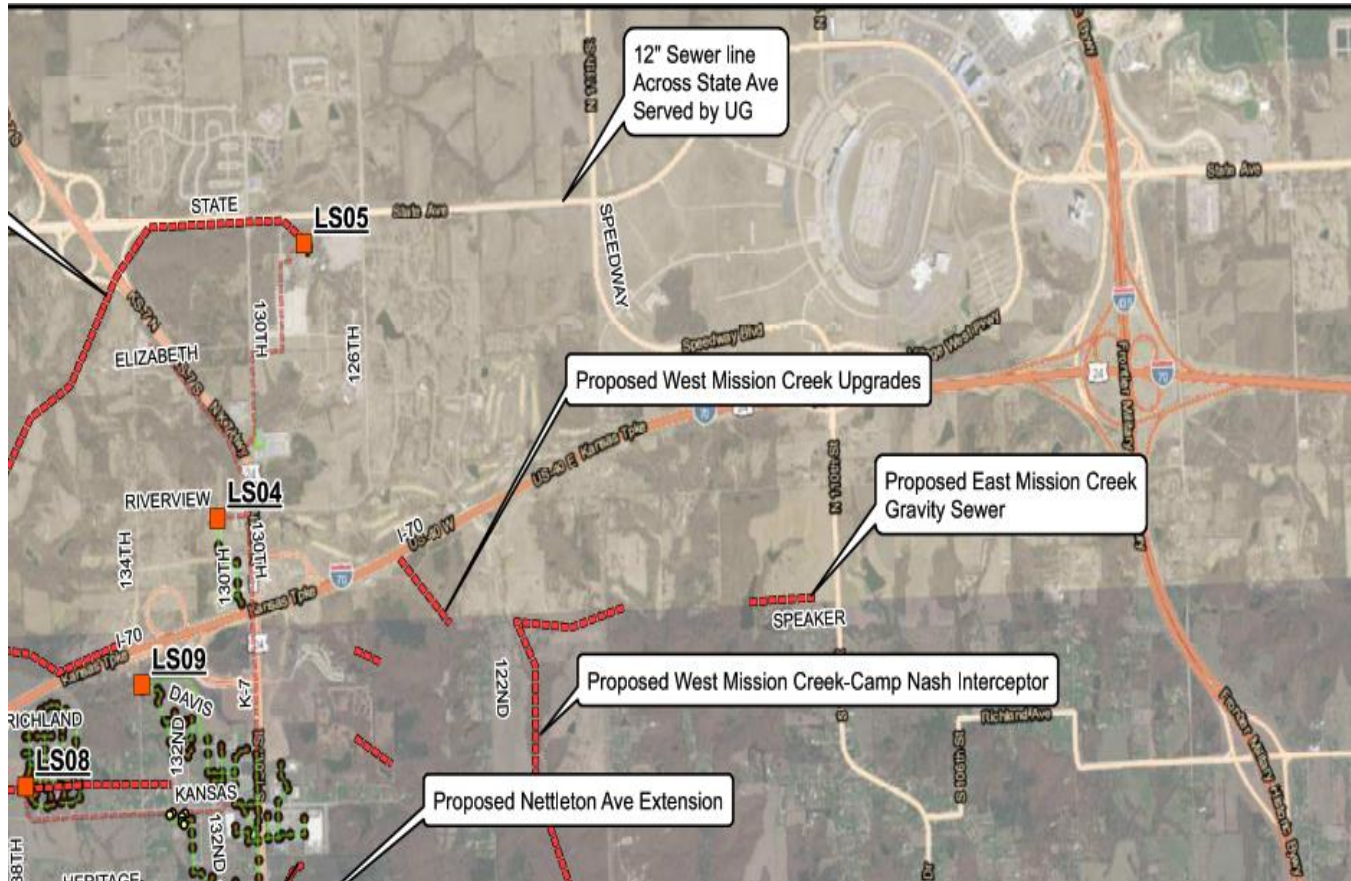
Traffic counts and patterns have changed drastically over the past decade or two with more and more individuals utilizing State Avenue and Speedway Boulevard to access both the Village West area as well as Interstate 70. With the proximity of this parcel to the Interstate access at North 110th it does lend itself to better mobility of industrial type traffic including large trucks and multiple daily trips. While staff is not so much concerned over the number of individual users, i.e., daily vehicle use, race day traffic or the like; this area does limit the amount and number of large truck traffic that travels through residential areas or other similar “city” streets and provides for quick and easy access to the Interstate system for such users.

The comprehensive plan document titled “City of Bonner Springs Comprehensive Plan Vision 2025” and dated March 24, 2008 designates the project property as Mixed Use which may include a variety of office, small-scale retail, general businesses, and multifamily residential uses. It is believed that the desired Industrial designation would produce less traffic than the previous Mixed-Use designation. Traffic counts and pattern changes for this specific use would be determined by a Traffic Impact Study during the City Site Plan process.

• Streets: A Traffic Impact Study will be completed during the City Site Plan process which will outline any required improvements to adjacent public streets.

3. Utility/Infrastructure Changes?

There are currently no utilities owned or operated by the City of Bonner Springs upon the site or surrounding area. Infrastructure improvements would need to be undertaken by the developer in order to make the site usable. Per the 2019 Sanitary Sewer Mater Plan; the site is indicated as receiving its sanitary sewer services through a 12-inch sewer line on the north side of State Avenue that is part of the Unified Government sanitary system.



- **Water:** The subject property falls within BPU water service territory. BPU owns an existing 12" water main along the east edge of the property which is assumed to provide water service to the subject property.
- **Sanitary:** Sanitary sewers do not exist on or adjacent to the subject property. The Developer would be responsible for constructing sanitary sewers to service the subject property. The UG owns and operates a sanitary lift station in the northeast corner of the nearby 11681 State Avenue property and the UG has agreed, in principle, to allow future sanitary flows from the subject property to be tied into this lift station.

4. Status of Floodplain/Hydrology?

The site lies on undulating ground that mainly drains southeast with smaller portions draining to the north, there is no floodplain located within the site. Stormwater run-off will need to be addressed with development of the site.

- **Floodplain:** Per FEMA Flood Maps, this property falls within "Zone X – Area of Minimal Flood Hazard".
- **Hydrology:** The Applicant intends to provide on-site stormwater detention compliant with City of Bonner Springs requirements.

5. Changes in Surrounding Land Use?

Recently the surrounding property has undergone changes to more industrial uses and more are slated to occur with the proposed development of the Speedway Commerce Center, shown below. The majority of remaining ground is remains undeveloped; it is staff's understanding that the American Royal project may be moving again through Unified Government planning process but to what extent staff is uncertain.



SPEEDWAY COMMERCE CENTER | MASTER PLAN
SPEEDWAY BLVD | KANSAS CITY, KS 66111

SITE PLAN

Since the Comprehensive Plan was adopted in 2008, properties adjacent to the subject site have been developed for Industrial uses..

STAFF RECOMMENDATION:

Staff recommends that the Future Land Use Map be amended to reflect the proposed industrial use for the parcel, 720 N. 118th Street. The 2022 Citizen Survey that was conducted indicated residents do not necessarily want industrial development but do realize that it will occur. Fifty (50%) percent of those that responded indicated industrial development should occur “Along Interstate 70 and within one mile of major intersections with direct access”.

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

1. A Traffic Impact Study shall be conducted by the applicant and submitted to the City for review prior to platting of the property.
2. A rezoning of the property in question shall take place prior to the Future Land Use Map being officially amended
3. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water, other public utilities as required to make the site developable.
4. A preliminary and final plat adhering to the requirements of the Bonner Springs Subdivision Regulations shall be submitted and approved by the City prior to building permits being issued.
5. Any and all construction drawings shall be submitted to the City for review and approval prior to site improvements commencing
6. A Privately Funded Public Improvements construction agreement shall be prepared and approved by all parties prior to commencement of construction on any utility or street infrastructure that the City of Bonner Springs shall ultimately maintain.
7. The final plat shall be recorded with the Wyandotte County Register of Deeds.
8. In addition to the recommendations/stipulations listed within this staff report, the developer/property owner agrees to abide by all Zoning Ordinances and Subdivision Regulations of the City of Bonner Springs.

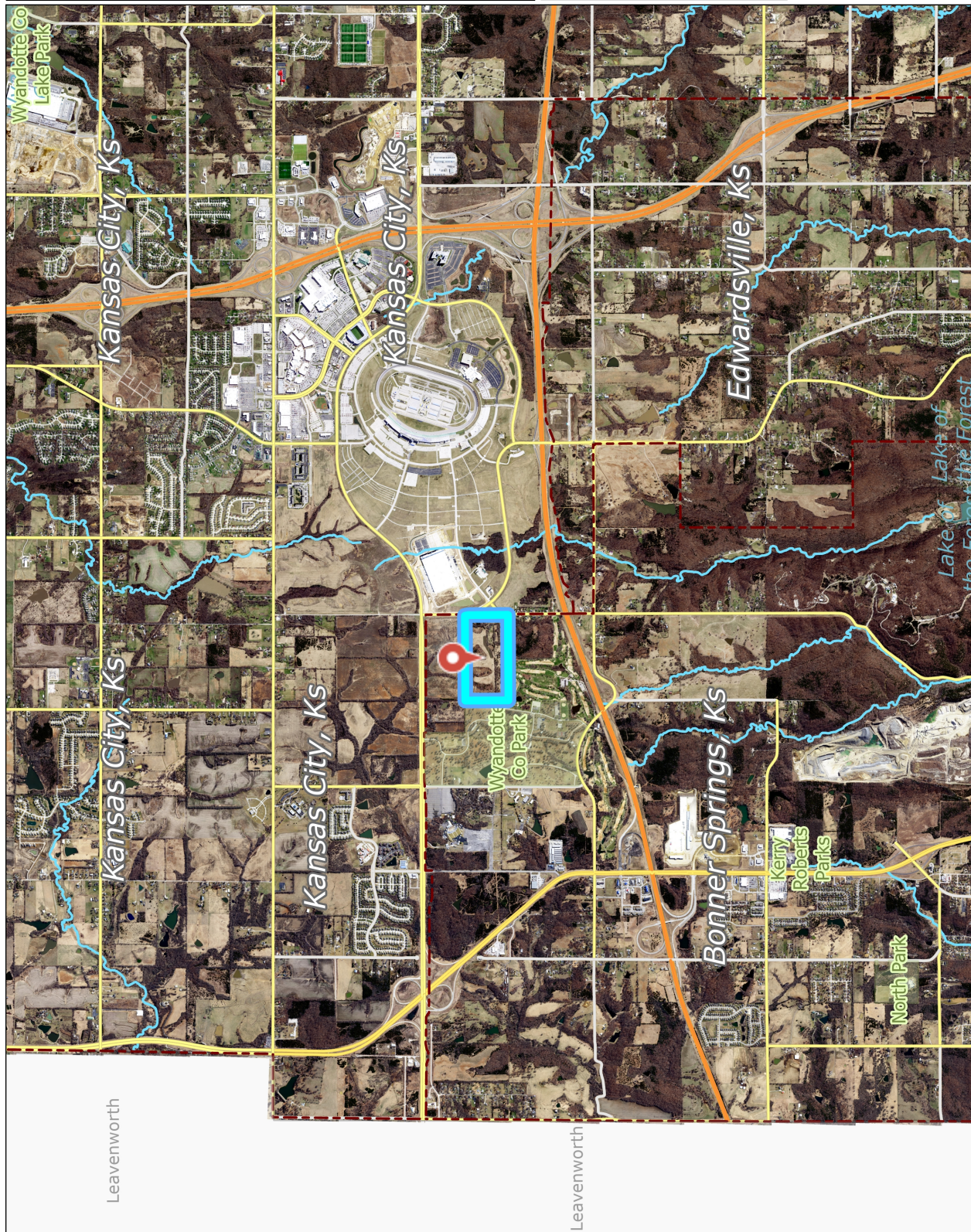
If **APPROVED** this item will move to the Governing Body; the request will be presented at the February 13th, 2023 regular meeting.

720 N 118th Street, Bonner Springs, KS 66012
Legal DescriptionTITLE DESCRIPTION

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11, RANGE 23, WYANDOTTE COUNTY, KANSAS, EXCEPT ALL THAT PART TAKEN FOR ROAD PURPOSES AND ALSO EXCEPT THE FOLLOWING: A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11, RANGE 23, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER WITH THE WEST RIGHT-OF-WAY LINE OF 118TH STREET, SAID POINT LYING SOUTH 87 DEGREES 52 MINUTES 23 SECONDS WEST, A DISTANCE OF 20.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 87 DEGREES 52 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 21.45 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 1689.02 FEET AND A RADIAL BEARING OF SOUTH 79 DEGREES 07 MINUTES 14 SECONDS WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 59 MINUTES 42 SECONDS, A DISTANCE OF 117.77 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 02 DEGREES 22 MINUTES 48 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 115.68 FEET TO THE POINT OF BEGINNING.

SURVEYED DESCRIPTION

THE SOUTH HALF ON THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 23 EAST, IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (THE BASIS OF BEARING FOR THE FOLLOWING LAND DESCRIPTION IS KANSAS STATE PLANE, NORTH ZONE, NAD 83, NSRS 2011, AND WAS PREPARED BY SAMUEL J. DEPRIEST, KS PLS 1351 ON NOVEMBER 08, 2022, OR UNDER MY DIRECT SUPERVISION): COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 02 DEGREES 22 MINUTES 16 SECONDS EAST, WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1322.76 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 87 DEGREES 52 MINUTES 49 SECONDS WEST, WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 41.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SPEEDWAY BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SPEEDWAY BOULEVARD ON A CURVE TO THE LEFT HAVING A RADIUS OF 1689.02 FEET, A CENTRAL ANGLE OF 03 DEGREES 59 MINUTES 48 SECONDS, WITH AN INITIAL TANGENT BEARING OF SOUTH 10 DEGREES 51 MINUTES 58 SECONDS EAST, AN ARC DISTANCE OF 117.90 FEET; THENCE SOUTH 02 DEGREES 22 MINUTES 16 SECONDS EAST, CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF SPEEDWAY BOULEVARD, A DISTANCE OF 1208.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 87 DEGREES 55 MINUTES 15 SECONDS WEST, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2638.17 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 02 DEGREES 04 MINUTES 09 SECONDS WEST, WITH THE WEST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1322.17 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 87 DEGREES 52 MINUTES 49 SECONDS EAST, WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2609.73 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 3484639 SQUARE FEET, OR 80.00 ACRES.



Legend

- Parks
- Street Lables
- Kansas Regional Counties
- Missouri Regional Counties
- Municipal Labels
- Municipal Boundaries
- Railroads
- MAIN
- SPUR
- YARD
- Roads
- INTERSTATE
- HIGHWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL
- ALLEY

Locator Map

Notes

Map Print Date: 1/5/2023 4:34 PM

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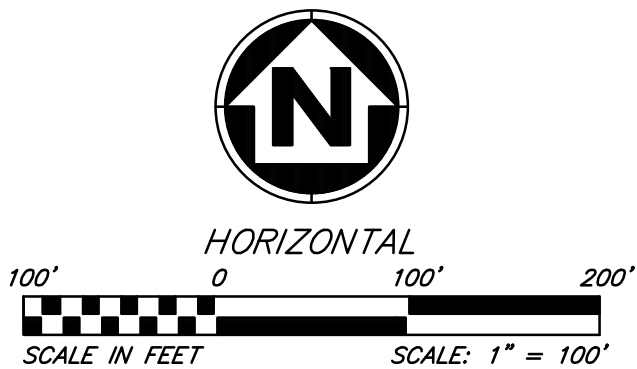
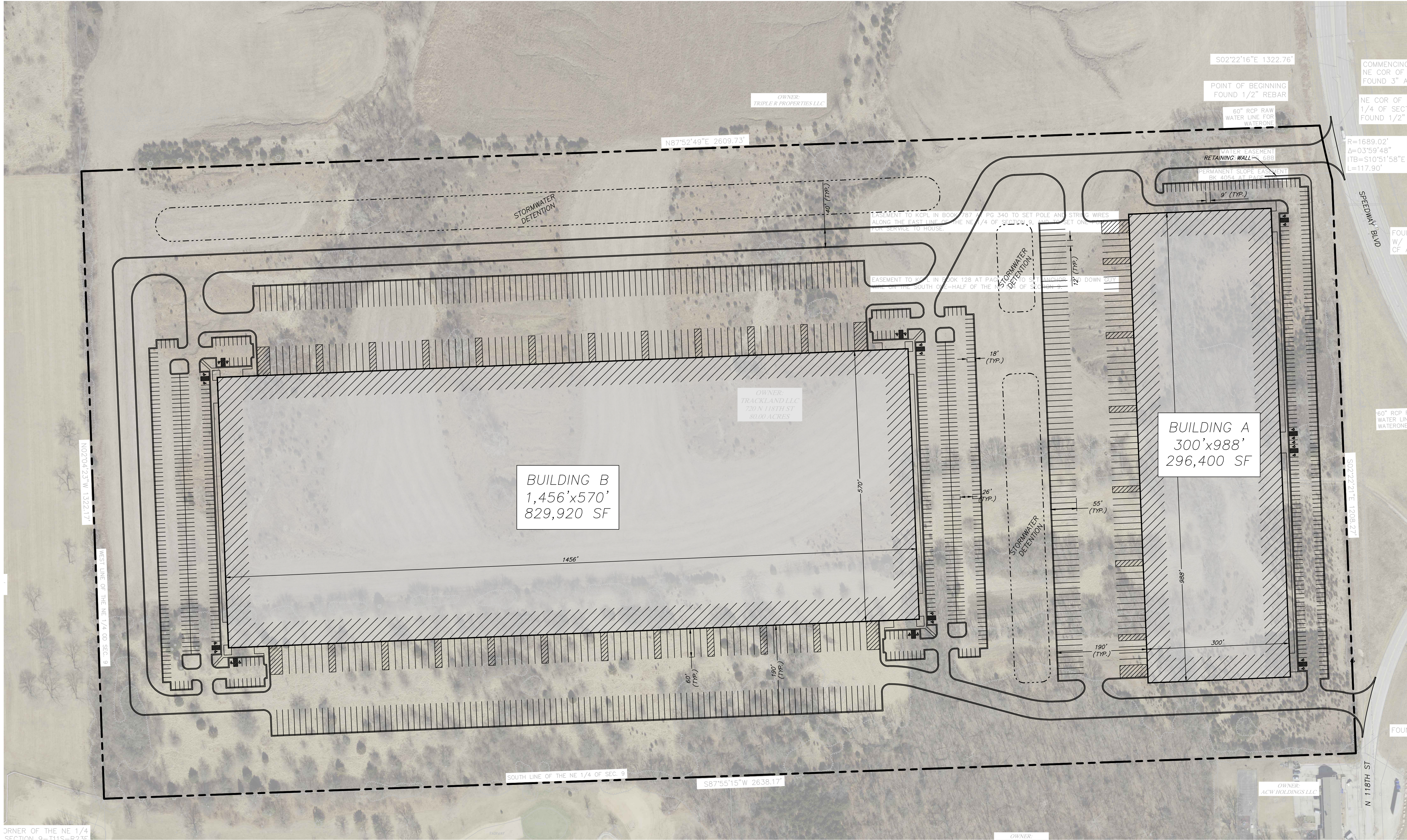
Map Scale
1: 58,690

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BONNER SPRINGS INDUSTRIAL

SITE PLAN - OPTION 1

720 N 118TH STREET, BONNER SPRINGS, KANSAS

SHEET NUMBER

1
1 OF 2

DRAWING INFO.

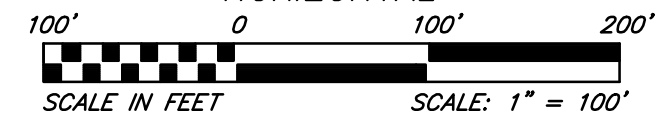
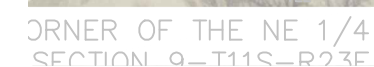
NO.	REVISIONS	DESCRIPTION	BY	DATE	DRAWN BY:
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					DATE:
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					JOB NUMBER: 22KC10062
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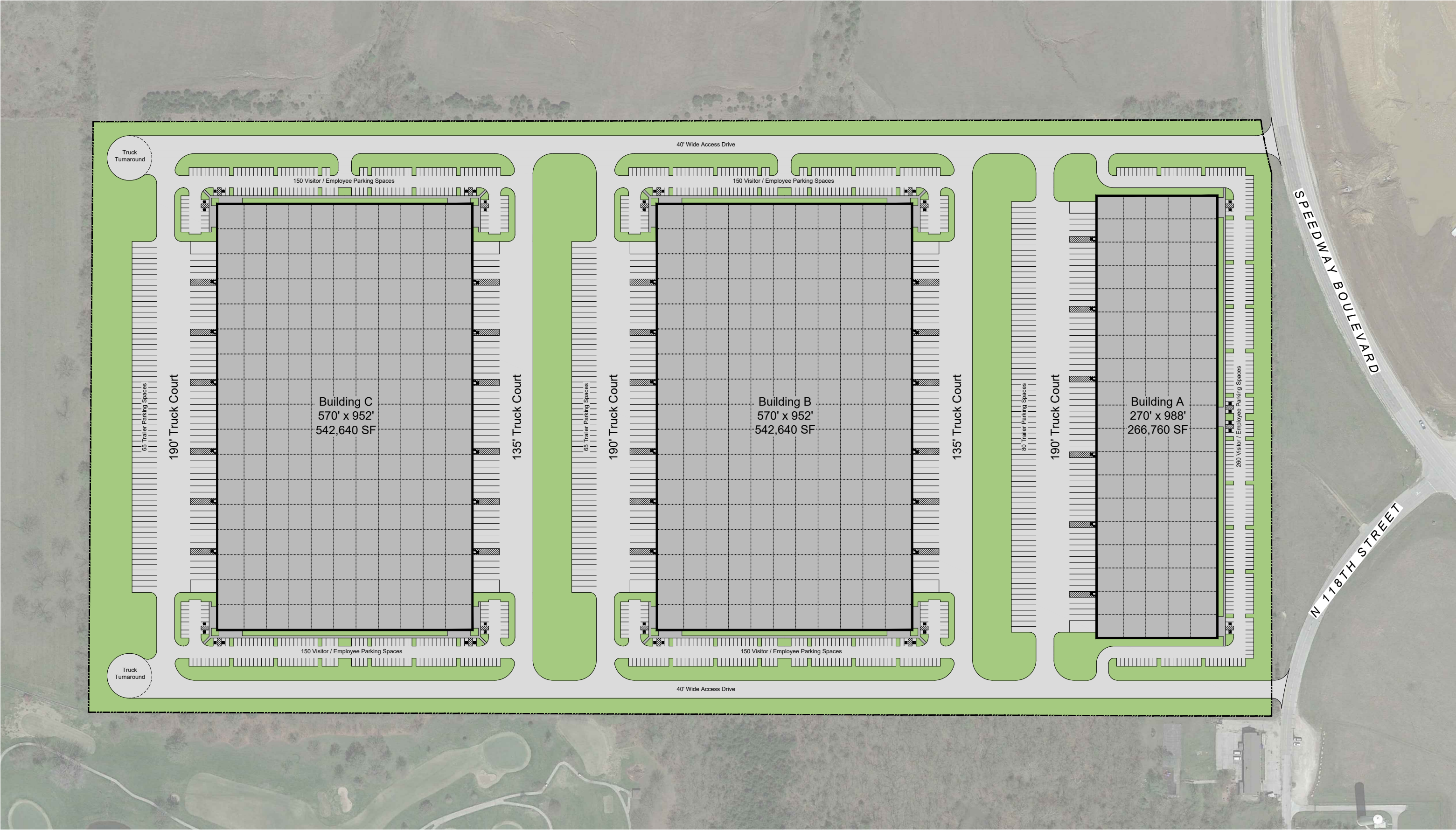
SHEET NUMBER 2 2 OF 2		BONNER SPRINGS INDUSTRIAL SITE PLAN - OPTION 2 720 N 118TH STREET, BONNER SPRINGS, KANSAS
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REVISONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
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		CHECK BY:	
		LICENSE NO.	
		DATE:	
		ISSUED FOR:	
		JOB NUMBER:	22KC10062
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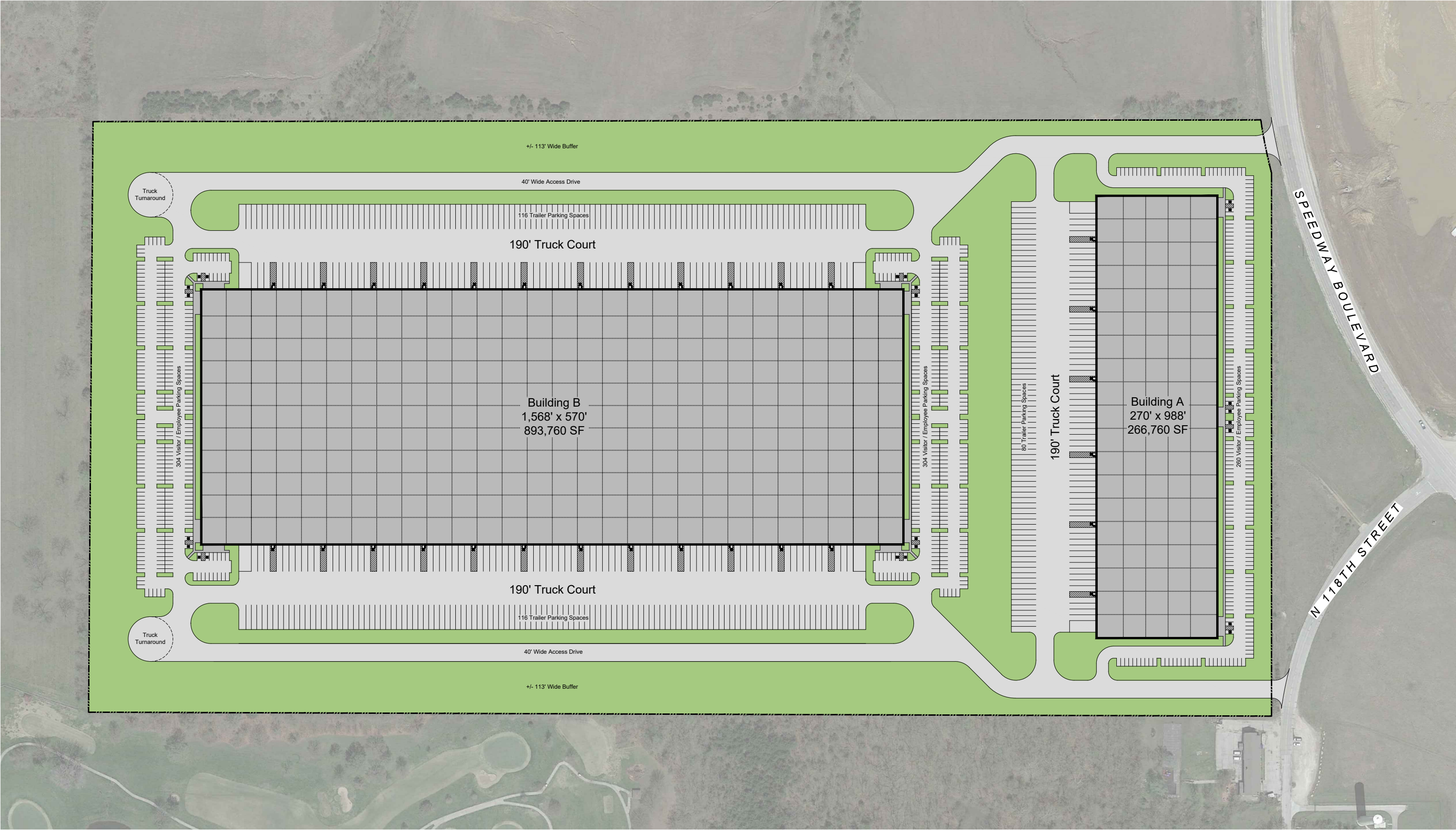
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BONNER SPRINGS INDUSTRIAL

Bonner Springs, Kansas



BONNER SPRINGS INDUSTRIAL

Bonner Springs, Kansas

Memorandum

Date: January 17, 2023
To: Mayor and City Council
From: Mark Lee

Subject: PUBLIC HEARING: Request for Rezoning – BSRZ-03-22

Recommendation: Staff recommends the Planning Commission approve the requested zoning change for 720 N. 118th Street from MX (Mixed-Use) to I-1 (Light Industrial) as presented.

Action: Consider a request for approval of a zoning change from MX (Mixed Use) to the zoning category of I-1 (Light Industrial) for 720 N. 118th Street.

Background: The property at 720 N. 118th Street has gone through several planning processes over the past five years but no development has occurred upon the property. The Future Land Use Map indicates this area was reserved for Mixed-Use; Residential and Commercial.

The parcel is currently zoned MX (Mixed Use) and was included within the proposed Bonner Crossing development.

The property lacks utilities and would require the extension of services, including but not limited to sanitary sewer, water, electricity, interior roadways, etc. The necessary agreements will be put in place with the Unified Government regarding sanitary sewer, electricity, water and other necessary utilities, similar to the Bonner Crossing project.

With the completion of the URBN Distribution Center and the proposed industrial/warehouse development slated to continue on the Kansas City, Kansas side of the Kansas Speedway property, the development of this and the surrounding area is changing drastically.

Discussion: Staff report attached

Financial Impact: NA

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 5

BSRZ-03-22

Topic: PUBLIC HEARING - Consider a request for approval of a zoning change from MX (Mixed Use) to the zoning category of I-1 (Light Industrial) for 720 N. 118th Street.

Narrative:

The property at 720 N. 118th Street has gone through several planning processes over the past five years but no development has occurred upon the property. The Future Land Use Map indicates this area was reserved for Mixed-Use; Residential and Commercial.

The parcel is currently zoned MX (Mixed Use) and was included within the proposed Bonner Crossing development.

The property lacks utilities and would require the extension of services, including but not limited to sanitary sewer, water, electricity, interior roadways, etc. The necessary agreements will be put in place with the Unified Government regarding sanitary sewer, electricity, water and other necessary utilities; similar to the Bonner Crossing project.

With the completion of the URBN Distribution Center and the proposed industrial/warehouse development slated to continue on the Kansas City, Kansas side of the Kansas Speedway property; the development of this and the surrounding area is changing drastically.

Presented by: Mark Lee- City Planner

Staff Recommendation:

Staff recommends the Planning Commission approve the requested zoning change for 720 N. 118th Street from MX (Mixed-Use) to I-1 (Light Industrial) as presented.

Attachments:

Staff Report (5pgs)

Current zoning areas (1pg)

Legal Description (1pg)

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM MX (MIXED USE) TO THE ZONING CATEGORY OF I-1 (LIGHT INDUSTRIAL) FOR 720 N. 118TH STREET.

MEETING DATE: January 17, 2023
REPORT WRITTEN: January 5, 2023
APPLICATION #: BSRZ-03-22

APPLICANT:

Van Trust Real Estate (C/O Jeffrey Turk)
4900 Main Street, Suite 400
Kansas City MO 64112

ENGINEER

Anderson Engineering
941 W. 141st Terrace
Kansas City MO 64145

REQUEST:

- The applicant is requesting approval to rezone 720 N. 118th Street from MX (Mixed-Use) to I-1(Light Industrial). The property in question is located west of the intersection of Speedway Boulevard and North 118th Street.

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

- The Future Land Use Map currently designates this property as Mixed Use.

SURROUNDING ZONING:

- North MX (Mixed Use)
- South A-1 (Agricultural)
- East Kansas City, KS Zoning indicates AG (Agricultural)
- West Wyandotte County Park

BACKGROUND:

The property at 720 N. 118th Street has gone through several planning processes over the past five years but no development has occurred upon the property. The Future Land Use Map indicates this area was reserved for Mixed-Use; Residential and Commercial.

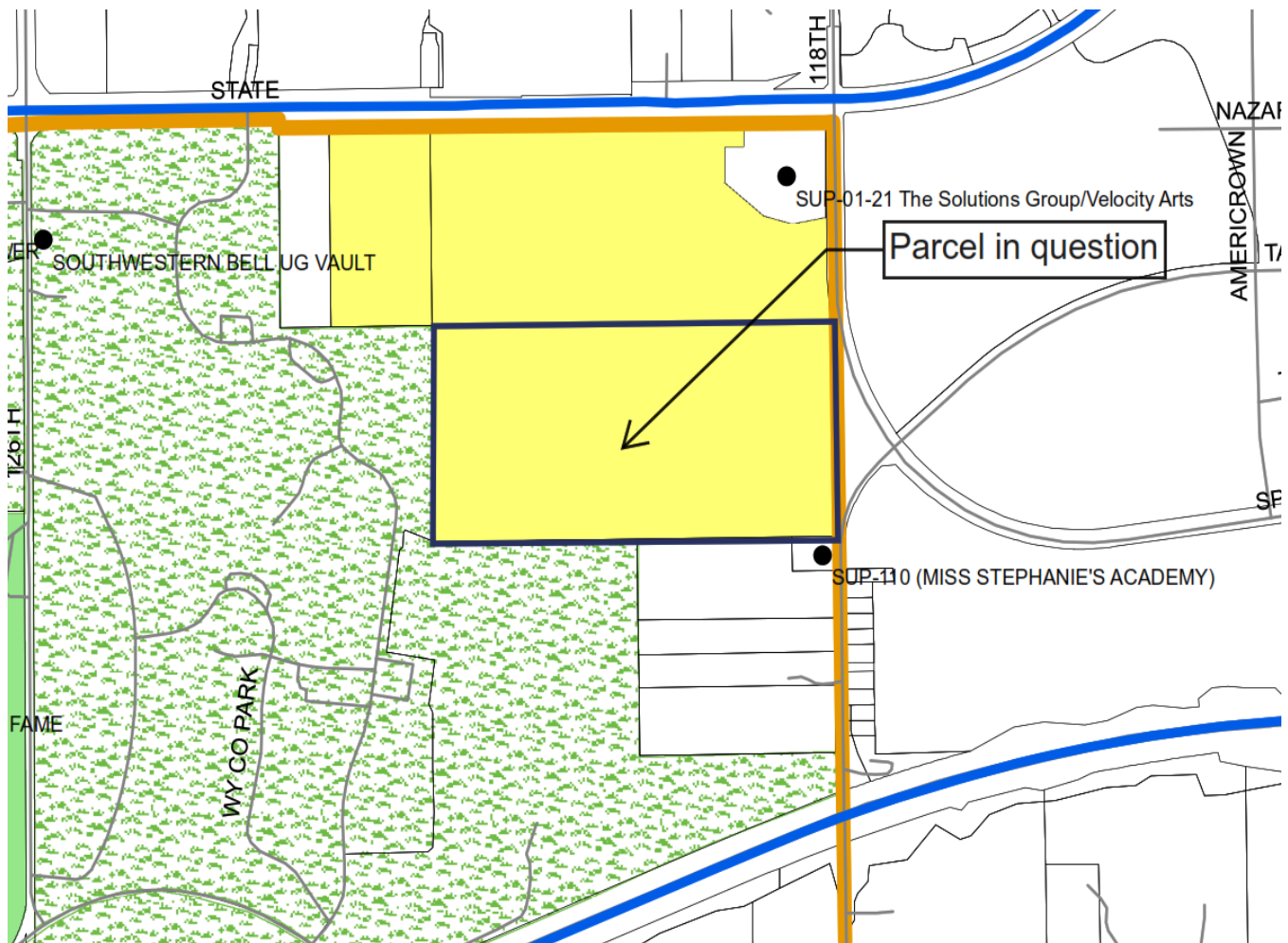
The parcel is currently zoned MX (Mixed Use) and was included within the proposed Bonner Crossing development.

The property lacks utilities and would require the extension of services, including but not limited to sanitary sewer, water, electricity, interior roadways, etc. The necessary agreements will be put in place with the Unified Government regarding sanitary sewer, electricity, water and other necessary utilities; similar to the Bonner Crossing project.

With the completion of the URBN Distribution Center and the proposed industrial/warehouse development slated to continue on the Kansas City, Kansas side of the Kansas Speedway property; the development of this and the surrounding area is changing drastically.

While commercial development of the area is still feasible and desired, the proximity to a major intersection along Interstate 70 is just as desirable and necessary for industrial growth, including but not limited to shipping, receiving and distribution logistics centers

THE CURRENT ZONING CONFIGURATION:



REZONING:

According to Article XXV, Section 1 of the Bonner Springs Zoning Regulations and the *Golden* case, the factors to be used in determining approval or denial of an application for rezoning are as follows:

CHARACTER OF THE IMMEDIATE AREA –

The area surrounding the subject property is a mix of uses, from large lot single family residences, to a childcare facility directly to the south of the parcel in question.

To the east is the newly constructed URBN Distribution Center, beyond that is the Kansas Speedway.

Located southeast of the property in question are single family homes located upon traditional sized residential lots.

The property in question abuts the 370 +/- acre Wyandotte County Park and Sunflower Golf Course to the west and southwest.

Directly north is vacant agricultural land that was slated to be included within the Bonner Crossing development.



THE ZONING AND USES OF THE PROPERTY NEARBY –

- NORTH - MX (Mixed-Use) – vacant farmland – was included within the Bonner Crossing development
- SOUTH - A-1 (Agricultural) Large lot single family residential and an approved child daycare center
- EAST - KCK Zoning indicates AG (Agricultural) – Kansas Speedway and URBN Distribution Center
- WEST- Wyandotte County Park and Sunflower Golf Course

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

The property is currently vacant, zoning reflects a residential/commercial use (MX) with no active plans for development. While the Bonner Crossing development had been proposed to be constructed on this site, the City has not been contacted by the developers since March of 2021. Staff has attempted to reach out to the past developers to determine the progress of the proposed project but no updates have been given. Bonner Springs has long envisioned the entirety of this area as an additional commercial and residential hub but the lack of city utilities in the area greatly diminishes this possibility. The area directly east and southeast, has or is, slated to develop in an industrial manner. The interchange at North 110th and Interstate 70 is best suited for direct access to the greater Kansas City transportation system and Interstate travel. The direct access to I-70 and the lack of large-scale residential development in the area can allow for increased truck traffic with minimal impact.

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

Rezoning this parcel to I-1 (Light Industrial) would remove a small portion of potentially viable sales tax generating retail/commercial development. The conventional retail industry is dwindling nationwide though and traditional brick and mortar businesses are not being developed as in the past. With an already existing industrial use directly to the east it is difficult to determine if the rezoning of this property will prove detrimental. With properties within the immediate area being proposed as industrial uses, the requested use will align. While industrial uses can be detrimental to surrounding properties, the increase in traffic will be minimal as opposed to a large-scale residential development or a mixed-use development consisting of both commercial and residential. Locating light industrial in the area may decrease the potential value of these properties as a residential development but increase the value for other uses. With the proximity of the Kansas Speedway, Hollywood Casino, along with current and proposed industrial development the properties have already been affected in one manner or another.

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

The subject property has not seen development occur upon it to date since being rezoned to MX (Mixed-Use); the parcel is currently vacant, and has been since the construction of the Kansas Speedway or shortly thereafter.

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

By removing the current zoning from the property and replacing it with light industrial there is little, to no gain, to the public health, safety and welfare.

As the property is currently zoned, MX (Mixed-Use) it has been anticipated to be utilized in a much larger residential-retail-commercial configuration. If the zoning change were not approved there could potentially be a financial hardship placed upon the current property owner, as this is one of few prospective developments of the parcel since being vacated in the late 1990's.

RECOMMENDATION OF PROFESSIONAL STAFF-

Staff would recommend approval of the requested rezoning of 720 N. 118th Street from MX (mixed-Use) to I-1 (Light Industrial).

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

The Comprehensive Plan's Future Land Use Map currently identifies the subject property as Mixed-Use. The Mixed-Use zoning district is intended to provide a live-work-play scenario within close proximity or with the inclusion of residential living with a variety of types and styles. This live-work-play lifestyle is intended to provide retail and commercial uses within walking distance of the residents that live within the area. Currently the requested rezoning does not conform to the Comprehensive Plan.

The Comprehensive Plan states:

Mixed Use : (Primarily Commercial; and if residential, more than 6 dwelling units per acre): The Mixed-Use category includes a variety of office, small-scale retail, and general business uses that are service-commercial oriented, located in centers that can accommodate related uses. Such nonresidential uses are intended to provide services primarily to residents of the surrounding area and placed in locations with a design character that blends into the district and the neighborhood. If a Mixed Use-Residential component is proposed, it must be designed in a manner to promote pedestrian activity through a system of interconnected

streets and varied streetscapes that also provide safe and efficient movement of vehicular traffic. This category promotes a variety of high-density residential land uses including a variety of commercial and mixed use-residential/commercial land uses if approved by the City; and would be limited to townhouse, condominium, and multifamily apartment dwellings. They would be designated M-U districts. They should be reviewed for land use compatibility against the City's core Guiding Principles and Neighborhood Design Policies, and the Multifamily Design Guidelines for any multifamily developments proposed within mixed use districts (Reference Appendix B). Additional uses including live-work, and limited retail commercial stores are permitted in this category under strict architectural and land use controls.

In contrast the Comprehensive Plan states:

Industrial: This category accommodates land uses associated with industrial activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city's zoning regulations. This district corresponds to the 'I-1', and 'I-2' districts of the city zoning regulations.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning for 720 N. 118th Street from MX (Mixed-Use) to I-1 (Light Industrial) as presented, Staff would further recommend the following if the request is approved by the Commission.

1. A Traffic Impact Study shall be conducted by the applicant and submitted to the City for review prior to platting of the property.
2. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water and/or other public utilities as required by the Unified Government and/or the City of Bonner Springs.
3. A preliminary and final plat adhering to the requirements of the Bonner Springs Subdivision Regulations shall be submitted and approved by the City prior to building permits being issued.
4. Any and all construction drawings shall be submitted to the City for review and approval prior to site improvements commencing
5. 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.
6. The final plat shall be recorded with the Wyandotte County Register of Deeds.
7. In addition to the recommendations/stipulations listed within this staff report, the developer/property owner agrees to abide by all Zoning Ordinances and Subdivision Regulations of the City of Bonner Springs

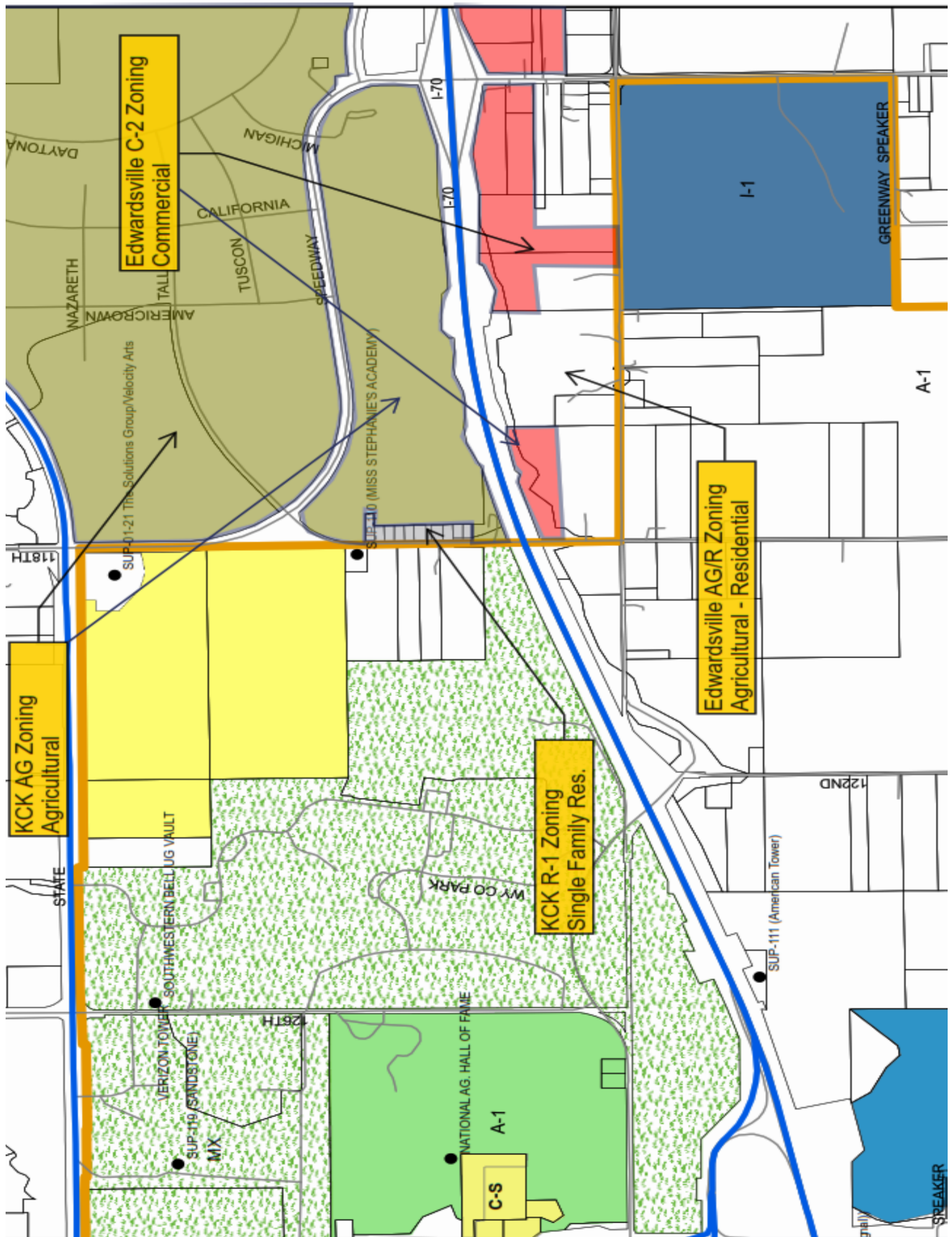
This item will move to the Governing Body if approved. The request will be presented at the February 13th, 2023 regular meeting.

720 N 118th Street, Bonner Springs, KS 66012
Legal DescriptionTITLE DESCRIPTION

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11, RANGE 23, WYANDOTTE COUNTY, KANSAS, EXCEPT ALL THAT PART TAKEN FOR ROAD PURPOSES AND ALSO EXCEPT THE FOLLOWING: A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11, RANGE 23, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER WITH THE WEST RIGHT-OF-WAY LINE OF 118TH STREET, SAID POINT LYING SOUTH 87 DEGREES 52 MINUTES 23 SECONDS WEST, A DISTANCE OF 20.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 87 DEGREES 52 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 21.45 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 1689.02 FEET AND A RADIAL BEARING OF SOUTH 79 DEGREES 07 MINUTES 14 SECONDS WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 59 MINUTES 42 SECONDS, A DISTANCE OF 117.77 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 02 DEGREES 22 MINUTES 48 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 115.68 FEET TO THE POINT OF BEGINNING.

SURVEYED DESCRIPTION

THE SOUTH HALF ON THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 23 EAST, IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (THE BASIS OF BEARING FOR THE FOLLOWING LAND DESCRIPTION IS KANSAS STATE PLANE, NORTH ZONE, NAD 83, NSRS 2011, AND WAS PREPARED BY SAMUEL J. DEPRIEST, KS PLS 1351 ON NOVEMBER 08, 2022, OR UNDER MY DIRECT SUPERVISION): COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 02 DEGREES 22 MINUTES 16 SECONDS EAST, WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1322.76 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 87 DEGREES 52 MINUTES 49 SECONDS WEST, WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 41.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SPEEDWAY BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SPEEDWAY BOULEVARD ON A CURVE TO THE LEFT HAVING A RADIUS OF 1689.02 FEET, A CENTRAL ANGLE OF 03 DEGREES 59 MINUTES 48 SECONDS, WITH AN INITIAL TANGENT BEARING OF SOUTH 10 DEGREES 51 MINUTES 58 SECONDS EAST, AN ARC DISTANCE OF 117.90 FEET; THENCE SOUTH 02 DEGREES 22 MINUTES 16 SECONDS EAST, CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF SPEEDWAY BOULEVARD, A DISTANCE OF 1208.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 87 DEGREES 55 MINUTES 15 SECONDS WEST, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2638.17 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 02 DEGREES 04 MINUTES 09 SECONDS WEST, WITH THE WEST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1322.17 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 87 DEGREES 52 MINUTES 49 SECONDS EAST, WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2609.73 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 3484639 SQUARE FEET, OR 80.00 ACRES.



Memorandum

Date: January 17, 2023
To: Mayor and City Council
From: Mark Lee

Subject: Site Plan Review – ST-07-22 – 11939 Kaw Drive

Recommendation:

Action: Consider a site and landscape plan for 11939 Kaw Drive – Eldon Hix (owner).

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 in 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 addition of one (1) new building at this time with future expansions pending floodplain analysis but not included within this agenda item.

Discussion: Staff report attached

Financial Impact: NA

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 6
CASE NO. ST-07-22

Topic: **Site/Landscape Plan** – Consider a site and landscape plan for 11939 Kaw Drive – Eldon Hix (owner).

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 addition of one (1) new building at this time with future expansions pending floodplain analysis but not included within this agenda item.

Presented by: Mark Lee-City Planner

Staff Recommendation: Staff recommends the Planning Commission approve the site plan for 11939 Kaw Drive with the stipulations listed in the Staff report.

DRT Review Comments: Included within staff report

Attachments:
Staff Report (6pgs)
Aerial Image (1pg)
Site Plan (1pg)

**SITE AND LANDSCAPE PLAN FOR 11939 KAW DRIVE – ELDON HIX (OWNER) –
REQUEST FOR APPROVAL OF THE SITE PLAN AS PRESENTED**

MEETING DATE: January 9, 2023

REPORT WRITTEN: January 17, 2023

APPLICANT:

- Eldon Hix
15926 Wooden Rd
Bonner Springs, KS 66012

OWNER

- Same

REQUEST:

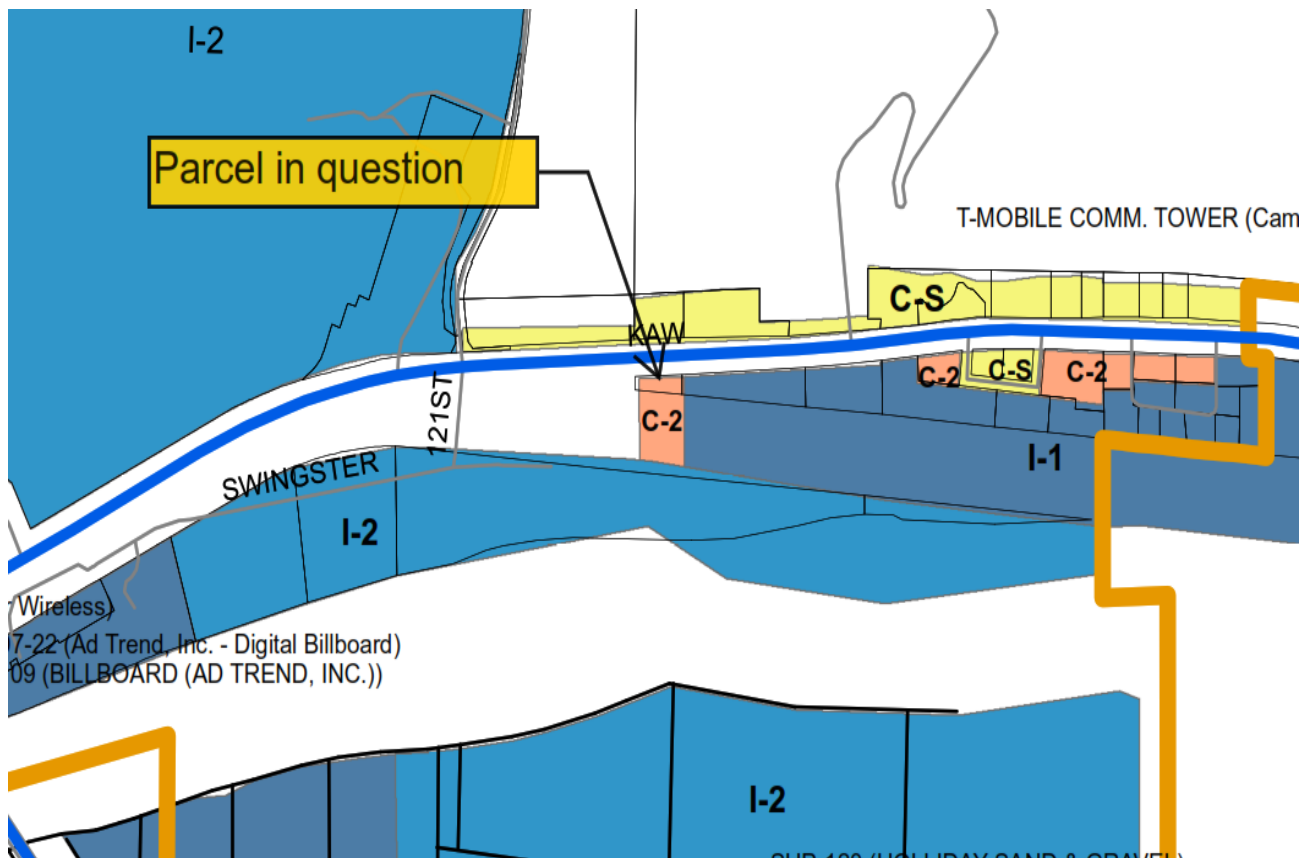
The applicant is requesting approval of the site and landscape plan as submitted.

ZONING:

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

SURROUNDING ZONING:

- North - C-S (Highway Service District) – Kansas Highway 32/Kaw Drive
- South - I-2 (Heavy Industrial District) Bonner Springs Public Works facility/railroad tracks
- East - I-1 (Light Industrial District)
- West - Union Pacific Rail Road Right of Way – zoned the same as abutting land (I-2)



SITE INFORMATION:

Location -	11939 Kaw Drive
Lot Size -	1.5 +/- acres; 72,812.9sqft +/-
Building Use -	Warehousing of materials for the existing business (ABC Garage Doors)
Parking -	
Required -	Four (4) spaces : Warehousing = 1 space per 1,000sqft of building
Provided -	Six to Ten (6-10) spaces – no stripping has been completed since parking lot overlay in 2022.
Landscaping:	
Required -	One (1) Street Tree for every 40' street frontage; plus one (1) tree for every 3,000 square feet of landscape open space
Provided -	There is currently little to no landscaping on site- this building was more than likely constructed prior to landscape regulation being in place- with new site improvements occurring and potentially more to follow. Staff is requesting the installation of a minimum of five (5) trees be planted on-site
Outdoor Lighting -	None shown – plan requested if exterior lighting is to be added
Signage -	Monument sign frame in place – sign permit approved but not constructed
Trash Enclosure -	None indicated, if one is to be installed, it shall be screened as required in the Zoning Regulations.

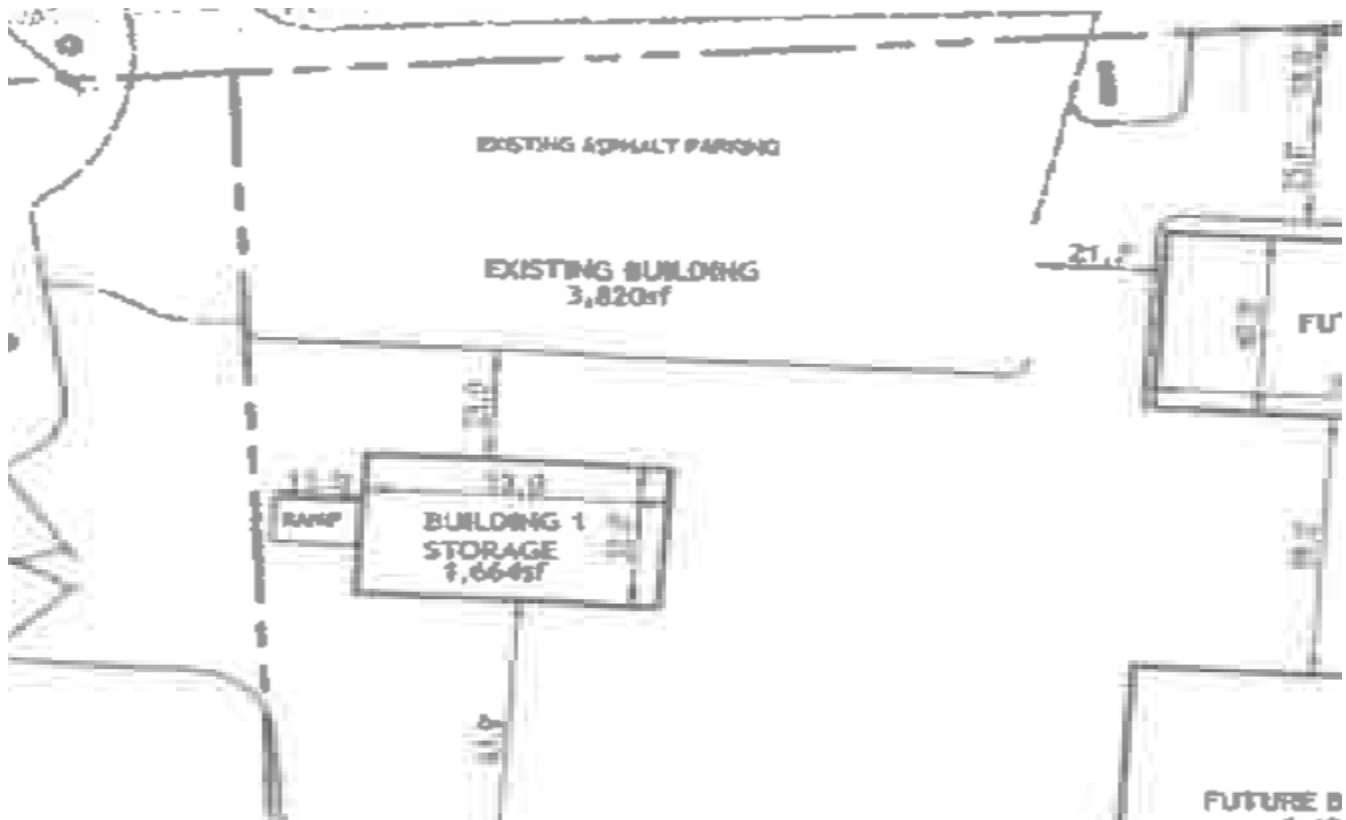


Image above indicates the location of the proposed warehouse building.



Image above indicates the parcel along with the Union Pacific Railroad Right of Way that Mr. Eldon has lease rights upon.

ZONING REGULATIONS SITE PLAN REVIEW CRITERIA:

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.

1. Compatibility of design and exterior materials and appearance with existing and surrounding structures;
 - i. *The current on-site building is constructed with a brick exterior. The majority of structures located in this general vicinity are constructed of metal exteriors or a mix of materials. The adjacent building, east of this location, is also clad in a brick exterior, while the remaining structures to the east are mainly metal/steel cladding. During the adoption of the Architectural Design Standards in 2022 the Prairie Plaza industrial areas was allowed to continue with metal clad buildings. This property closely aligns with that general area. While not in conformance with the newly adopted design standards it would blend with the site and other structures within the immediate area.*
2. Appropriate screening of mechanical equipment;
 - i. *All mechanical equipment shall be screened as required by the Zoning Regulations – Elevations do not indicate mechanical equipment, if mechanical equipment is to be installed outside then it shall be screened per the Zoning Regulations.*

3. The building design shall include a variety of materials, with a maximum of 70% of any one material on all elevations of the structure;
 - i. *The building, as proposed, is a metal clad structure for use as a warehouse to support the commercial business currently located on-site and will be constructed of one material. Allowances were provided for in the recently adopted Design Standards, that would allow for metal structures to be built in this general area.*
4. Structure design or choice of materials required as part of any franchise type operation shall be considered;
 - i. *N/A*
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 proposed building will be of a similar color scheme as the building currently present. The building will also be located at the rear of site and partially behind the existing building.*
6. Use of substantial amounts of masonry materials (face brick, stucco, stone) is encouraged;
 - i. *The building is proposed to be constructed using metal clad siding, the building will sit behind the existing building and be of complimentary colors.*
7. The use of aluminum siding, metal roofs panels and extensive mirrored glass surfaces is discouraged;
 - i. *The existing building is constructed with a brick façade and metal roof overhangs, the new building is proposed to be constructed with metal sides and roof material.*
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 majority of existing structures within the general area are constructed using metal clad exteriors. The principal structure located on this lot and one neighboring structure are constructed with brick veneer. The addition of this structure will complement the color scheme of the original and will serve as warehousing space for the primary business.*
9. The city encourages the use of a variety of architectural design and building materials to give each commercial center a distinct character;
 - i. *Due to the construction date of the existing building it has limited architectural features. This new building would add no distinct design elements as it is accessory in nature to the existing building, solely providing warehouse space to the existing commercial use.*
10. Loading, delivery and service bays shall be oriented away from residential areas and public streets;
 - i. *One loading bay with a ramp is indicated as being located on the west side, while one roll-up and one walkthrough door will be provided on the north side facing the existing building.*
11. Design and proportion of buildings shall be compatible with the scale, design and proportion of existing development in the immediate area;
 - i. *This new building will be compatible in scale, design and proportion to the building in existence.*
12. Lengthy horizontal faces should be varied with differing heights, materials, colors, entrance canopies and landscaping; and
 - i. *The new structure is proposed to be 60'(feet) in length by 40'(feet) in width sited parallel to the existing building. The building is intended to be utilized for warehousing of materials associated with the commercial business currently on-site.*
13. Consideration of external traffic circulation.
 - i. *The site is accessed from one ingress and egress point, traffic is limited to those working within the facility or those doing business within, external traffic flow should not be impacted.*

STANDING SITE PLAN CONDITIONS:

1. Fencing shall be in compliance with the City's Fence Ordinance by separate permit from the building permit;
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. If new lighting is to be installed on the premises; lighting locations and heights shall be indicated on the site plan as required and reviewed by staff for compliance prior to installation;

DESIGN REVIEW TEAM (DRT) COMMENTS:

Building Official:

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

City Engineer:

1. None at this time

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:

1. All Standing Site Plan Conditions shall be adhered to.
 - i. Fencing shall be in compliance with the City's Fence Ordinance by separate permit from the building permit;
 - 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 to be installed and maintained during construction.
2. If new lighting is to be installed on the premises; lighting locations and heights shall be indicated on the site plan as required and reviewed by staff for compliance prior to installation
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. A minimum of five (5) trees of approved species shall be planted either along the Kaw Drive right of way or scattered throughout the site.

6. Any exterior mechanical equipment or trash receptacle shall be screened per the Zoning Regulations
7. 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.

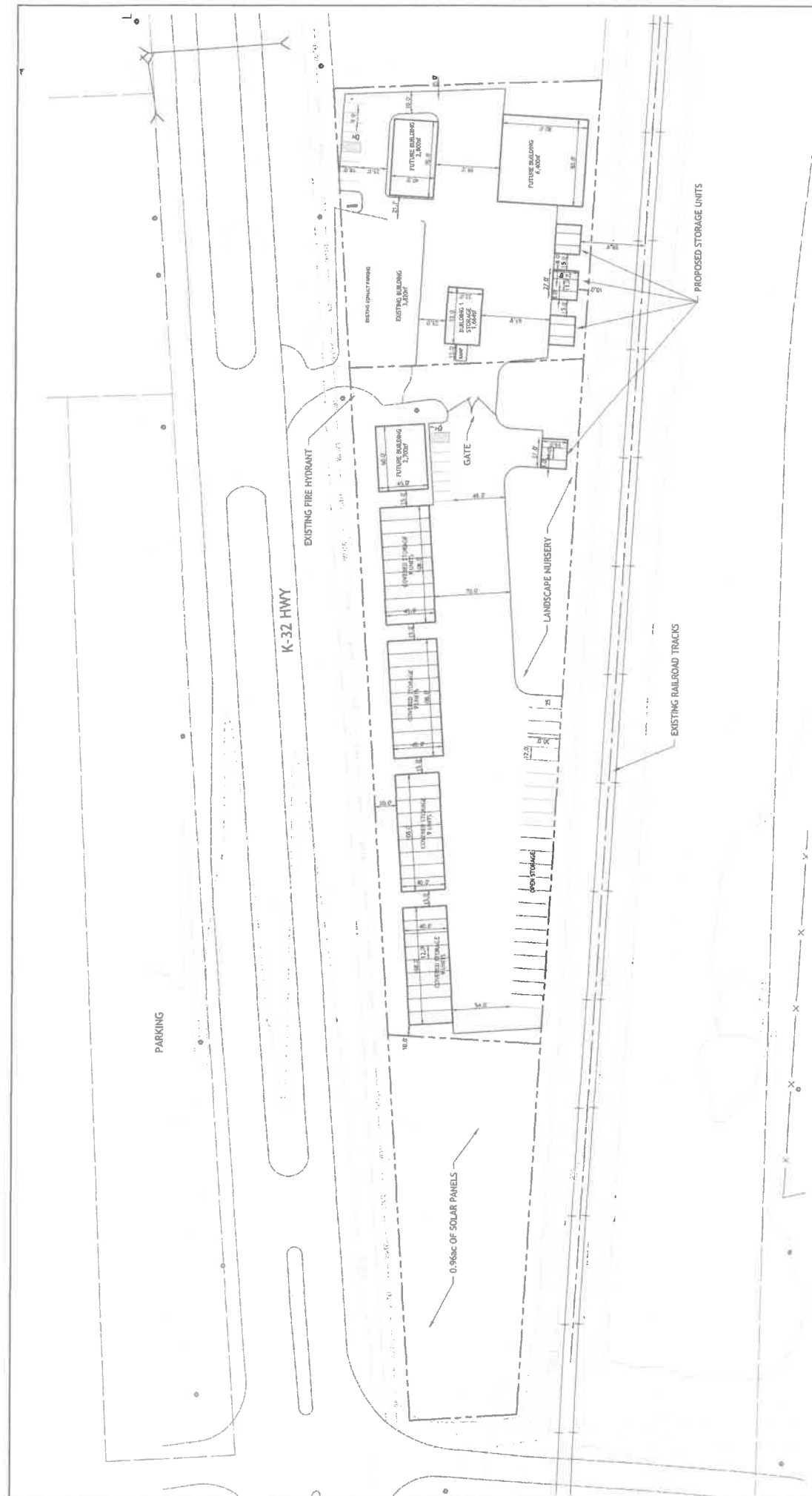


EXHIBIT 2-N

Beginning at a point 1357 feet East and 178.5 feet South of the center of Section 26, Township 11, Range 23, said point lying in the South line of State Highway No. 32, thence East along the boundary line of State Highway No. 32, 273.0 feet, thence South 350.0 feet, more or less, to the intersection of the boundary line of State Highway No. 32 and the boundary line of the 13.5 acre tract, thence South of the point of beginning, thence West to the point of beginning, in Mahan County, Kansas, less that part taken in condemnation case 65-62-8 and less the West 10 feet of the tract herein described, subject to the rights of the Union Pacific Railway Company.

ADDRESS:
1937 KAW DRIVE
KANSAS CITY, KS. 66111



DATE: 9-15-22
ELDON HIX BONNER SPRING, KS
OCHS LAND PLANNING BONNER SPRING, KS 66067 913-361-4528
OVERALL MASTER PLAN
SHEET 1



OVERALL MASTER PLAN

SHEET 1

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BONNER SPRING, KS 66067
913-361-4528

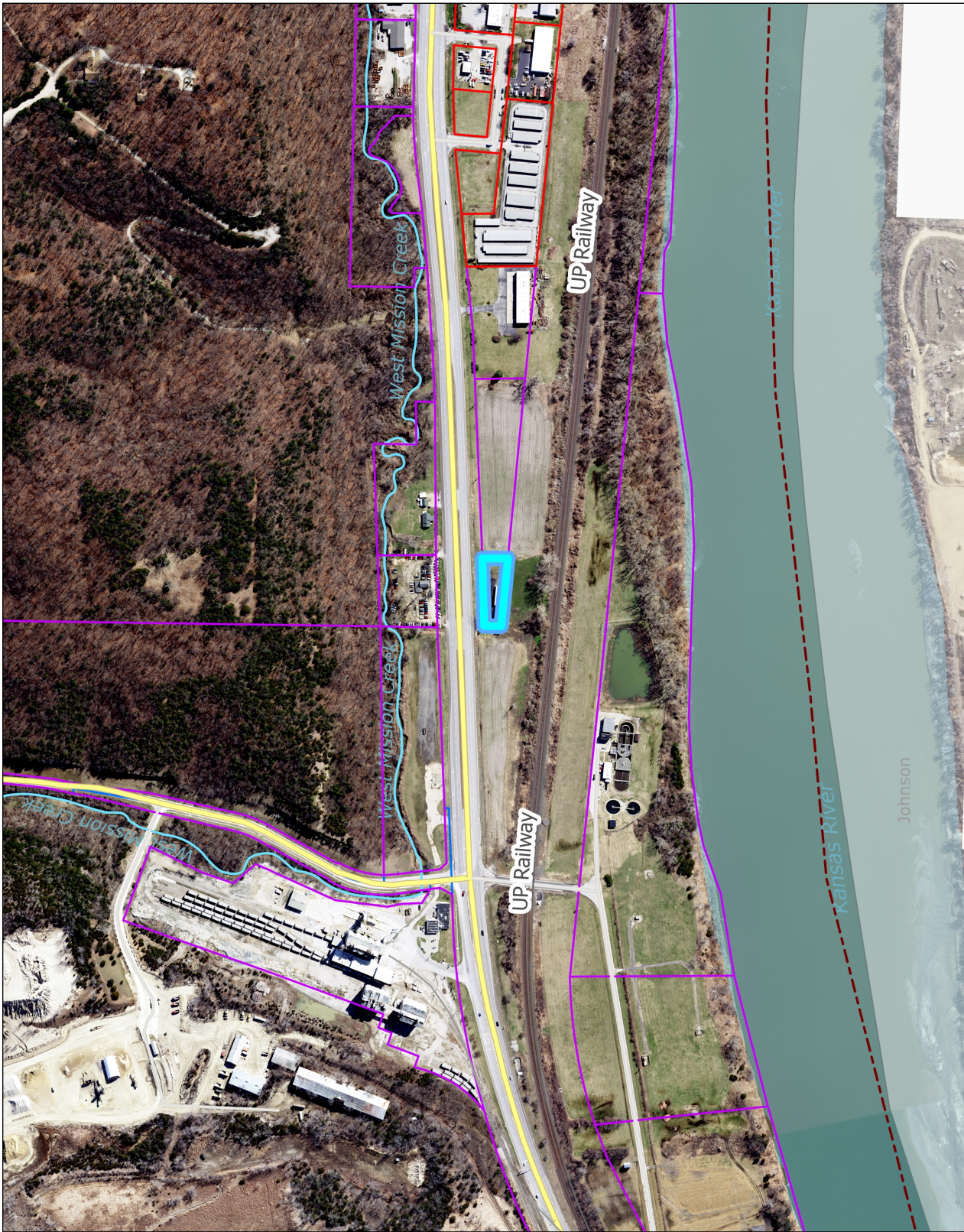
ELDON HIX
BONNER SPRING, KS

DATE: 9-15-22



GeoSpatial Services
710 N 7th St, Suite 200 | Kansas City, KS 66101
Ph: 913-573-2941 | gss@wycokck.org
www.wycokck.org/gss

11939 Kaw Drive



Legend

- Parks
- Street Lables
- Kansas Regional Counties
- Missouri Regional Counties
- Municipal Labels
- Municipal Boundaries
- Railroads
 - MAIN
 - SPUR
 - YARD
- Roads
 - INTERSTATE
 - HIGHWAY
 - MAJOR ARTERIAL
 - MINOR ARTERIAL
 - COLLECTOR
 - LOCAL
 - ALLEY

Locator Map

Notes

Map Print Date: 1/9/2023 3:49 PM

1223

0

611

1223

Map Scale

1: 7,336



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

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Worldwide Steel Building - 3D Designer



Building Specs

Width: 40'
Length: 60'
Height: 12'
Roof Type: Gabled
Roof Rise: 3":12"
Secondary Members: Steel

Building Extensions

Gable Front Extension: 1'
Gable Back Extension: 1'
Eave Left Extension: 1'
Eave Right Extension: 1'

Porches & Overhangs

Windows & Doors

Overhead Door: w10ft x h10ft
Qty: 2
Walk Door Solid: w3.5ft x h6ft
Qty: 1
Window: w4ft x h3ft Qty: 2

Mezzanine

Colors

Roof Color: Light Stone
Wall Color: Tan
Trim Color: Brown
Soffit Color: Gray
Wainscot Color: Charcoal

Quality • Durability • Experience • Design • Strength • Versatility • Service
• Value

www.WorldwideSteelBuildings.com



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www.WorldwideSteelBuildings.com

CITY OF BONNER SPRINGS

Community and Economic Development Department

APPLICATION

Date: 12/7/2022

Project Address: 11939 kaw drive

Project Name (if applicable): _____

Applicant (Print): Eldon Hix

Phone: 816-674-7495

Address: 15926 woodend road bonner springs, ks 66012

E-mail (required): hdpegleg@yahoo.com

Name of person/firm preparing the site plan (Print): Garrett Ochs

Address: lake of the forest, Bonner Springs

Phone: 913-961-6578

E-mail (required): garrettochs@gmail.com

Proposed Use and Project Description: Existing parcel is zoned C2 and would remain C2. New construction would add warehousing to support existing commercial enterprise housed in current structure. Site plan identifies potential to add additional commercial space pending outcome of flood plain analysis. Leased railroad storage is zoned I2 and proposal would be installation of a solar farm, enclosed RV Storage, and a landscaper. Projects are scalable pending planning commission review
General Location/Cross Streets: swingster avenue and K32

Current Zoning: C2 & I2 Lot/Tract Size (sq.ft./acres): ~5 acres between 2 areas

Is the Property Platted: ☐ Yes ☒ No

If Yes, Subdivision Name: _____ Block/Lot(s): _____ / _____

If No, Provide full legal description – a separate sheet maybe used: see atch a and b

Exterior building materials along street frontages: all buildings would have steel siding

Size, height, and location of any proposed sign(s): existing signage permit would remain with no new signage anticipated

Total Street Frontage (LF): 1178 ft Building Sq. Ft.: up to 13328 sf in C2 zone/up to 21500 sf in I2 zone

Parking Provided: 12 Handicapped Spaces Provided: 2 Van Accessible? y

Parking Required: _____ Handicapped Spaces Required: _____

Total Impervious Area (sq. ft.): NTE 43500 sf

Staff Use Only

ST - 07-22

Date Rec'd: 12/7/22

Rec'd by: LP

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: Eldon Hix Date: 12/7/2022

APPLICANT'S NAME (PRINTED): ELDON HIX

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
- ☒ Digital renderings 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

FACT SHEETS

FOR SITE PLANS, LANDSCAPE PLANS, & ENGINEERING DESIGN REQUIREMENTS

WHO SHOULD APPLY:

The owner, applicant, or developer shall submit to the City Planner a site and landscape plan for any building(s) or addition(s) to be constructed in the following zoning districts:

R-3; MX; C-1; C-2; C-S; I-1; I-2.

If the project requires a Special Use Permits or is a Planned District, the site and landscape plan is required regardless the zoning district.

REVIEW AND APPROVAL:

All applications shall be reviewed and approved by the Planning Commission.

An approved site plan shall be valid if a building permit is issued within 180 days from the date of approval.

If a building permit is not issued within that period the site plan shall be deemed to have expired.

A written request for an extension with reasons explaining the request may be submitted to the City Planner for consideration.

If a site plan has expired, a new application shall be required for review and approval by the Planning Commission.

APPEAL OF THE PLANNING COMMISSION DECISION:

If the owner, applicant, developer, or staff does not agree with the Planning Commission's decision, they may appeal the Commission's decision to the Governing Body.

In order to appeal, the owner, applicant or developer must file a written request with the City Planner within fourteen (14) days from the date of the Planning Commission's action.

The written request must specify the item or items that are being appealed and the filing fee of \$25.00 shall be paid at time of submittal.

At a minimum

Site plans shall show a unified and organized arrangement of:

- 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,
- Curb lines,
- Neighboring curb cuts

Memorandum

Date: January 17, 2023
To: Mayor and City Council
From: Mark Lee

Subject: City Planners Report

Recommendation: None

Action: None

Background: Comparison of the Comprehensive Plans is attached

Proposed amendments to the Accessory Building Size Limitations are attached

Discussion:

1. Review comparison of current Comprehensive Plan vs. Updated version
2. Discuss revisions to the accessory building size limitations
3. Next meeting agenda
 - i. Replat of Ensign Storage
 - ii. Replat of Lot 242 in Lake of the Forest

Financial Impact: NA

COMPREHENSIVE PLAN COMPARISON 2008 VS. 2022

- Front cover has been improved with updated pictures
- Acknowledgements have been updated
- Table of Contents has been updated to reflect revised layout

Below is a comparison table between of Table of Contents – this will also distinguish the difference in layout –
Bold typeface indicates section headers, indented listings are maps

Adopted Plan

Chapter 1: Comprehensive Plan Overview

Introduction - *about the plan*
Planning Authority
Vicinity and Planning Areas
How the Plan Is Used
Public Benefits of the Plan
Jurisdictional Responsibility
Role of Planning Commission
Role of City Council
Role of Board of Zoning Appeals
Role of the Zoning Ordinance

Revised Plan

Introduction - about the City

Executive Summary

Purpose of the Comprehensive Plan
Preparation of the Plan
Planning Authority
How to Use the Plan
Public Benefits
Extraterritorial Jurisdiction Responsibility

Overview of the Comprehensive Plan and its Development

Plan Specifics

Plan Implementation

The Plan and its Role
Role of the Planning Commission
Role of the City Council
Role of the Board of Zoning Appeals
Role of the Planning and Zoning Department
Role of the City Zoning Ordinance
The Basis of Decision-Making
Community Input

Chapter 2: Existing Conditions

Introduction
Municipal Utility Infrastructure
Development Patterns
Economic Development
Demographics

Overview of the City / Existing Conditions

Background Information
Demographics
 Demographics Chart
Economic Development
Existing Land Use
Transportation
 Future Transportation Map
Soils and Topography
Ecological Profile/Physical Limitations/Floodplains
Surrounding Growth Factors

Community Facilities

City Offices
Parks and Recreation
 Parks and Trails Map – Existing
Library
Education
Electric System
Gas System
Water System
Stormwater System
 Wastewater System Wastewater Maps
 Drainage Basin Maps

Chapter 3: Goals, Objectives, and Policies

Introduction
Environmental Management
Land Use and Development
Parks, Open Space, and Recreation
Economic Development
Residential
Infrastructure
Public Participation

Community Vision and Planning Goals

Topics of Importance
Environmental Management
Land Use and Development
Development Challenges Map
Zoning and Physical Image
Zoning Districts
Current Zoning Map
Citizen Survey Result Map – Future
Commercial Development
Citizen Survey Result Map – Future
Industrial Development
Infrastructure
Streets / Transportation
Future Transportation Map
Parks, Open Space and Recreation
Future Trail and Park Plan
Economic Development

Chapter 4: Future Land Use

Introduction
Growth Areas
Future Land Use
Future Commercial Needs
Future Industrial Needs
Future Land Use Plan
Housing and Infrastructure
Natural Resources
Land Use Growth Area Policy
Guiding Principles and Design Guidelines

Future Land Uses / Future Land Use Map

Agricultural
Residential
Mixed Use
Commercial
Industrial
Public/Industrial Open Space
Future Land Use Map Introduction
Future Land Use Map

The Guiding Principles and Design Guidelines were adopted as the Architectural Design Standards section of the Zoning Ordinance in January 2022.

Chapter 5: Major Transportation Plan

Introduction
Road and Street Classifications
Transportation Planning Issues
Access Control
Roadway Financing
Recommendations

Transportation Planning and applicable sections are found under the Community Vision and Planning Goals of the revised plan

Chapter 6: Implementation

On-Going Action Items
Short-term Action Items
Long-term Action Items

Goals, Objectives and Action Steps are included within each section of the “Community Vision and Planning Goals” section of the revised plan

APPENDICES

Appendix A: Public Participation Summary

Focus Session Overview
Planning Policy Charrette

Appendices and Addendums

Appendix A: U.S. Census Bureau Demographics

Appendix B: Neighborhood and Site Development Guidelines

Guiding Principles
Neighborhood Development Guidelines
Multifamily Residential Design Guidelines
Commercial Design Guidelines

Appendix B: 2022 Citizen Survey Results

Appendix C: Public Finance Options

Guiding Policies
Community Finance Policies to Date
New Citywide Policies
Related Public Finance Mechanisms

Appendix C: Public Finance Options

Copied and pasted, this section has remained the same

Addendum: 2016 Tri-City Multi-Modal Redevelopment Plan

This plan was adopted in 2016 as an Addendum to the adopted Comprehensive Plan

- Introduction has been added to provide individuals with some history of Bonner Springs
- The ‘Overview/Existing Conditions’ section has been revised, dealing with Demographics first vs. Soils as in the adopted plan
 - Added a Demographics Chart that compares 6 other cities to ourselves, some of these comparisons are Median Age, Median Household Income, Average Household Size, Poverty Rates and Percent of the Workforce in Manufacturing among several other key categories
- The initial sections of ‘Overview’ deal directly with our citizens and expand upon the Demographics Table; it addresses population growth, housing, Economics/Education.
 - Included are snapshot graphs comparing Bonner Springs to the 6 other cities
- It then dives into our Economic Development Incentive Programs that we currently have in place
 - Need to add Rural Housing Incentive Districts (RHID); recently adopted by the Governing Body
- The next few sections deal directly with Economic Development in our current state – all categories provide updated numbers
 - Building Permits – past 6 years (2016-2021)
 - Assessed Valuation – in five-year increments except 2022 (2010, 2015, 2020 and 2022)
 - Largest Taxpayers via assessed valuation (mostly business oriented – most recent assessments)
 - Sales tax revenue – in five-year increments (2010, 2015, 2020 and 2021)
 - Tax levies
 - A section is provided that could assist an individual approximate property taxes using the value of a home
- Adopted version provides statistical demographic information within the plan pages, ours has been condensed into the demographic table and the ACS Surveys as Appendices

- The Topics of Importance have changed

Adopted Plan

Environmental Management
Land Use and Development
Parks, Open Space and Recreation
Economic Development
Residential
Infrastructure
Public Involvement

Revised Plan

Environmental Management
Land Use and Development
Zoning and Physical Image
Infrastructure
Street and Transportation Network
Parks, Open Space and Recreation
Economic Development
Future Land Uses

- The majority of existing Goals, Objectives and Action Steps remained the same, as staff reviewed the existing plan it was realized that those Action Steps had not been accomplished in the manner intended. Where Action Steps had been completed, they were removed from the revised plan.
- The revised plan lists “Strategies” vs. “Objectives” in the adopted plan

Environmental Management – No Change

Land Use and Development –

Adopted Plan

Objective 1 had two tasks accomplished, they were removed

Objective 3 from current plan was removed – we accomplished this through the adoption of design standards

Objective 4 from current plan was removed – accomplished with adoption of design standards

Revised Plan

Annexation was placed into the Land Use and Development section, with an appropriate Objective and subsequent Action Steps

New ‘Goal’ added – Future Urban Growth

Objective added “Manage growth in a orderly manner....not leapfrogging beyond areas that can be reasonably served by utilities and services”

Parks, Open Space and Recreation –

Adopted Plan

Objective 1 had one task removed

Revised Plan

New “Strategy” placed in revised plan – Develop a Trails Master Plan

Include Future Parks and Trail Plan - map

Economic Development –

Adopted Plan

Objective 1 - removed four “Action Steps” that were either achieved previously or outdated

Objective 2 – removed one “Action Step” develop non-residential south on Front Street along Loring Lane

Revised Plan

New “Strategy” placed in revised plan – Encourage development in an orderly and efficient patternin a fiscally responsible manner (four “Action Steps” added

Residential –

removed from the adopted plan, while significant residential development is desired, we unfortunately cannot dictate what develops within the city limits

Infrastructure –

Adopted Plan

Objective 2 – removed “Action Step” relating to the K-7 corridor study as the City rethinks its stance on this staff felt it best to not include this step

Objective 3 has been narrowed down to two “Action Steps” which have been accomplished

Revised Plan

Infrastructure was divided into two sections, Municipal Utilities and Streets/Transportation

Added “Pedestrian Realm” into Infrastructure, including four “Action Steps”

Added three new “Action Steps” to Infrastructure – Construction and Extension

Public Involvement -

removed from the revised plan, Public Involvement is a very important topic and without the public's input and involvement the plan would not be successful. The Comprehensive Plan is a tool for those looking to develop within the city limits, while public involvement is necessary in this process it should not be incorporated into the plan, it was used to develop the plan and the revised plan should reflect the public's involvement.

Zoning and Physical Image – Revised Plan only

Zoning and Physical Image was added in order to press to the forefront the desires of the City when looking at future development(s) and the future growth of the City

- The current Zoning Districts are listed,
 - A current Zoning Map is provided
 - The mapped results of the 2022 Citizen Survey are also provided
-

AG AGRICULTURAL ZONING DISTRICT – Loring District

Minimum lot size = 20 acres

Increase rear yard setbacks

Rear yard – 15 feet if under 5,000 square feet

Rear yard – 25 feet if over 5,000 square feet

Side Yard – as required by the zoning district in which it is located

No closer than 5 feet to another structure

Maximum size of an accessory structure located within the zoning districts of AG:

- *No size restriction other than stated below*
- *All accessory structures in excess of 10,000 square feet shall require a Special Use Permit*
- In no instance shall an accessory structure occupy more than 30% of the "required yard" on a lot

A-1 AGRICULTURAL ZONING DISTRICT – Bonner Springs City Limits

Minimum lot size = 3 acres

Increase rear yard setback

Rear yard – 15 feet

Side Yard – as required by the zoning district in which it is located

No closer than 5 feet to another structure

Maximum size of an accessory structure located within the zoning districts of A-1:

- *3 acres = 3,000 square feet of accessory structure(s), an additional 1,000 square feet per full acre of structure is allowed up to 5 acres or 5,000 square feet.*
- *On parcels in excess of 5 acres structures are limited to an additional 500 square feet per full acre.*
- *10-acre parcels are limited to 7,500 square feet*
- *15-acre parcels are limited to 10,000 square feet*
- *All accessory structures in excess of 10,000 square feet must obtain a Special Use Permit*
- In no instance shall an accessory structure occupy more than 30% of the "required rear yard" on a lot.

R – RURAL RESIDENTIAL ZONING DISTRICT – Loring Service Area

Minimum lot size = 5 acres

Increase rear yard setback

Rear yard – 15 feet

Side Yard – as required by the zoning district in which it is located

No closer than 5 feet to another structure

Maximum size of an accessory structure located within the zoning district of R:

- *5 acres = 5,000 square feet of accessory structure(s),*
- *On parcels in excess of 5 acres structures are limited to an additional 500 square feet per full acre.*
- *10-acre parcels or larger are limited to 7,500 square feet*
- *All accessory structures in excess of 7,500 square feet must obtain a Special Use Permit*
- In no instance shall an accessory structure occupy more than 30% of the "required rear yard" on a lot.

R - SUBURBAN RESIDENTIAL DISTRICT – Bonner Springs City Limits

Minimum lot size = 1 acres

Increase rear yard setback

Rear yard – 10 feet

Side Yard – as required by the zoning district in which it is located

No closer than 5 feet to another structure

No Changes were made to the size restrictions

Maximum size of an accessory structure located within the zoning district R-S:

- One thousand (1000) square feet, maximum
- An accessory structure may be larger than 1000 square feet in total floor area, provided the size may increase only 250 square feet for each full acre in lot size over one acre and up to three acres.
- In no instance shall an accessory structure occupy more than 30% of the "required rear yard" on a lot.