



City of Bonner Springs

KANSAS

Tuesday, February 20, 2024

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

1. Agenda

Action NA

Recommendation

Documents:

1. 2.20.24 Agenda

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of the November 21, 2023, Planning Commission meeting minutes

Action Approve, Amend or Deny the minutes as presented

Recommendation Approve the minutes as presented

Documents:

1. PC Minutes 11.21.23 draft

OLD BUSINESS

NEW BUSINESS

1. Old Dominion Freight Lines Preliminary Plat - PP-01-24 – Consider the Preliminary Plat for Old Dominion Freight Lines at 12900 Speaker Road.

Action Approve, Amend or Deny the preliminary plat as presented

Recommendation Staff recommends the Planning Commission approve

Documents:

1. PP-01-24 - ODFL Preliminary Plat - Staff Report
2. Preliminary Plat_2023-12-21

2. Old Dominion Freight Lines Final Plat – FP-01-24 – Consider the Final Plat for Old Dominion Freight Lines at 12900 Speaker Road.

Action Approve, Amend or Deny the Final Plat as presented

Recommendation Staff recommends the Planning Commission approve the ODFL Bonner Springs Final Plat, with the stipulations provided within staff's report.

Documents:

1. Staff Report - ODFL Bonner Springs - FP-01-24
2. A-05-02R - Acceptance of PFPI
3. Final Plat_2023-12-21 - Mark L Review
4. CS_review_Final Plat_2023-12-21
5. ODFL_Bonner_Springs_comments3
6. Final Plat_2023-12-21

3. Public Hearing – Request for Rezoning – BSRZ-02-23 - RR (Rural Residential) to GC (General Commercial)

Action Approve, Amend or Deny the requested Rezoning

Recommendation Staff recommends the Planning Commission approve the requested rezoning, with the stipulations listed within the report.

Documents:

1. Agenda Item-300 S. 129th St-BSRZ-02-23
2. Site Layout with Landscape
3. Elevations

4. 2024 Planning Commission Meeting Calendar

Action Review calendar

Recommendation

1. Review of the 2024 Planning Commission meeting calendar
 - Typically, occurring on the 3rd Tuesday of every month.
 - June has been moved to the 4th Tuesday of the month.

Documents:

1. 2023-2024-2025 Planning Calendar

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Directors Report

Action

None needed - Informational Purposes Only

- With the adoption of the new Unified Development Ordinance and the revised Comprehensive Plan – staff would like to know if any Commissioner would like printed versions?
- Site and Landscape Plan – ST-03-23 - 300 S. 129th Street – Consider approval of a Site and Landscape plan for 300 S. 129th Street – QuikTrip.

Recommendation

NA

Documents:

ADJOURNMENT

Memorandum

Date: February 20, 2024
To: Mayor and City Council
From: Mark Lee

Subject: Agenda

Recommendation:

Action: NA

Background:

Discussion:

Financial Impact:



City of Bonner Springs

KANSAS

Tuesday February 20, 2024

P.O. Box 38, 200 East Third Street, Bonner Springs, KS 66012

REGULAR PLANNING COMMISSION MEETING - 7:00 p.m.

**CITY COUNCIL CHAMBERS
CITY HALL**

The meeting is open to the public.

Life is Better in Bonner Springs

Phone: 913-422-1020

Website: www.bonnerrsprings.org

7:00pm REGULAR MEETING

1. CALL TO ORDER

ROLL CALL

2. CONSENT AGENDA

- a. Approval of minutes from the November 21, 2023 meeting

3. UNFINISHED BUSINESS

- a. NONE

NEW BUSINESS

4. Old Dominion Freight Lines Preliminary Plat - PP-01-24 – Consider the Preliminary Plat for Old Dominion Freight Lines at 12900 Speaker Road.

5. Old Dominion Freight Lines Final Plat – FP-01-24 – Consider the Final Plat for Old Dominion Freight Lines at 12900 Speaker Road.

6. PUBLIC HEARING – Request for Rezoning – BSRZ-02-23 – Consider a request for approval of a zoning change from RR (Rural Residential District) to GC (General Commercial District) for 300 S. 129th Street.

7. Review of 2024 Planning Commission meeting calendar

- Typically occurring on the 3rd Tuesday of every month
- June has been moved to the 4th Tuesday of the month

8. OPEN AGENDA

- a. None

9. COMMUNITY DEVELOPMENT DIRECTORS REPORT

- With the adoption of the new Unified Development Ordinance and the revised Comprehensive Plan – staff would like to know if any Commissioner would like printed versions?
- **Site and Landscape Plan – ST-03-23 - 300 S. 129th Street – Consider approval of a Site and Landscape plan for 300 S. 129th Street – QuikTrip.**

10. ADJOURNMENT

Memorandum

Date: February 20, 2024
To: Mayor and City Council
From: Mark Lee

Subject: Approval of the November 21, 2023, Planning Commission meeting minutes

Recommendation: Approve the minutes as presented

Action: Approve, Amend or Deny the minutes as presented

Background: Minutes are attached

Discussion: NA

Financial Impact: NA

MINUTES – 11.21.23 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, November 21, 2023 – Regular Meeting – 7:00 p.m.

=====

1. Meeting **CALLED TO ORDER** by Chair Gebauer at 7:04p.m.

ROLL CALL

Planning Commissioners Present: Lloyd Mesmer, Vice-Chair Larry Clark, Vince Bombardier, Nick Perica, Jason Cruse, Chair Greg Gebauer

Absent – Paul Zeps, Sherri Neff

Quorum Established

Staff Present: Mark Lee, Community Development Director

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of September 19, 2023 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 Vice-Chair Clark.

Chair Gebauer called for a vote.

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

NAY – None

MOTION PASSED 6 – 0

3. **UNFINISHED BUSINESS**

None

NEW BUSINESS

4. **PUBLIC HEARING – Zoning Ordinance Amendment - BSZO-02-23 – Adoption of the Unified Development Ordinance - Adoption of the completed Unified Development Ordinance replacing the existing Zoning Ordinance and Subdivision Regulations – Freese and Nichols**

Chair Gebauer called for the Staff's report.

Staff explained the project and how it has been moving forward now for over a year and how they have been working staff members Dawn Warrick, Erica Craycraft and Connor Roberts of Freese and Nichols to create the Unified Development Ordinance of Bonner Springs. Staff stated that we had gone through several review periods with the document being presented in phases to the Commission and Governing Body throughout the project life-cycle.

Staff provided the Commissioners a link to the draft document for their review. Staff asked if there were any specific questions regarding the UDO.

Chair Gebauer called for a MOTION to open the Public Hearing.

Commissioner Bombardier made a motion to **OPEN** the Public Hearing, Vice-chair Clark **SECONDED**, the hearing was opened at 7:07pm.

Chair Gebauer asked if there were any members of the public wishing to speak in favor of the item. Being none, Chair Gebauer asked if there were any members of the public wishing to speak against the item.

Being none Chair Gebauer asked if there were any questions of staff. Vice-chair Clark asked staff if this would be placed on the City's website in a searchable manner. Staff stated it would be, the document as written contains wording in bold face type that indicate a link to other related items and topics and that the document would be searchable in general as well.

Chair Gebauer asked if there were any further questions, being none Chair Gebauer called for a MOTION to close the public hearing. Vice-chair Clark made a motion to **CLOSE** the Public Hearing; Commissioner Bombardier **SECONDED** the motion. The Public Hearing was closed at 7:09pm.

Commissioner Mesmer stated that he felt this is one of those things that needed to happen in order to bring our regulations up to a more current standard.

With no further discussion, Chair Gebauer called for a MOTION. Commissioner Bombardier made a motion to **APPROVE** the Unified Development Ordinance as presented; Vice-chair Clark **SECONDED**.

Chair Gebauer called for a vote.

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

NAY – None

MOTION PASSED 6-0

5. PUBLIC HEARING – Special Use Permit - SUP-05-23: Ad Trend Inc. Billboard – 14110 Minnesota Avenue - Consider a request for approval of a Special use Permit to allow for the installation of a billboard as allowed for in the I-1, Light Industrial zoning district.

Chair Gebauer called for the Staff's report.

Staff explained the project, the location and how it related to the Zoning Ordinance. Staff stated that Outdoor Advertising Signs (billboards) were allowed via Special Use Permit in the I-1, Light Industrial Zoning District. Staff further stated that there were also "Additional Requirements" as established in Article XXVII; Section 4 (6) pertaining to billboards and that they had been incorporated into the staff stipulations.

Chair Gebauer called for a MOTION to open the Public Hearing.

Commissioner Perica made a motion to **OPEN** the Public Hearing, Vice-chair Clark **SECONDED**, the hearing was opened at 7:15pm.

Chair Gebauer asked if there were any members of the public wishing to speak in favor of the item. +

Jim Boeh - Applicant (Ad Trend, Inc.) – Spoke of the sign they currently had in Bonner Springs and how they felt the placement of this sign would provide a benefit in the form of advertising for the surrounding area.

Chair Gebauer asked if there were any members of the public wishing to speak against the item.

Staff stated, that similar to all Public Hearings, notification was sent out to the surrounding residents and that they had received one phone call asking about the exact location of the sign.

Staff explained that the sign would be placed at 14110 Metropolitan Avenue along the north property line, just south of State Avenue.

Chair Gebauer asked if there were any further questions, being none Chair Gebauer called for a MOTION to close the public hearing. Vice-chair Clark made a motion to CLOSE the Public Hearing; Commissioner Perica SECONDED the motion. The Public Hearing was closed at 7:17pm.

Chair Gebauer asked if there were any questions for staff, being none, he asked if any Commissioners had questions; being none Chari Gebauer called for a MOTION. Commissioner Mesmer made a motion to **APPROVE** SUP-05-23 with staff stipulations; Vice-chair Clark **SECONDED**.

Chair Gebauer called for a vote.

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

NAY – None

MOTION PASSED 6-0

6. Agenda Item #6 – Open Agenda

None at this time

7. Agenda Item # 7 – Community Development Directors Report

Currently there are no agenda items for the December meeting, staff asked if the Commissioners approve, the December 19th meeting will be canceled. The Commissioners approved and the meeting was thereby canceled.

Chair Gebauer adjourned the meeting at 7:42pm.

Memorandum

Date: February 20, 2024
To: Mayor and City Council
From: Mark Lee

Subject: Old Dominion Freight Lines Preliminary Plat - PP-01-24 – Consider the Preliminary Plat for Old Dominion Freight Lines at 12900 Speaker Road.

Recommendation: Staff recommends the Planning Commission approve

Action: Approve, Amend or Deny the preliminary plat as presented

Background: Staff report is included within the packet

Discussion: A portion of the parcel included in the requested preliminary plat was rezoned to Light Industrial in July 2020 while the remaining acreage was left as RR (Rural Residential). The owners at that time had moved ahead with a preliminary plat on the area, but the project ran into issues with the exchange of right of way between KDOT and ODFL. Therefore, it was never completed and left to expire. Currently, 68 +/- acres is being utilized by Old Dominion Freight Lines while the remaining 10.5 +/- acres included in the preliminary plat are vacant. The proposed preliminary plat area is located directly east of Kansas Highway 7 (130th Street) between Interstate 70 to the north and Kansas Avenue to the south. The surrounding area consists of a mix of uses, from commercial/service-oriented businesses, vacant parcels and large tract single-family residences. The proposed plat will subdivide the property into seven (7) lots; placing Old Dominion Freight Lines on its own parcel of 68.59 +/- acres and allowing for the associated Kansas Highway 7 frontage to be divided into six (6) individuals lots ranging from 5.5 acres to .93 acres for commercial use.

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

Financial Impact: NA

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 4

PP-01-24

Preliminary Plat

Topic: **Preliminary Plat** for ODFL Bonner Springs, The applicant is requesting approval of a preliminary plat of 81.73+/- acres with a location of 12900 Speaker Road and the associated Kansas Highway 7 frontage (west side of S. 129th St). The proposed plat will subdivide the property into seven (7) lots; placing Old Dominion Freight Lines on its own parcel of 68.59+/- acres and allowing for the associated Kansas Highway 7 frontage to be divided into six (6) individuals lots ranging from 5.5 acres to .93 acres for commercial use.

Narrative: A portion of the parcel included in the requested preliminary plat was rezoned to Light Industrial, in July of 2020 while the remaining acreage was left as RR (Rural Residential) The owners at that time had moved ahead with a preliminary plat on the area, but the project ran into issues with the exchange of right of way between KDOT and ODFL, therefore it was never completed and left to expire. Current 68 +/- acres is being utilized by Old Dominion Freight Lines while the remaining 10.5 +/- acres included in the preliminary plat are vacant. The proposed preliminary plat area is located directly east of Kansas Highway 7 (130th Street) between Interstate 70 to the north and Kansas Avenue to the south. The surrounding area consists of a mix of uses, from commercial/service-oriented businesses, vacant parcels and large tract single-family residences. The proposed plat will subdivide the property into seven (7) lots; placing Old Dominion Freight Lines on its own parcel of 68.59+/- acres and allowing for the associated Kansas Highway 7 frontage to be divided into six (6) individuals lots ranging from 5.5 acres to .93 acres for commercial use.

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

Presentedby: Mark Lee – Community Development Director

StaffRecommendation: Staff recommends the Planning Commission approve the Preliminary Plat for ODFL Bonner Springs with the stipulations as stated in Staff's report.

Attachments:

Staff Report (6pgs.)

Aerial image of property location included within staff's report

Copy of Preliminary Plat (11x17)

**PRELIMINARY PLAT – ODFL BONNER SPRINGS – REQUEST FOR APPROVAL OF A
PRELIMINARY PLAT FOR 12900 SPEAKER ROAD; OLD DOMINION FREIGHT LINES**

MEETING DATE: February 20, 2024
REPORT WRITTEN: February 5, 2024

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the Preliminary Plat for Old Dominion Freight Lines with Staff stipulations.

APPLICANT:

- Old Dominion Freight Lines, Inc.
500 Old Dominion Way
Thomasville, NC 27360

SURVEYOR/ENGINEER:

- J & J Survey, LLC
8680A N. Green Hills Road
Kansas City, MO 64154
- Hoyt + Berenyi, LLC.
346 Seacoast Parkway, Suite 200
Mount Pleasant, SC 29464

REQUEST:

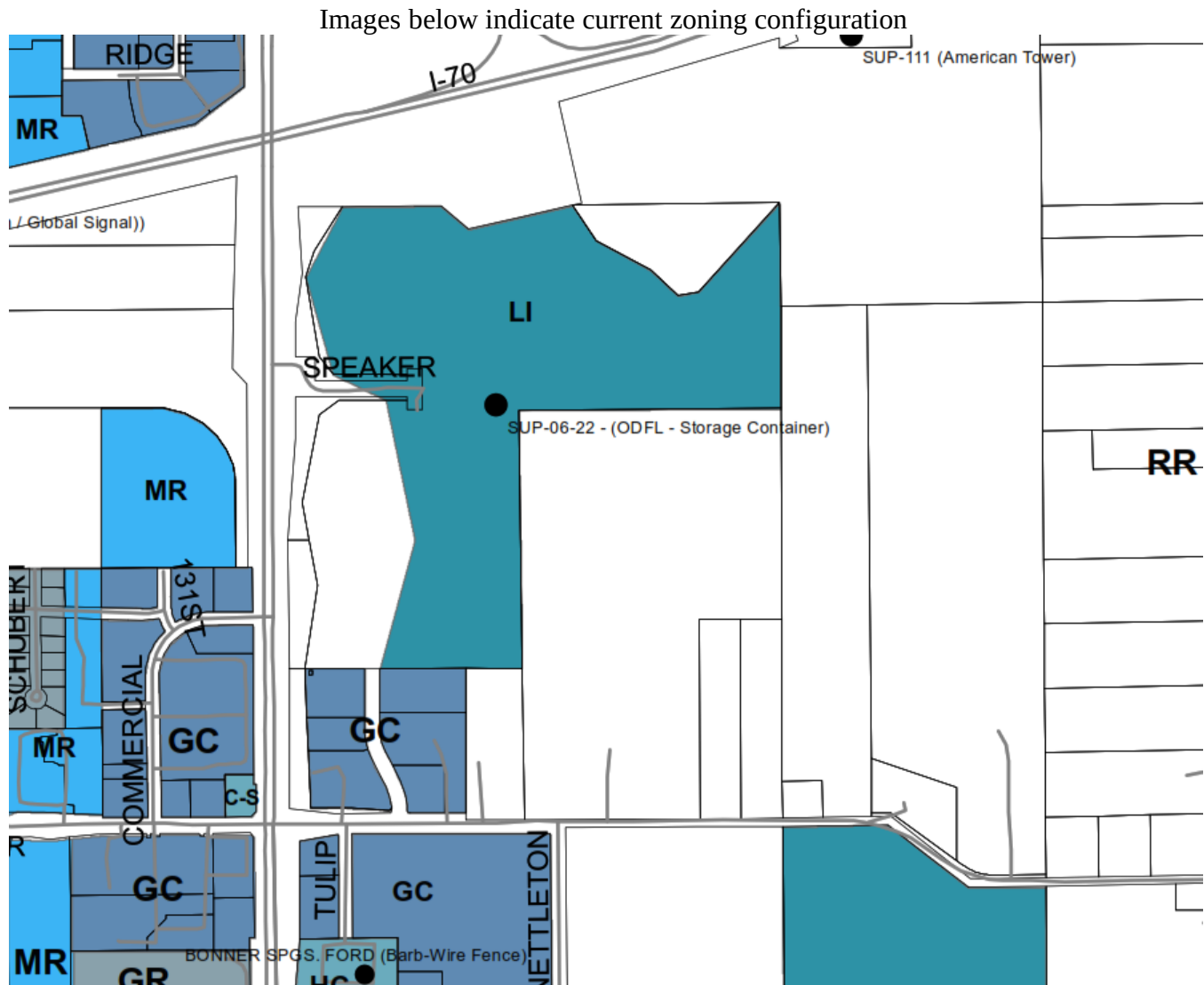
The applicant is requesting approval of a preliminary plat of 81.73+/- acres with a location of 12900 Speaker Road and the associated Kansas Highway 7 frontage (west side of S. 129th St). The proposed plat will subdivide the property into seven (7) lots; placing Old Dominion Freight Lines on its own parcel of 68.59+/- acres and allowing for the associated Kansas Highway 7 frontage to be divided into six (6) individuals lots ranging from 5.5 acres to .93 acres for commercial use.

ZONING:

The property is currently zoned “LI” Light Industrial District and “RR” Rural Residential.

SURROUNDING ZONING:

- ✓ North None - Interstate 70
- ✓ South RR (Rural Residential) and GC (General Commercial)
- ✓ East RR (Rural Residential)
- ✓ West None – Kansas Highway 7 (130th Street)



BACKGROUND:

A portion of the parcel included in the requested preliminary plat was rezoned to Light Industrial, in July of 2020 while the remaining acreage was left as RR (Rural Residential) The owners at that time had moved ahead with a preliminary plat on the area, but the project ran into issues with the exchange of right of way between KDOT and ODFL, therefore it was never completed and the preliminary plat left to expire. Current 68 +/- acres is being utilized by Old Dominion Freight Lines while the remaining 10.5 +/- acres included in the preliminary plat are vacant. The proposed preliminary plat area is located directly east of Kansas Highway 7 (130th Street) between Interstate 70 to the north and Kansas Avenue to the south. The surrounding area consists of a mix of uses, from commercial/service-oriented businesses, vacant parcels and large tract single-family residences. The proposed plat will subdivide the property into seven (7) lots; placing Old Dominion Freight Lines on its own parcel of 68.59+/- acres and allowing for the associated Kansas Highway 7 frontage to be divided into six (6) individuals lots ranging from 5.5 acres to .93 acres for commercial use.

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

Below is an aerial image of the area to be platted and portions of the immediate area.



The typical preliminary and final plat procedures are being utilized for this application. The purpose of a Preliminary Plat is to ensure:

- (1) Lots established by a proposed subdivision will be consistent with all dimensional standards of this Chapter 3.
Subdivision Regulations and Chapter 2 Zoning Regulations above;
- (2) Adequate Improvements are planned to serve the Lots, including Right-of-Ways and public utilities such as water, wastewater, and stormwater facilities; and
- (3) Property is efficiently organized for all required Right-of-Ways, public improvements, and other land dedicated for public use to prevent substantial design changes throughout the development process.

Approval of a Preliminary Plat does not constitute City acceptance of any Right-of-Way, Improvement, utility, or dedication of property. It establishes the overall layout and design of the proposed subdivision and authorizes the applicant to prepare a final plat. Any deviation of the final plat from the intent of the approved preliminary plat as determined by the Planning Commission shall cause the re-initiation of the preliminary platting .

Traffic Impact

Additional traffic will be created by the proposed preliminary plat. The increase in traffic created by the new development area has been taken into account. A Traffic Impact Study was prepared, submitted and reviewed by the City Engineer, KDOT and all other respective parties. These groups gave their support and approval of the TIS. The new development area has two points of major ingress and egress – Speaker Road at Kansas Highway 7 and Kansas Avenue at 129th Street.

Stormwater Management

Stormwater Management facilities have been constructed with the approval of the Old Dominion site development. The drainage study submitted by the applicants' engineers was reviewed by our City Engineer and approved.

All other lots along the west side of S. 129th Street will be responsible for their own stormwater management areas and systems. As each parcel develops they will be required to submit a study to be reviewed and approved by our City Engineer.

Parkland Fee:

Per the City's fee schedule, the park fee for each parcel or dwelling is \$500 and is collected at the time of each building permit issuance. Old Dominion's park fee was collected.

Utilities

New utilities will be proposed with the subject plat. As part of the preliminary plat the following utility easements shall be required:

- 20' utility easement proposed along all road frontages.
- 20' utility easement along all rear property lines of the proposed lots.
- 10' utility easements shall be required to be split equally between the two properties.

Utility providers have been notified of the preliminary plat and are being given an opportunity to comment.

Unified Development Ordinance Requirements

The items to be submitted with and included on the preliminary plat per the UDO have been met or will be required via review comments.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of ODFL Bonner Springs application, with the following stipulations:

1. A Privately Financed Public Infrastructure Agreement shall be prepared, reviewed and approved by Staff - ***item completed***
2. The applicant shall adhere to the requirements of submittal for a Final Plat, after approval and contingent upon, any recommendations from the Planning Commission.
3. All comments made by the Wyandotte County Surveyor, City Engineer and Staff shall be addressed prior to approval of the Final Plat.
4. All construction drawings shall be reviewed and approved prior to construction. These shall include Street, Storm Sewer Systems and Sanitary Sewer Systems, etc.. – ***item completed***
5. Final plat shall be filed within one year after approval of preliminary plat and shall be in substantial compliance with approved preliminary plat, unless infrastructure improvements have begun.
6. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

A REPLAT OF LOTS 1 THRU 3, COTTONWOOD CAMPGROUND
AND A TRACT OF LAND IN
SECTION 17, TOWNSHIP 11 SOUTH, RANGE 23 EAST
BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

A tract of land being part of Lots 1, 2 and 3, COTTONWOOD CAMPGROUND, a subdivision and part of the Southeast Quarter of Section 17, Township 11 South, Range 23 East, of the 6th principle meridian, in the City of Bonner Springs, Wyandotte County, Kansas, being more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter, said point also being on the East line of said Lot 3; thence South 01°45'13" East, along the East line of said Southeast Quarter and the East line of said Lot 3, 529.83 feet to the Southeast corner of said Lot 3; thence South 88°09'39" West, along the South line of said Lot 3, 1342.52 feet; thence South 07°36'54" East, along the South line of said Lot 3 and the prolongations thereof, 1321.43 feet; thence South 88°12'10" West, 113.73 feet to a point on the East Right-of-Way line of K-7 Highway, as now established; Thence along said East Right-of-Way line the following twelve courses: Thence North 07°51'13" East, 438.65 feet; Thence North 1°30'42" East, 136.85 feet; Thence North 09°37'11" East, 468.81 feet; thence North 63°18'21" East, 122.07 feet; Thence North 87°30'02" East, 63.74 feet; Thence on a curve to the right, having an initial tangent bearing South 78°14'01" East, a radius of 600.00 feet and an arc length of 431.27 feet; Thence North 52°56'58" East, 100.00 feet; Thence on a curve to the left, having an initial tangent bearing North 37°03'02" West, a radius of 700.00 feet and an arc length of 604.96 feet; Thence North 39°14'25" West, 158.29 feet; Thence North 11°22'12" West, 415.97 feet; Thence North 17°27'45" East, 137.52 feet; Thence North 32°46'59" East, 273.80 feet to a point on the North line of said Lot 1, said point also being on the South Right-of-way line of Interstate 70, as now established; Thence along said South Right-of-Way line the following eight courses: Thence North 88°07'01" East, 512.46 feet; Thence South 50°33'21" East, 182.10 feet; Thence North 75°46'50" East, 559.65 feet; Thence South 32°44'55" East, 220.08 feet; Thence South 64°22'19" East, 322.01 feet; Thence South 49°31'31" East, 190.01 feet; Thence North 77°59'49" East, 108.61 feet; Thence North 60°44'12" East, 604.41 feet; Thence North 60°44'12" East, said point also being on the East line of the Northeast Quarter of said Section 17; Thence South 01°45'31" East, along the East line of said Lot 3 and the East line of said Northeast Quarter, 528.72 feet to the Point of Beginning.

Contains 3,560,116 square feet or 81.73 acres more or less.

The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as

An easement is hereby granted to the City of Bonner Springs, Kansas, and the utility companies franchised to operate in the City Bonner Springs, Kansas for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and storm sewerage, and for the installation, operation and maintenance of manholes, valves, hydrants, fire pumps, service pedestals, any or all of them upon, over, under, and along the strips of land designated on this plat by the words "Utility Easement" or the abbreviation "(U/E)". Where easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be subject to the following conditions: (1) The easements shall be used only for the purposes stated, proper, safe, and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any other use thereon with the approval and employees of City of Bonner Springs, Kansas, and the utility companies franchised to operate in the City Bonner Springs, Kansas, and as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth surface above stated or the appurtenances thereto without the written approval of the Director of Public Works.

Streets and Right-of-ways shown on the plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

Building line or setback lines are hereby so established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

Old Dominion Freight Line, Inc., Owner, has caused these presents to be executed
this _____ day of _____, 2023.

STATE OF)
COUNTY OF) SS

BE IT REMEMBERED, that on this ____ day of _____, 20____ before me, the undersigned, a Notary Public in and for said County and State came _____, Owner, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my and affixed my notarial seal the day and year above written.

My Commission Expires: _____ Notary Public

This plat of "ODFL BONNER SPRINGS" has been submitted to and approved by the Bonner Springs Planning Commission this _____ day of _____, 2023.

These easements and rights-of-way accepted by the governing body of Bonner Springs, Kansas, this _____ day of _____, 2023.

Deputy Susan Nelson

City Clerk
Entered on transfer record this _____ day of _____, 2023.

Nancy Burns
County Register of Deeds

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 8th day of July, 2022 and that the results are correctly shown and said survey meets or exceeds the current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

-2-24
ate

John B. Young LS-1298

Location: S:\20.077 Cottonwood Campground\DRAWINGS\2024.01.02-PPLAT\20.077-PPLAT-PAGE 1.dwg

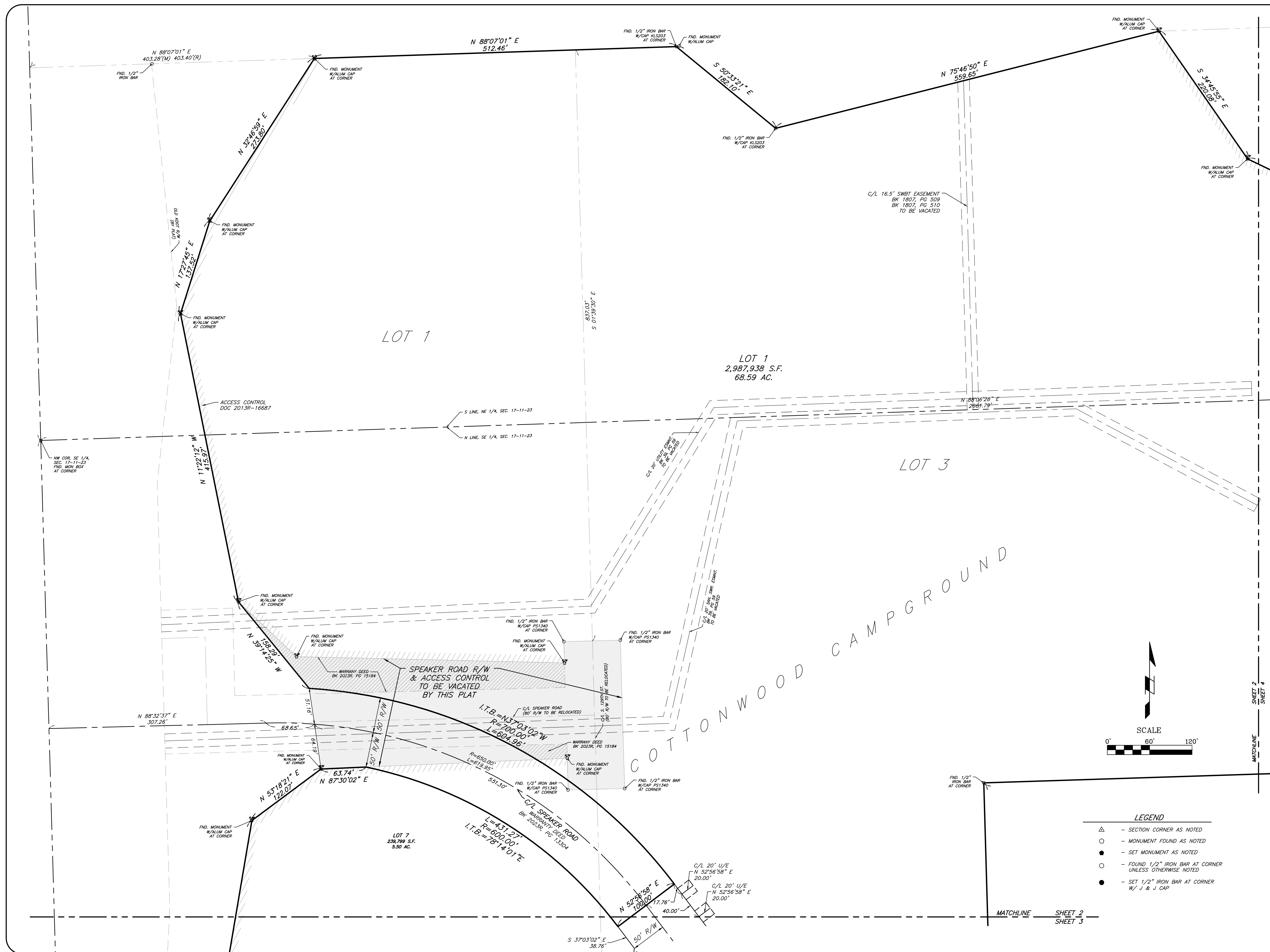


J & J
SURVEY
LTD

55500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816)741-1017 • FAX (816)741-1018

PHONE (816) 741-1017 • FAX (816) 741-1018

SHEET 1 OF 4



CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 8th day of July, 2022 and that the results are correctly shown and said survey meets or exceeds the current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

1-2-24

John B. Young LS-1298

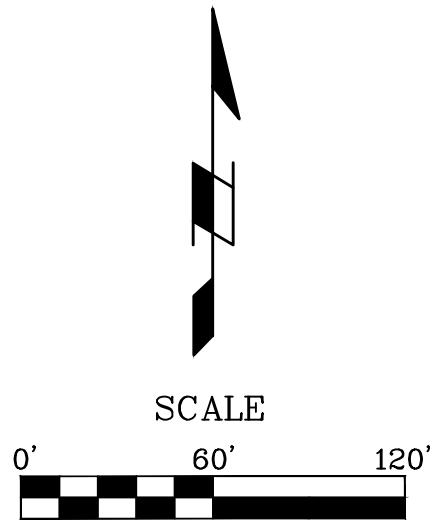
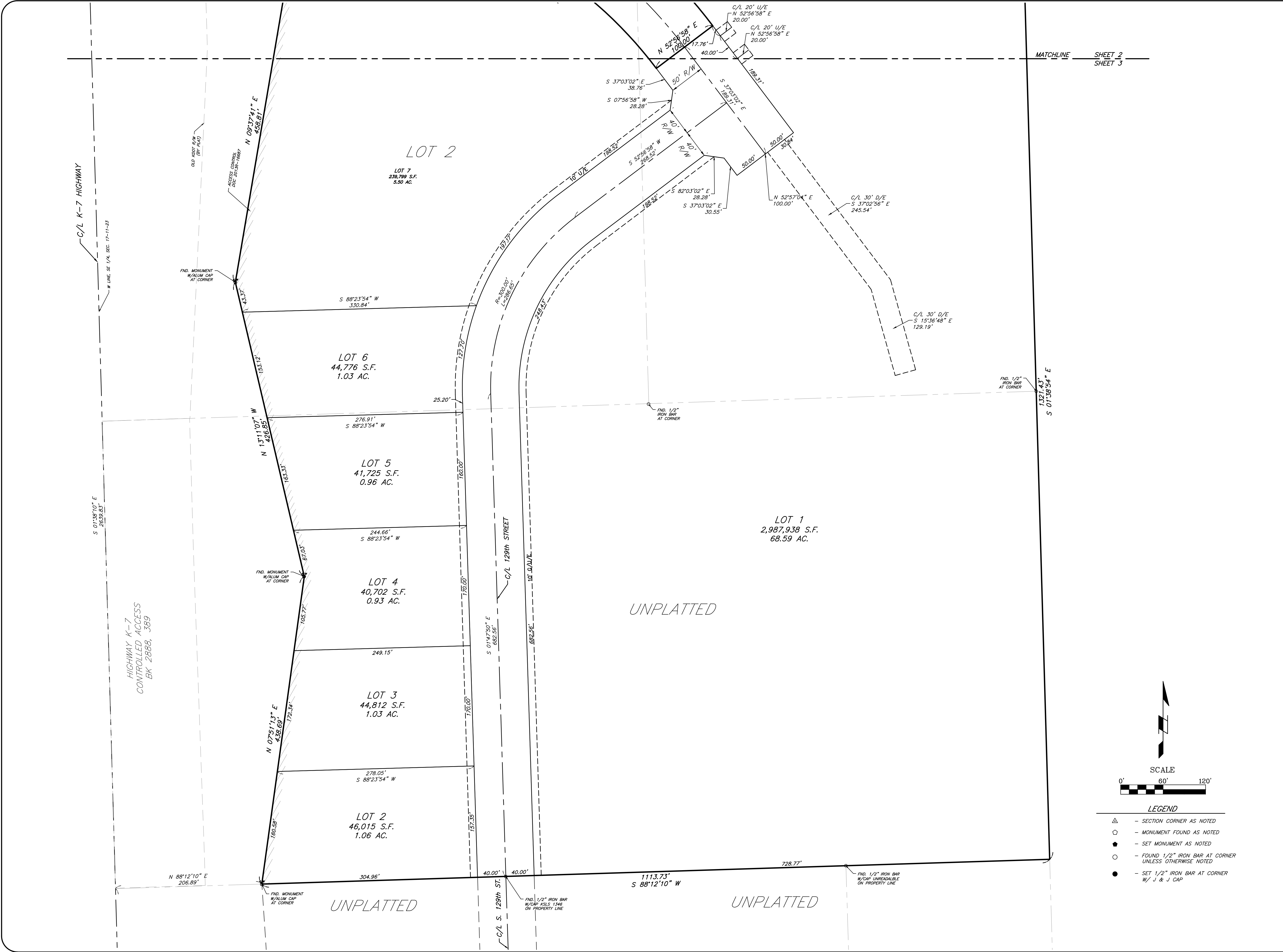
Location: S:\20.077 Cottonwood Campground\DRAWINGS\2024.01.02-PPLAT\20.077-PPLAT.dwg



6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816)741-1017 • FAX (816)741-1018

[illegible]

SHEET 2 OF 4



- LEGEND**
- △ - SECTION CORNER AS NOTED
 - - MONUMENT FOUND AS NOTED
 - - SET MONUMENT AS NOTED
 - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - - SET 1/2" IRON BAR AT CORNER W/ J & J CAP

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 8th day of July, 2022 and that the results are correctly shown and said survey meets or exceeds the current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

1-2-24
Date

John B. Young LS-1298

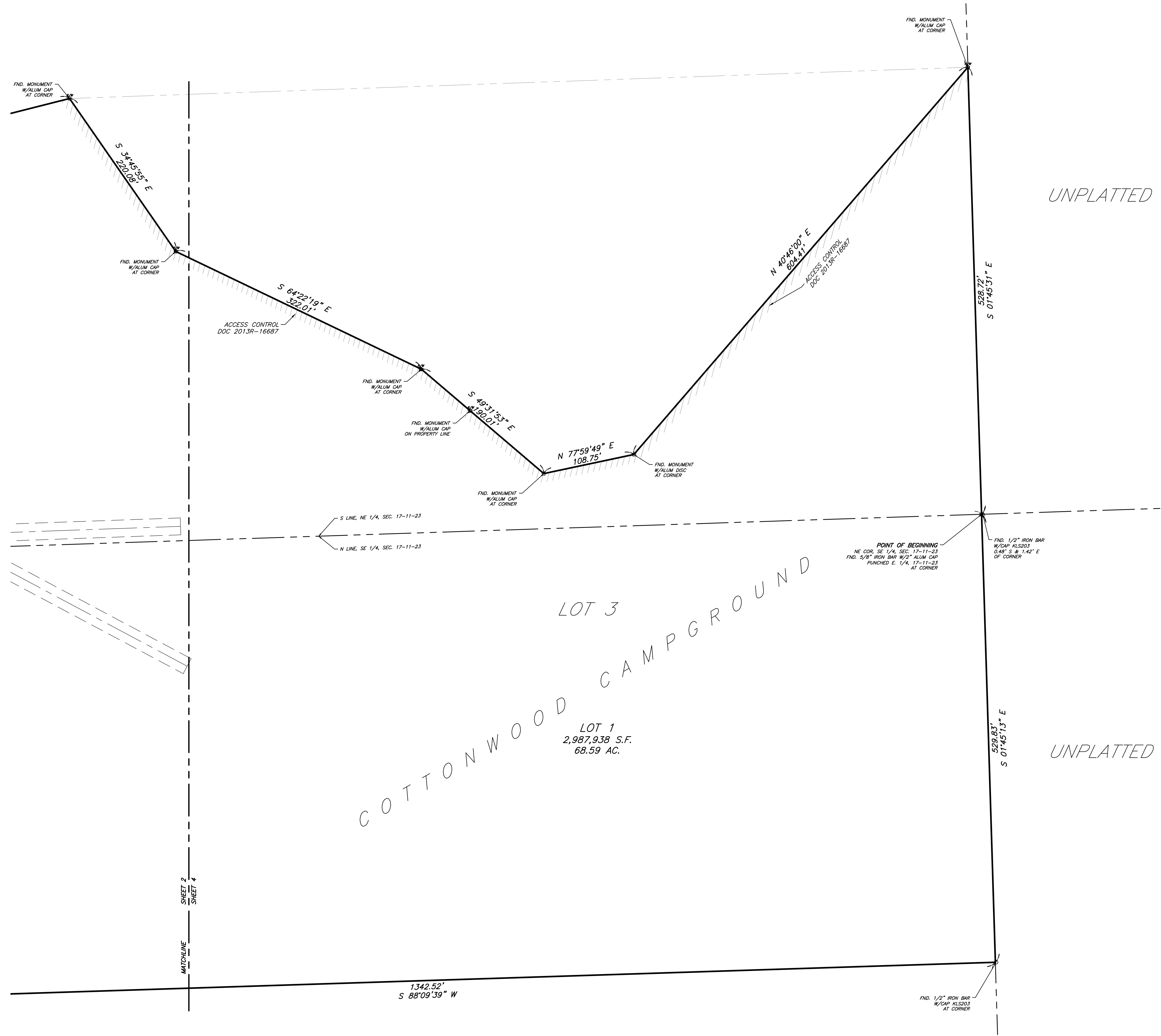
Location: S:\20.077 Cottonwood Campground\DRAWINGS\2024.01.02-PPLAT\20.077-PPLAT.dwg



6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816) 941-1017 • FAX (816) 941-1018

1	INITIAL SUBMITTAL	8-19-22
2	REVISED PER COMMENTS	9-15-22
3	REVISED PER COMMENTS	9-26-22
4	REVISED PER COMMENTS	12-21-23

SHEET 3 OF 4



0' 60' 120'

SCALE

LEGEND

- △ - SECTION CORNER AS NOTED
- - MONUMENT FOUND AS NOTED
- - SET MONUMENT AS NOTED
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- - SET 1/2" IRON BAR AT CORNER W/ J & J CAP

J & J
SURVEY
LLC

6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816) 941-1017 • FAX (816) 941-1018

Location: S:\20.077 Cottonwood Campground\DRAWINGS\2024.01.02-PPLAT\20.077-PPLAT.dwg

1-2-24
Date

John B. Young LS-1298

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 8th day of July, 2022 and that the results are correctly shown and said survey meets or exceeds the current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

1	INITIAL SUBMITTAL	8-19-22
2	REVISED PER COMMENTS	9-15-22
3	REVISED PER COMMENTS	9-26-22
4	REVISED PER COMMENTS	12-21-23

Memorandum

Date: February 20, 2024
To: Mayor and City Council
From: Mark Lee

Subject: Old Dominion Freight Lines Final Plat – FP-01-24 – Consider the Final Plat for Old Dominion Freight Lines at 12900 Speaker Road.

Recommendation: Staff recommends the Planning Commission approve the ODFL Bonner Springs Final Plat, with the stipulations provided within staff's report.

Action: Approve, Amend or Deny the Final Plat as presented

Background: Staff report included within packet

Discussion: The ODFL Bonner Springs Preliminary Plat was brought before the Planning Commission originally in July 2020, unforeseen delays between ODFL and KDOT delayed the filing of the plat. The revised preliminary plat was brought before the Planning Commission again this evening. The proposed final plat area is directly east of Kansas Highway 7 (S. 130th Street), north of Kansas Avenue and south of Interstate 70. The surrounding area consists of a mix of uses, from commercial/service-oriented businesses, vacant parcels and large tract single-family residences.

The proposed plat will subdivide the property into seven (7) lots; placing Old Dominion Freight Lines on its own parcel of 68.59+/- acres and allowing for the associated Kansas Highway 7 frontage to be divided into six (6) individuals lots ranging from 5.5 acres to .93 acres for commercial use.

The proposed plat will not change any lots or parcels outside of the proposed plat area.

Financial Impact: NA

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 5

FP-01-24

Final Plat

Topic: **Consider a Final Plat-** Consider a Final Plat for ODFL Bonner Springs, Old Dominion Freight Lines.

Narrative: The ODFL Bonner Springs Preliminary Plat was brought before the Planning Commission originally in July 2020, unforeseen delays between ODFL and KDOT delayed the filing of the plat. The revised preliminary plat was brought before the Planning Commission again this evening. The proposed final plat area is directly east of Kansas Highway 7 (S. 130th Street), north of Kansas Avenue and south of Interstate 70. The surrounding area consists of a mix of uses, from commercial/service-oriented businesses, vacant parcels and large tract single-family residences.

The proposed plat will subdivide the property into seven (7) lots; placing Old Dominion Freight Lines on its own parcel of 68.59+/- acres and allowing for the associated Kansas Highway 7 frontage to be divided into six (6) individuals lots ranging from 5.5 acres to .93 acres for commercial use.

The proposed plat will not change any lots or parcels outside of the proposed plat area.

Presented by: Mark Lee – Community Development Director

Staff Recommendation: Staff recommends that the Planning Commission approve the Final Plat for ODFL Bonner Springs with the stipulations listed in the Staff report.

Attachments:

Staff Report (5pgs)

Aerial Image (1pg)

Copy of Administrative Policy; A-05-02R (2pgs)

Review Comments (3pgs)

Copy of Final Plat (1pg)

**FINAL PLAT FOR OLD DOMINION FREIGHT LINES – ODFL BONNER SPRINGS –
REQUEST FOR APPROVAL OF A FINAL PLAT.**

MEETING DATE: February 20, 2024

REPORT WRITTEN: February 5, 2024

APPLICANT:

Old Dominion Freight Lines, Inc.
500 Old Dominion Way
Thomasville, NC 27360

SURVEYOR/ENGINEER:

J & J Survey, LLC
8680A N. Green Hills Road
Kansas City, MO 64154

Hoyt + Berenyi, LLC.
346 Seacoast Parkway, Suite 200
Mount Pleasant, SC 29464

REQUEST:

The applicant is requesting approval of a final plat comprised of seven (7) lots.

ZONING:

The property is currently zoned “LI” Light Industrial District and “RR” Rural Residential.

SURROUNDING ZONING:

North	None - Interstate 70
South	RR (Rural Residential) and GC (General Commercial)
East	RR (Rural Residential)
West	None – Kansas Highway 7 (130 th Street)

BACKGROUND:

A portion of the parcel included in the requested final plat was rezoned to Light Industrial, in July of 2020 while the remaining acreage was left as RR (Rural Residential) The owners at that time had moved ahead with a preliminary plat on the area, but the project ran into issues with the exchange of right of way between KDOT and ODFL, therefore it was never completed and left to expire. Currently 68 +/- acres is being utilized by Old Dominion Freight Lines while the remaining 10.5 +/- acres included in the final plat are vacant. The proposed final plat area is located directly east of Kansas Highway 7 (130th Street) between Interstate 70 to the north and Kansas Avenue to the south. The surrounding area consists of a mix of uses, from commercial/service-oriented businesses, vacant parcels and large tract single-family residences. The proposed plat will subdivide the property into seven (7) lots; placing Old Dominion Freight Lines on its own parcel of 68.59 +/- acres and allowing for the associated Kansas Highway 7 frontage to be divided into six (6) individuals lots ranging from 5.5 acres to .93 acres for commercial use.

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



The typical preliminary and final plat procedures are being utilized for this application. The purpose of a Final Plat is to:

- a. Confirm the dimensions, Access, and orientation of Lots established by a proposed subdivision are compliant with all standards of this Chapter 3. Subdivision Regulations and Chapter 2 Zoning Regulations above;
- b. Ensure required Improvements, including Right-of-Ways and public utilities such as water, wastewater, and stormwater facilities, are adequately located and installed to serve the proposed Lots;
- c. Provide the City with a means of accepting all required Right-of-Ways, Easements, and dedication of property as may be required by these regulations; and
- d. Provide a document to record the approved subdivision of property with the County.

Traffic Impact

Additional traffic will be created by the proposed final plat. The increase in traffic created by the new development area has been taken into account. A Traffic Impact Study was prepared, submitted and reviewed by the City Engineer, KDOT and all other respective parties. These groups gave their support and approval of the TIS. The new development area has two points of major ingress and egress – Speaker Road at Kansas Highway 7 and Kansas Avenue at 129th Street.

Stormwater Management

Stormwater Management facilities have been constructed with the approval of the Old Dominion site development. The drainage study submitted by the applicants' engineers was reviewed by our City Engineer and approved.

All other lots along the west side of S. 129th Street will be responsible for their own stormwater management areas and systems. As each parcel develops they will be required to submit a study to be reviewed and approved by our City Engineer.

Parkland Fee:

Per the City's fee schedule, the park fee for each parcel or dwelling unit is \$500 each and is collected at the time of building permit issuance.

Utilities

New utilities will be proposed with the subject plat. As part of the final plat the following utility easements shall be required:

- 20' utility easement proposed along all road frontages.
- 20' utility easement along all rear property lines of the proposed lots.
- 10' utility easements shall be required to be split equally between the two properties.

Utility providers have been notified of the final plat and are being given an opportunity to comment.

Unified Development Ordinance Requirements

The items to be submitted with and included on the final plat per the UDO have been met or will be required via review comments prior to obtaining approval signatures.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Final Plat for ODFL Bonner Springs with the stipulations listed below.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat of ODFL Bonner Springs, with the following stipulations:

1. All comments made by the Wyandotte County Surveyor, City Engineer and Staff shall be addressed prior to approval of the Final Plat.
2. All construction documents referencing Streets and Stormwater, Sanitary Sewer and other necessary utilities shall be submitted and approved by the City prior to construction beginning – ***item completed.***
3. Once construction of the public infrastructure is completed, a set of drawings shall be submitted they shall be stamped “As-Built” or “Record” drawings shall be submitted to the City as a record copy.
4. A Parkland Fee of \$500.00 shall be collected at the time of building permit issuance for each parcel.
5. The Final Plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to the City for recording.
6. All Privately Financed Public Infrastructure shall be constructed and installed per the agreement and shall be inspected and approved by city staff.
7. A final walk-through inspection of the development shall be conducted per Section 3.02.D.3
8. A Maintenance Bond shall be submitted by the subdivider as defined in Section 3.02.D.4 and Administrative Policy; A-05-02R – Acceptance of Privately-funded Public Improvements.
9. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

CITY OF BONNER SPRINGS
POLICY MEMORANDUM

Type Policy	Administrative
Policy #	A-05-02R

Subject	Acceptance of Privately-funded Public Improvements (PFPI)
Date Adopted	24 March 2005
Date Amended	18 November 2011
Purpose	To provide procedures and requirements for the acceptance of privately funded public improvements.

1. Requirements for Acceptance of Public Improvements

- The owner/general contractor of a site/subdivision that has installed all public improvements, in accordance with the approved plans and specifications, shall notify the City Planner when they are ready for acceptance. The City Planner or City Engineer shall ensure that this requirement is known at the time of the pre-construction meeting.
- The owner/general contractor shall provide two (2) paper copies and one (1) digital copy of the "Record Drawings" prior to scheduling the final inspection to the City Planner.
- The City Clerk will verify to the City Planner that all fees and costs associated with the development have been paid.
- If the site had the Building Official or other representative onsite during construction, that person/firm shall review and sign off on both sets of "Record Drawings" that all public improvements were constructed in accordance with approved plans and specifications. The "Record Drawings" shall be forwarded to the City Engineer for final acceptance and returned to the City Planner for distribution to the appropriate departments.
- If City Departments are responsible for inspections, then each Department Head shall certify in writing to the City Planner that all public improvements were constructed in accordance with approved plans and specifications.
- For improvements on separate, individual lots, associated only with a building permit, the Building Official shall not issue a Certificate of Occupancy until all required public improvements are completed and meet adopted City standards and specifications.

2. Initial/Acceptance Inspection of Public Improvements

- The City Planner, upon notification by the owner/general contractor that all public improvements are complete and ready for inspection, shall ensure he or she is in receipt of all required certifications and shall then coordinate required final inspections by the appropriate staff, including:
 - a. City Planner
 - b. City Engineer
 - c. Municipal Utilities Manager
 - d. Public Works Director

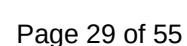
- e. Other staff as appropriate
- At the date coordinated by the City Planner, the appropriate staff shall inspect all public improvements and report the status of their inspection, in writing, to the City Planner.
 - f. The City Planner shall report any deficiencies to the owner/general contractor and coordinate for a follow-up inspection by staff to ensure all deficiencies have been corrected.
 - g. The City Planner shall be provided all required maintenance bonds by the owner/general contractor, if not previously submitted.

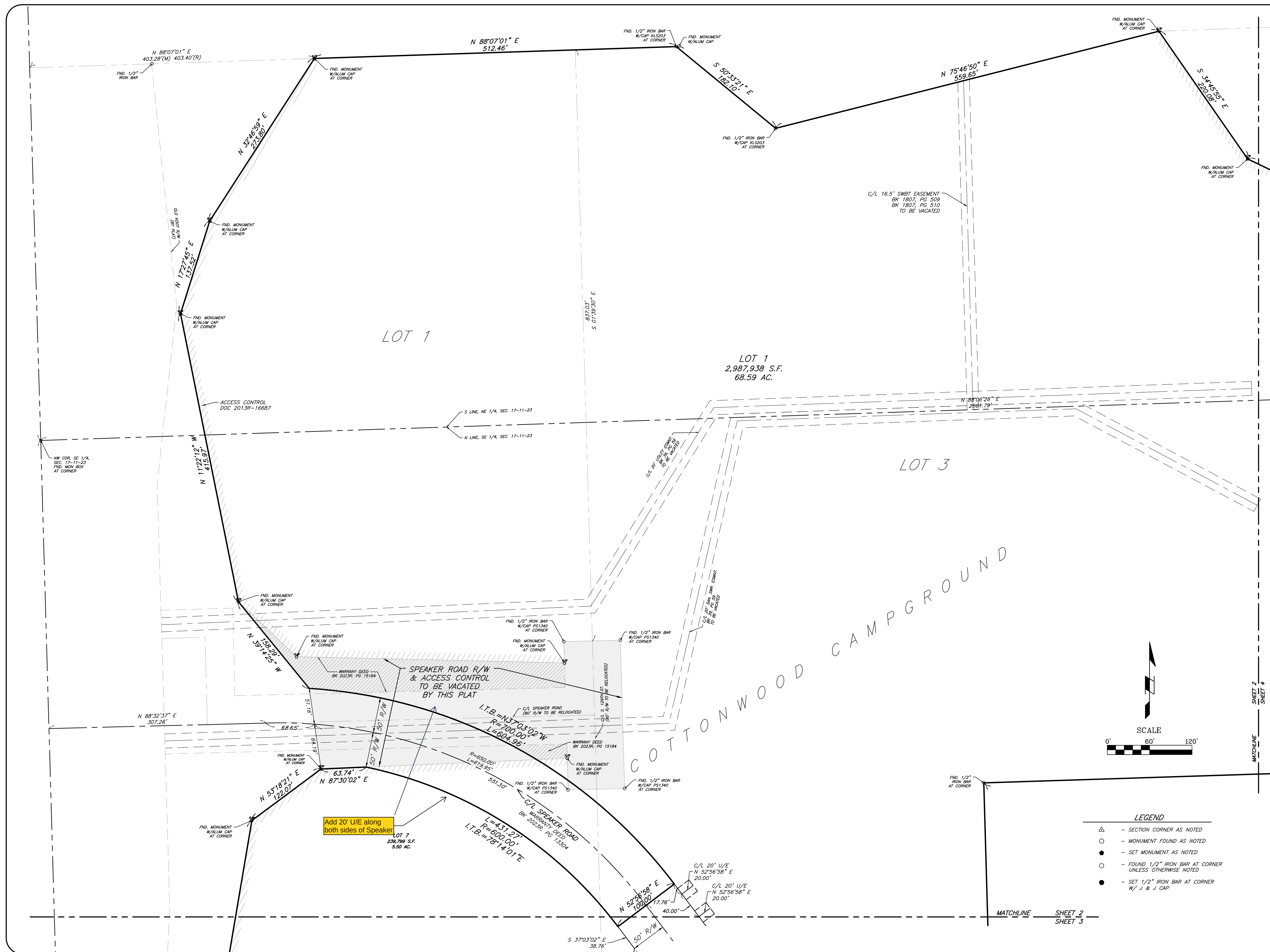
3. Acceptance of Public Improvements by the Governing Body

- The City Planner shall prepare a staff report for the Governing Body reporting the results of the staff's final inspection with an appropriate recommendation for the Governing Body.
- Upon acceptance by the Governing Body, the two (2) year maintenance bond(s) shall be activated and provided to the City Clerk who shall subsequently release the performance bond(s). Thereafter, Public Works/Utilities shall assume responsibility for maintenance of the public improvements.
- If during the two (2) year maintenance period defects are found, the Public Works Director/Municipal Utilities Manager shall notify, in writing, the owner/general contractor of any defects found in workmanship or materials. If the owner/general contractor fails to correct the deficiencies, the Public Works Director or Municipal Utilities Manager shall notify the City Manager and the City Clerk in order to commence the process to call the maintenance bonds to correct the deficiencies. The City Clerk shall work with the City Attorney, if necessary, and send proper notice to the bond company and contractor prior to expiration of the maintenance bond.

4. Warranty Period

- Ninety (90) days prior to the end of the two (2) year maintenance period, the City Planner shall notify the appropriate staff to re-inspect all public improvements. If deficiencies are noted, the Public Works Director or Municipal Utilities Manager shall notify the owner/general contractor of the deficiencies found and that they have thirty (30) days to correct those deficiencies. If not corrected, the maintenance bond(s) will be called and the City will have the deficiencies corrected and use the bond to fund the repair cost.
- If no deficiencies are found during the two (2) year maintenance period, or at the final inspection, the maintenance bond(s) shall expire with no further action required.





CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 8th day of July, 2022 and that the results are correctly shown and said survey meets or exceeds the current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

12-22-23

John B. Young LS-1298



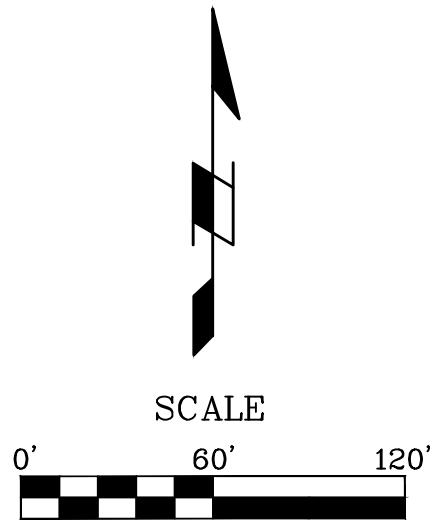
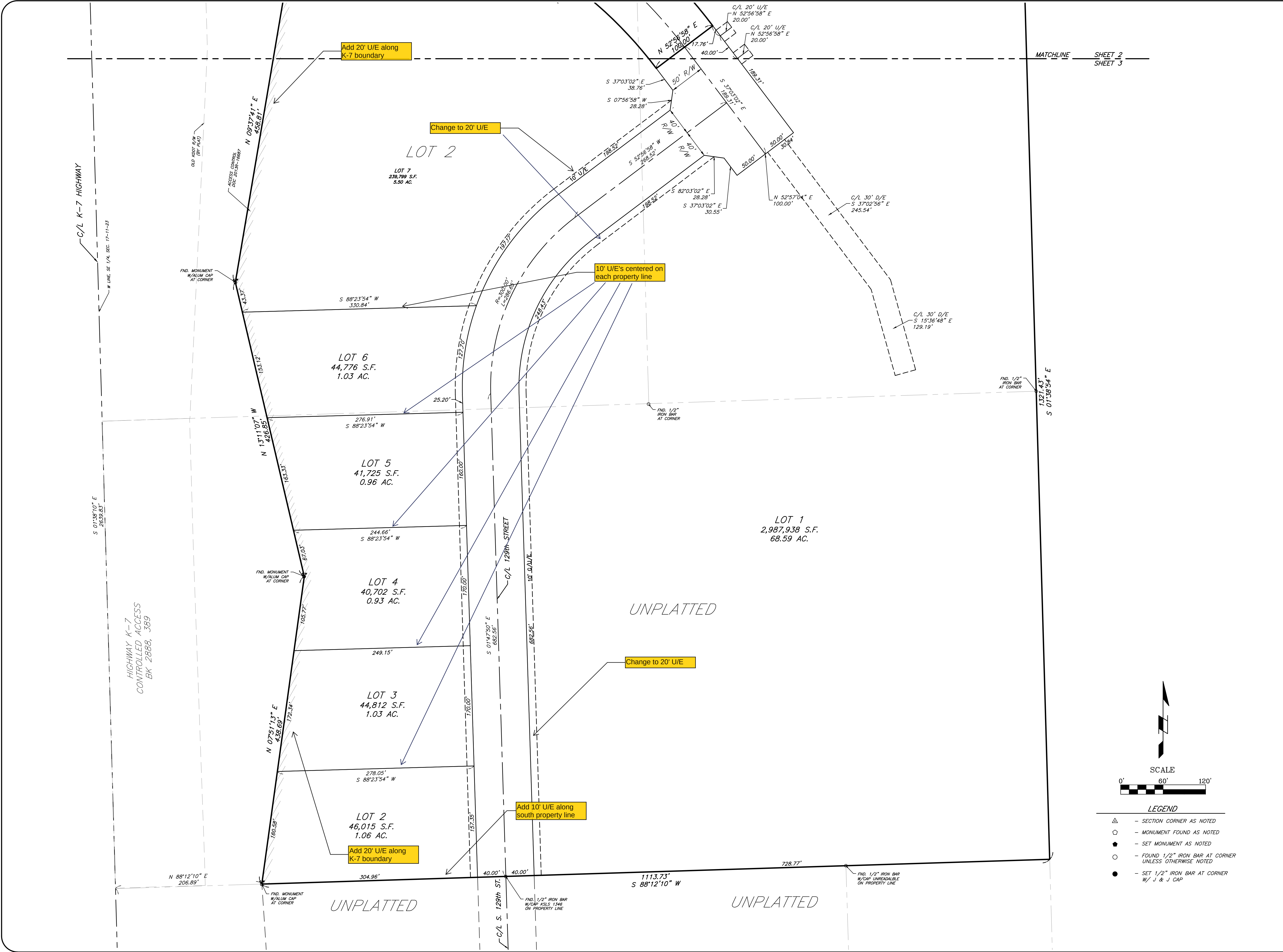
6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816)741-1017 • FAX (816)741-1018

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SHEET 2 OF 4

SHEET 2 OF 4



- LEGEND
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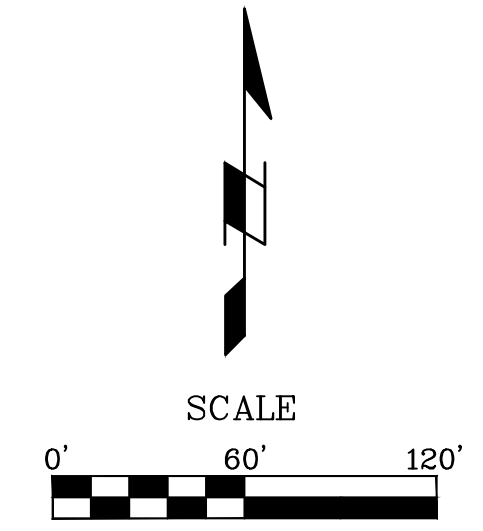
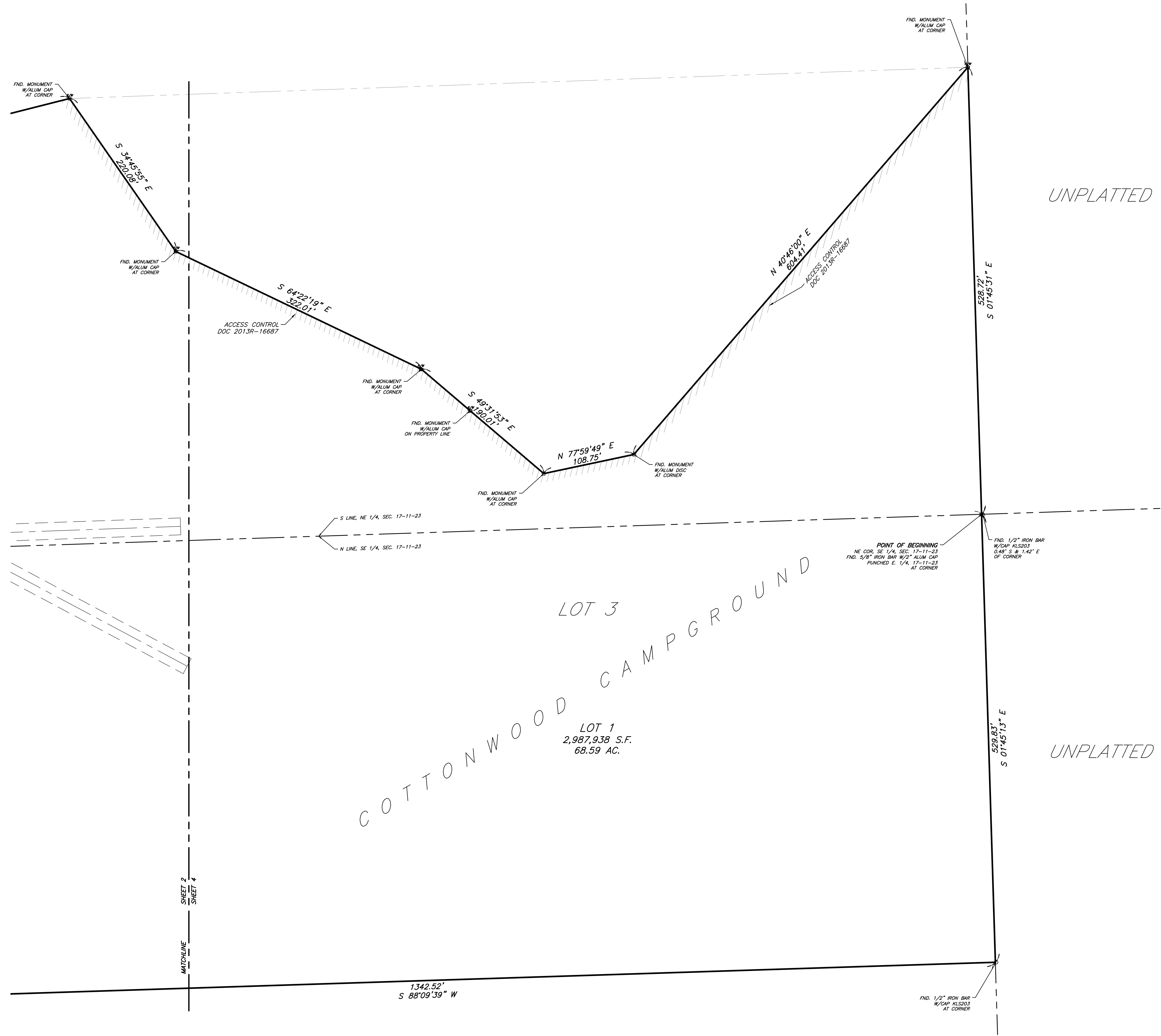
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SHEET 3 OF 4



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UNPLATTED

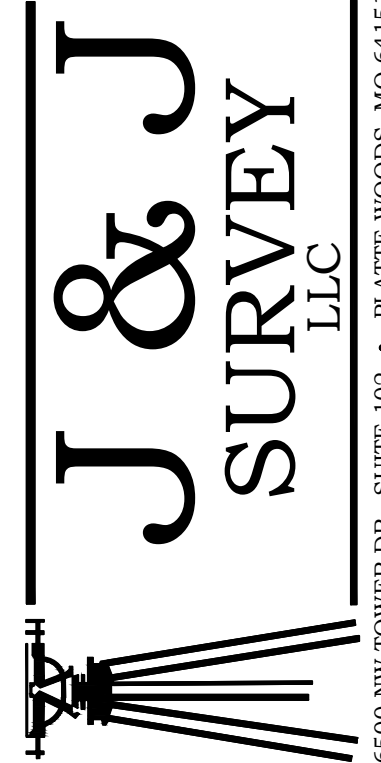
UNPLATTED

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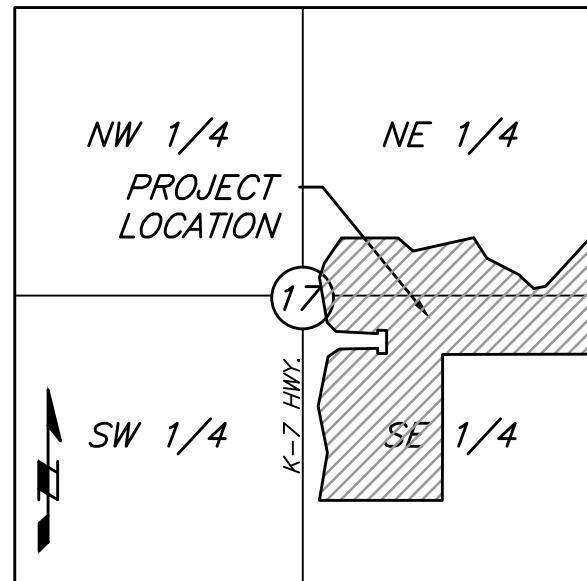
John B. Young LS-1298

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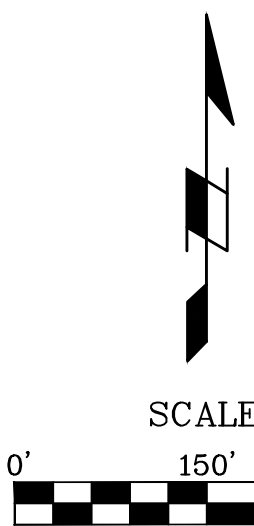


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8-19-22	INITIAL SUBMITTAL
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9-26-22	REVISED PER COMMENTS
12-21-23	REVISED PER COMMENTS



VICINITY MAP
SEC. 17-11-23
N.T.S.



LEGEND

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- SET MONUMENT AS NOTED
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- SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- D/E - DRAINAGE EASEMENT

CLIENT:

HOYT & BERENYI
Kyle Hoyt
P.O. Box 1470
Ladson, SC 29456

PROPERTY LOCATION:

Cottonwood Campground
Bonner Springs, KS 66012

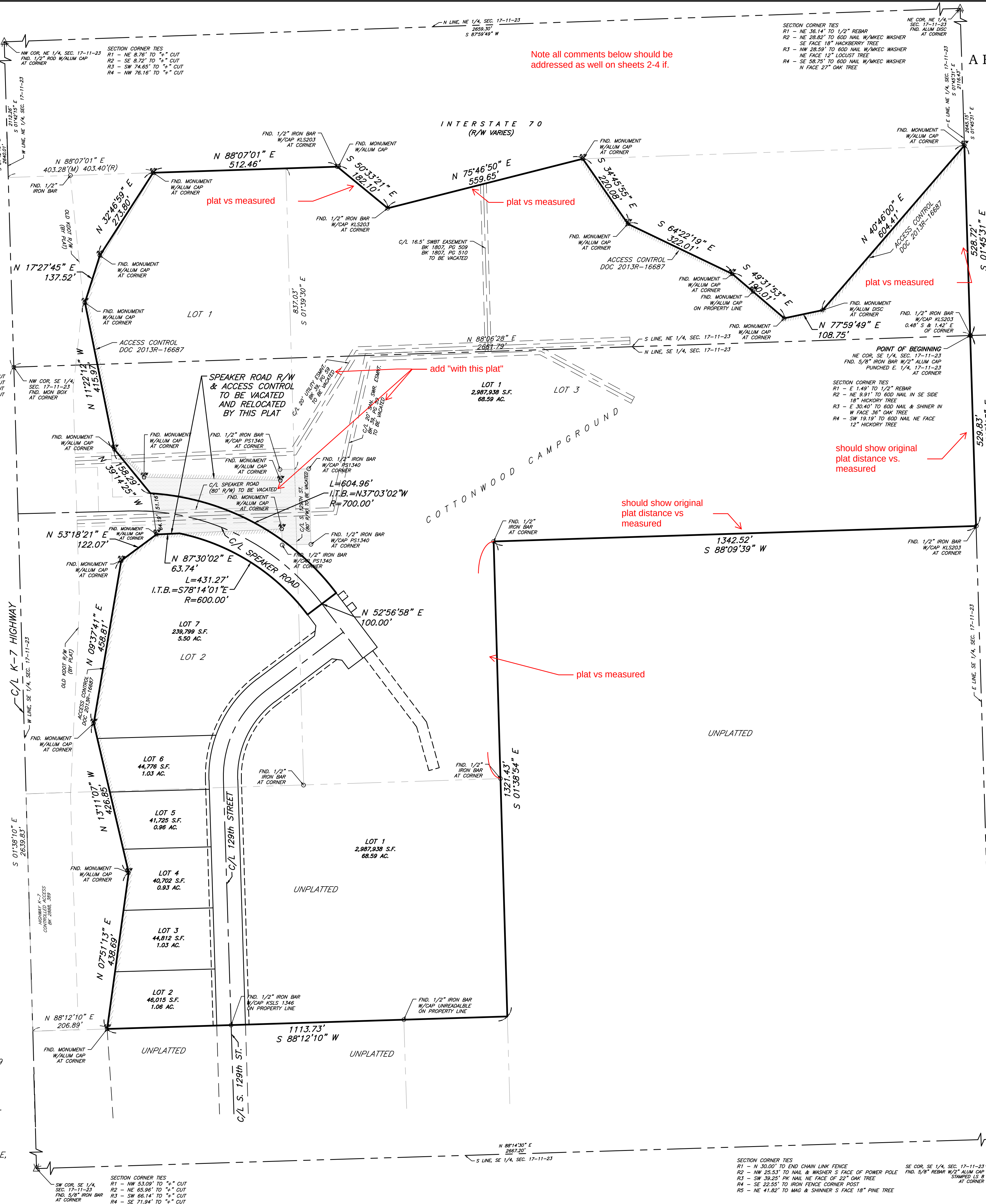
CLOSURE CALCULATIONS:

Precision, 1 part in: 404,626.45
Error distance: 0.0276'
Error direction: S 30°32'30" E
Perimeter: 11,167.69'

GENERAL SURVEY NOTES:

- The plat of COTTONWOOD CAMPGROOUND, is recorded in Book 39 at Page 59 in the Recorder of Deeds Office in Wyandotte County, Kansas.
- Title Report # 192637, dated November 14, 2019 at 8:00 AM provided by Chicago Title Company, was provided by client.
- Basis of Bearing was established by the Kansas State Plane Coordinate System from GPS Observation.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Maps (FIRM) 20209C0110E, 20209C0109E and 20209C0130E, with an effective date September 2, 2015 and 20209C0128D, with an effective date September 2, 2011.

Note all comments below should be addressed as well on sheets 2-4 if.



FINAL PLAT

ODFL BONNER SPRINGS

A REPLAT OF LOTS 1 THRU 3, COTTONWOOD CAMPGROUND
AND A TRACT OF LAND IN
SECTION 17, TOWNSHIP 11 SOUTH, RANGE 23 EAST
BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

PROPERTY DESCRIPTION:

A tract of land being part of Lots 1, 2 and 3, COTTONWOOD CAMPGROUND, a subdivision and part of said Lot 3; thence South 01°45'13" East, along the East line of said Southeast Quarter and the East line of said Lot 3, 529.83 feet to the Southeast corner of said Lot 3; thence South 88°09'39" West, along the South line of said Lot 3, 1342.52 feet; thence South 01°38'54" East, along the South line of said Lot 3 and the prolongations thereof, 1321.43 feet; thence South 88°12'10" West, 1113.73 feet to a point on the East Right-of-Way line of K-7 Highway, as now established; Thence along said East Right-of-Way line the following twelve courses: Thence North 07°51'13" East, 438.69 feet; Thence North 13°11'07" West, 426.85 feet; Thence North 09°37'41" East, 458.81 feet; Thence North 53°18'21" East, 122.07 feet; Thence North 87°30'02" East, 63.74 feet; Thence on a curve to the right, having an initial tangent bearing South 78°14'01" East, a radius of 600.00 feet and an arc length of 431.27 feet; Thence North 52°56'58" East, 100.00 feet; Thence on a curve to the left, having an initial tangent bearing North 37°03'02" West, a radius of 700.00 feet and an arc length of 604.96 feet; Thence North 39°14'25" West, 158.29 feet; Thence North 11°22'12" West, 415.97 feet; Thence North 17°27'45" East, 137.52 feet; Thence North 32°46'59" East, 273.80 feet to a point on the North line of said Lot 1, said point also being on the South Right-of-Way line of Interstate 70, as now established; Thence along said South Right-of-Way line the following Eight courses: Thence North 88°07'01" East, 512.46 feet; Thence South 50°33'21" East, 182.10 feet; Thence North 75°46'50" East, 559.65 feet; Thence South 34°45'55" East, 220.08 feet; Thence South 64°22'19" East, 322.01 feet; Thence South 49°31'53" East, 190.01 feet; Thence North 77°59'49" East, 108.75 feet; Thence North 40°46'00" East, 604.41 feet to the Northeast corner of said Lot 3, said point also being on the East line of the Northeast Quarter of said Section 17; Thence South 01°45'13" East, along the East line of said Lot 3 and the East line of said Northeast Quarter, 528.72 feet to the Point of Beginning. Contains 3,560,116 square feet or 81.73 acres more or less.

DEDICATION:

The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as

"ODFL BONNER SPRINGS"

EASEMENT DEDICATION:

An easement is hereby granted to the City of Bonner Springs, Kansas, and the utility companies franchised to operate in the City of Bonner Springs, Kansas for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and storm water facilities, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of the above, over, under, and along the strips of land designated on this plat by the words "Utility Easement" or the abbreviation (U/E). Where easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the constructions or reconstruction, proper, safe, and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of City of Bonner Springs, Kansas, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works.

STREETS:

Streets and Right-of-ways shown on the plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES:

Building line or setback lines are hereby so established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF:

Old Dominion Freight Line, Inc., Owner, has caused these presents to be executed this _____ day of _____, 2024.

By: _____ Owner

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State came _____, Owner, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same, in testimony whereof, I have hereunto set my and affixed my notarial seal the day and year above written.

My Commission Expires: _____ Notary Public

APPROVALS:

This plat of "ODFL BONNER SPRINGS" has been submitted to and approved by the Bonner Springs Planning Commission this _____ day of _____, 2024.

Chair need name Greg Gebauer

Secretary need name Mark Lee

These easements and rights-of-way accepted by the governing body of Bonner Springs, Kansas, this _____ day of _____, 2024.

Mayor need name Tom Stephens

Deputy Susan Nelson

ATTEST: Christina Blake (you will need to verify this)
City Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office, on this _____ day of _____, 2024, at _____ o'clock and is duly recorded.

Nancy Burns Susie P. Nelson
County Register of Deeds

Margaret a. Orendac Deputy

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 8th day of July, 2022 and that the results are correctly shown and said survey meets or exceeds the current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

John B. Young LS-1298
Date 7-2-24

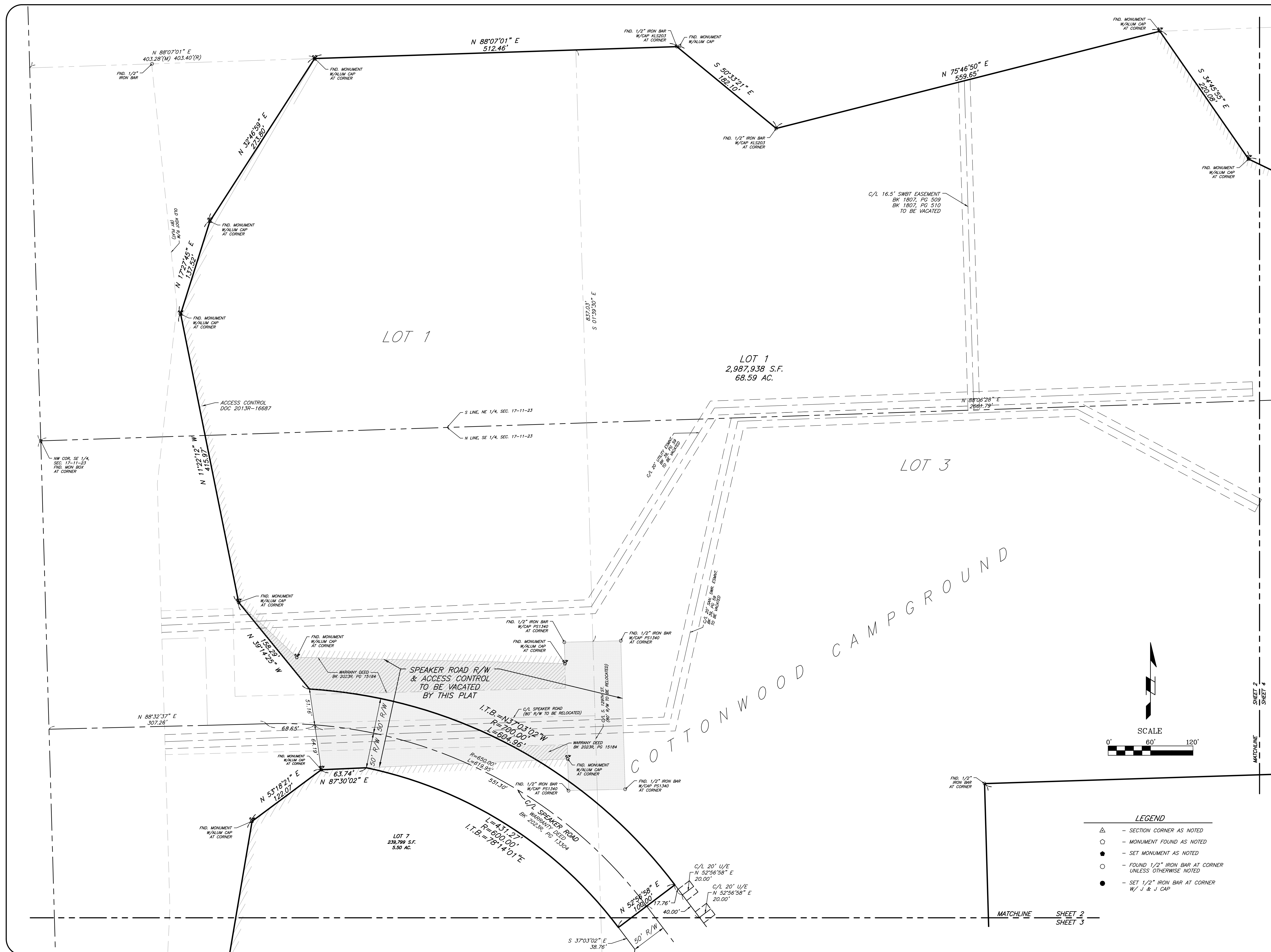


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INITIAL SUBMITTAL	REVISED PER COMMENTS	REVISED PER COMMENTS	REVISED PER COMMENTS	REVISED PER COMMENTS	REVISED PER COMMENTS
1	2	3	4		

SHEET 1 OF 4



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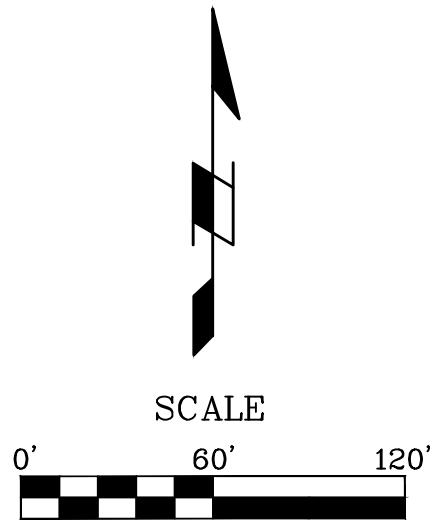
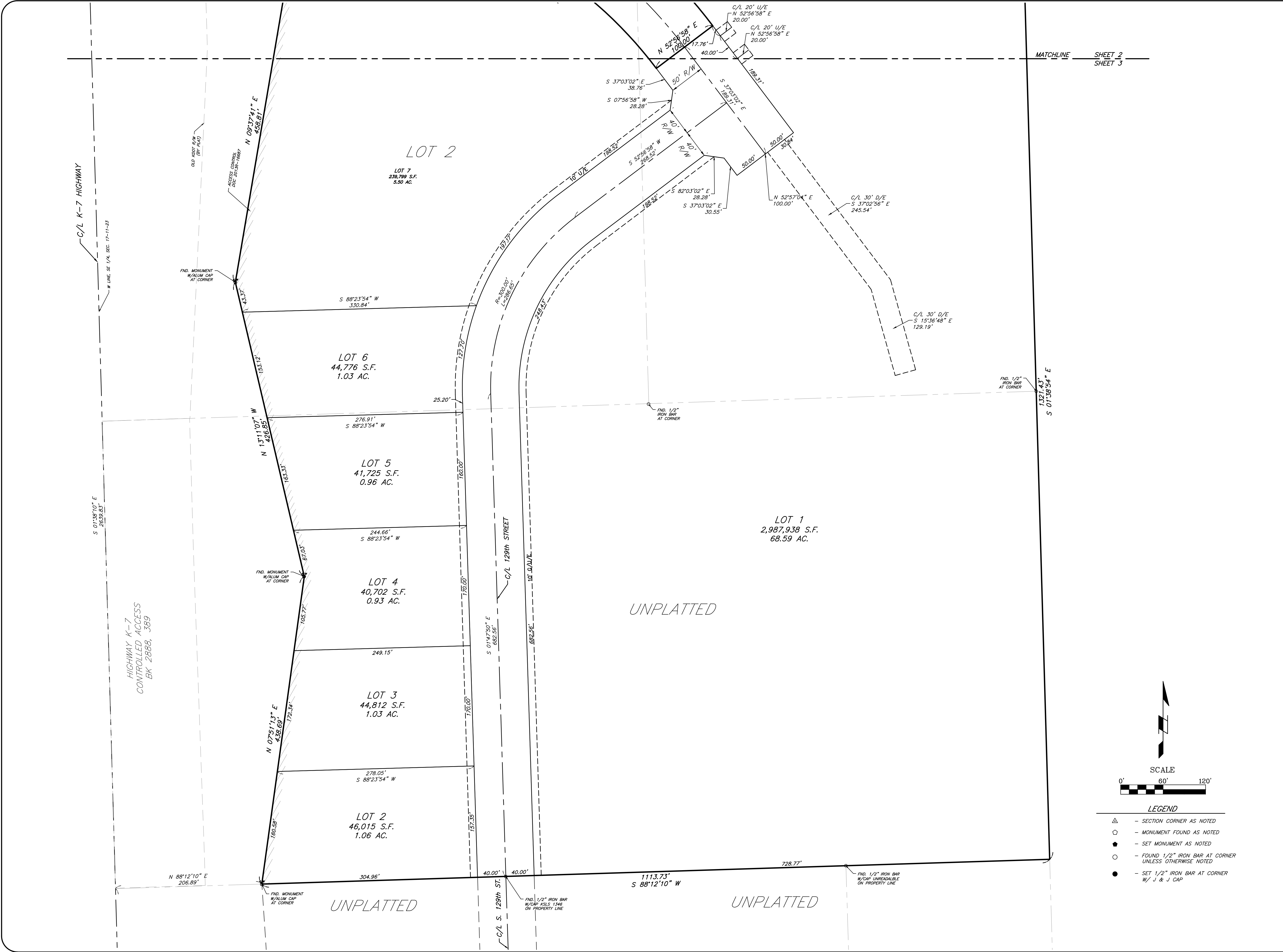
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SHEET 2 OF 4



- LEGEND
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12-22-23
Date

John B. Young LS-1298

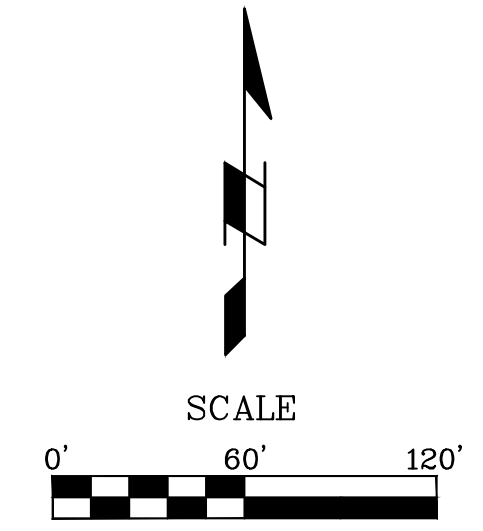
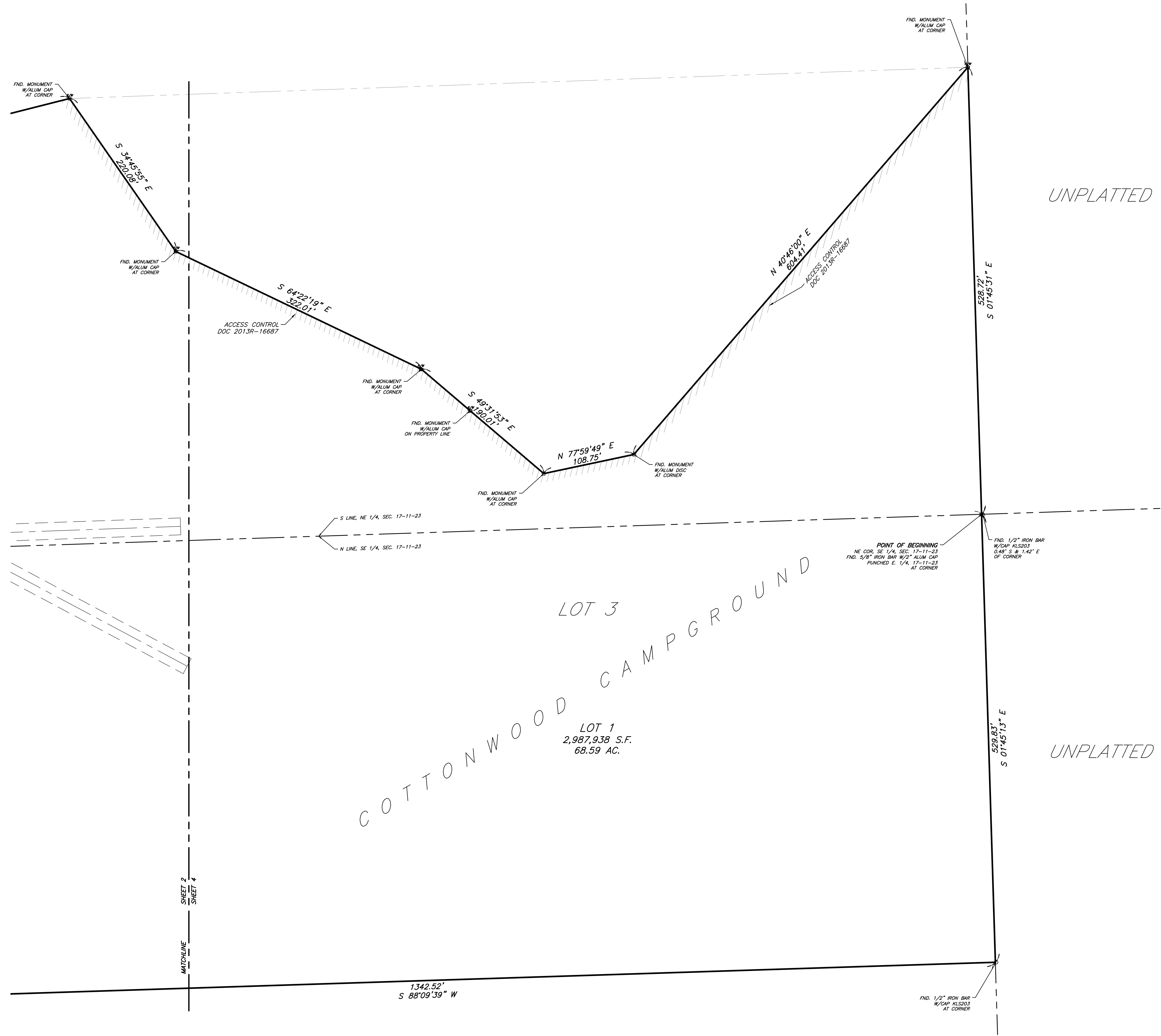
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PHONE (816) 941-1017 • FAX (816) 941-1018

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2	REVISED PER COMMENTS	9-15-22
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4	REVISED PER COMMENTS	12-21-23

SHEET 3 OF 4



- LEGEND
- △ - SECTION CORNER AS NOTED
 - - MONUMENT FOUND AS NOTED
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J & J SURVEY LLC
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8-19-22	INITIAL SUBMITTAL
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SHEET 4 OF 4



GeoSpatial Services Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Mark Lee, Planning – City of Bonner Springs
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: January 24, 2024
RE: **ODFL Bonner Springs**

We have researched the official county records for the above plat as submitted to the City of Bonner Springs by:
J & J Survey

And we have determined the following:

Takes all of CIC-TAS Parcels:

262800 & 262803

Owner-of-Record:

Old Dominion Freight Line, Inc.

Jurat Signature:

Owner - Old Dominion Freight Line, Inc.

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Speaker Road Vacation

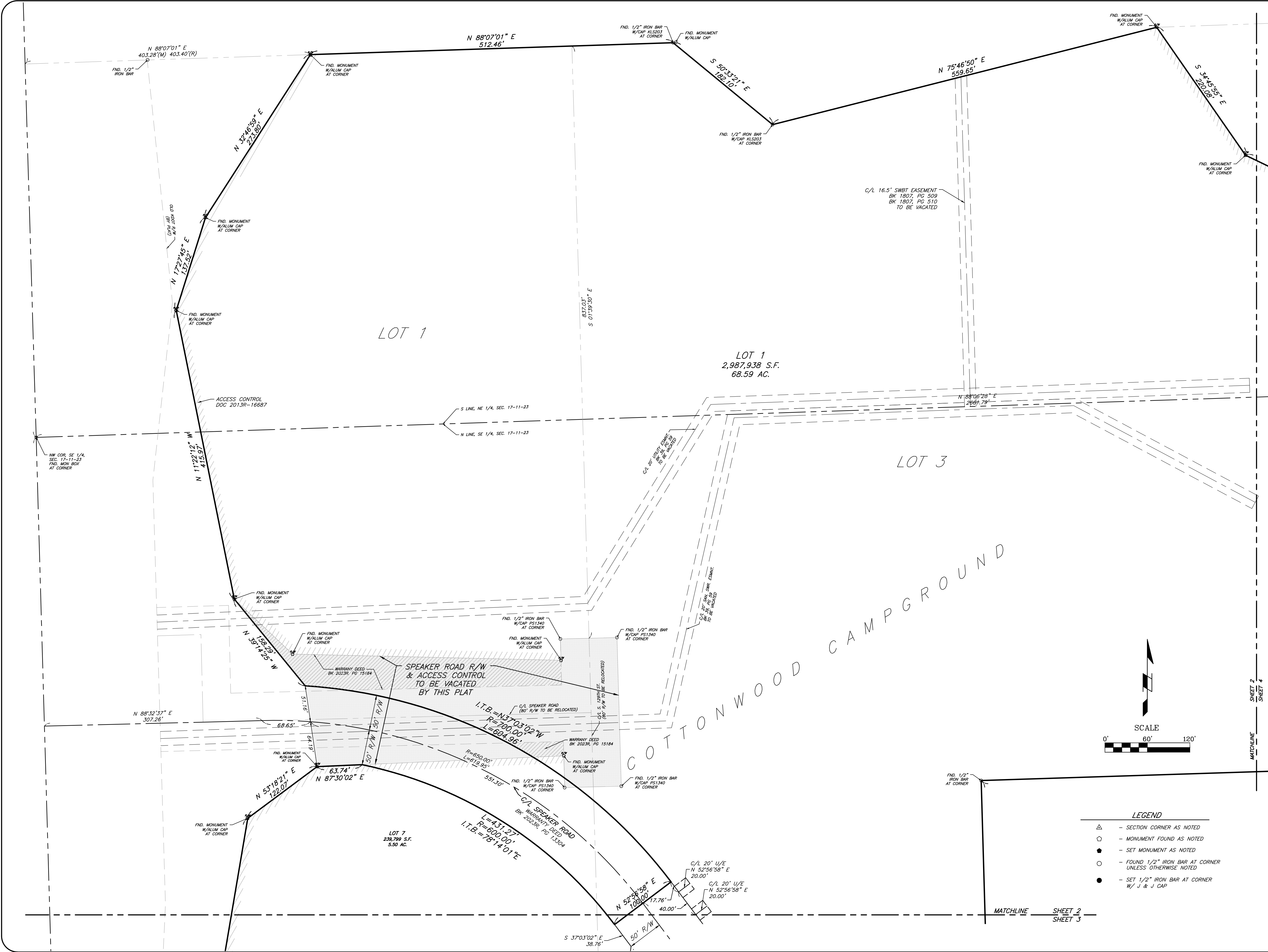
The symbolization and arrows showing Speaker Road vacation need to be adjusted to not include the part outside of the plat. Please remove “to be” from the vacation note.

2) Legal Description

“Principal” is misspelled in the legal description.

3) Approvals

Update Register of Deeds signatures to Susan P. Nelson- Register of Deeds, Margaret A. Orendac, Deputy. Correct the order of approvals between the City Clerk and Register of Deeds. Add signature line for County Surveyor.



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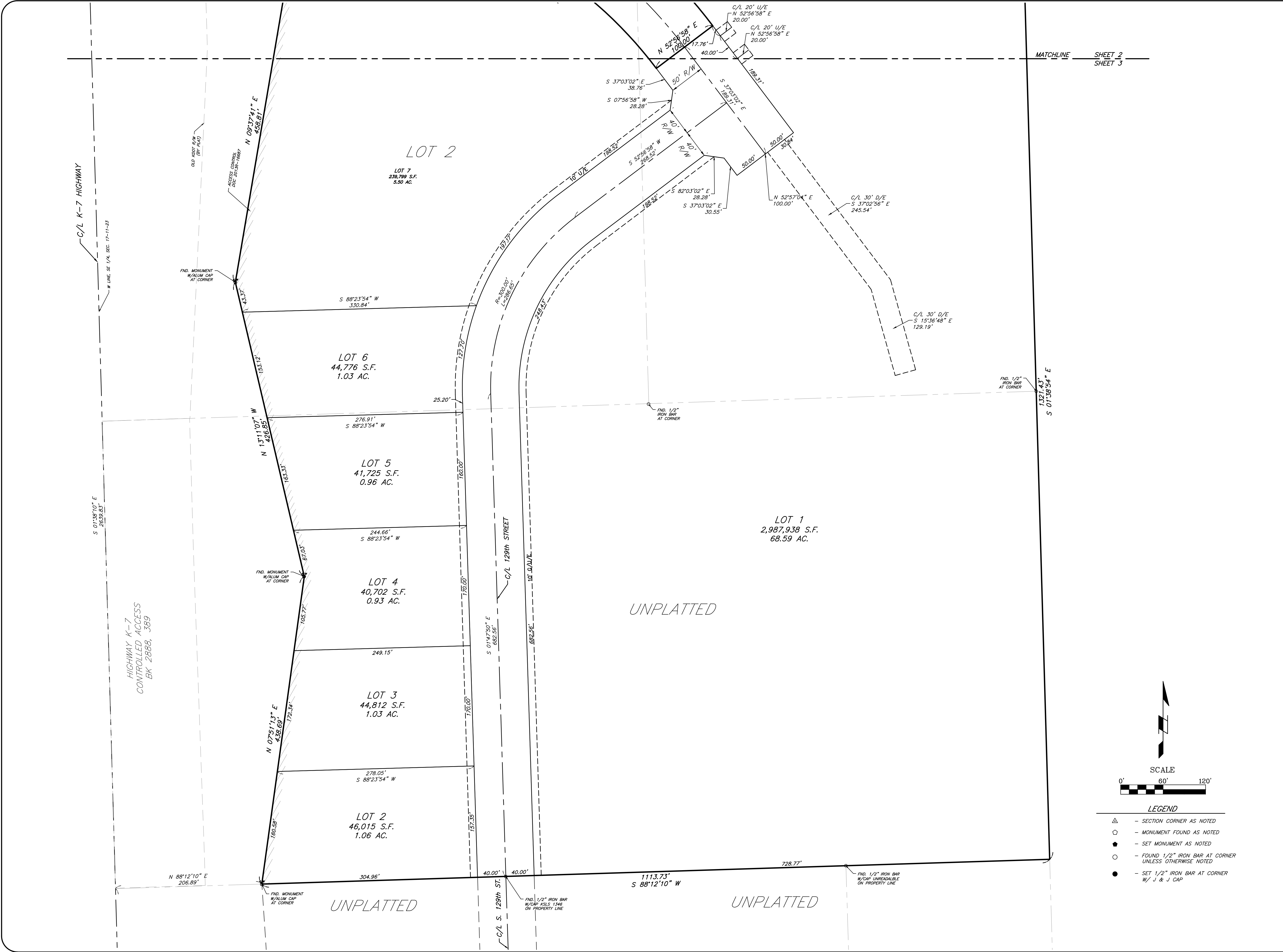
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SHEET 2 OF 4



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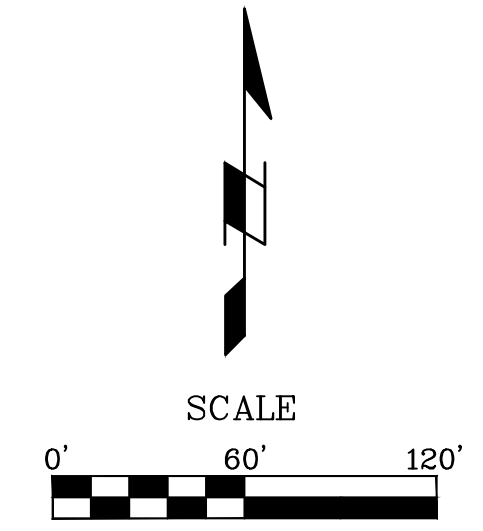
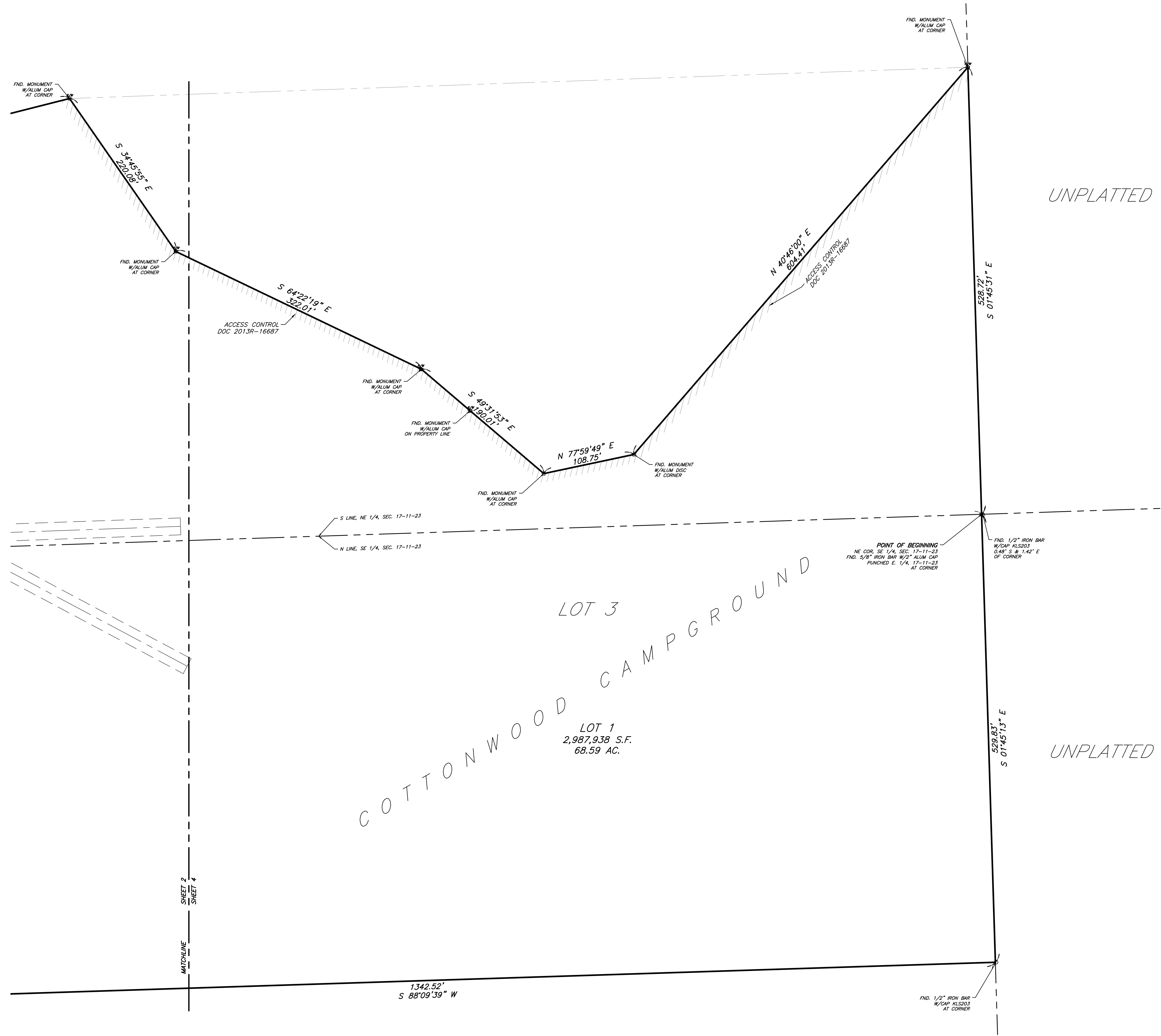
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SHEET 3 OF 4



- LEGEND
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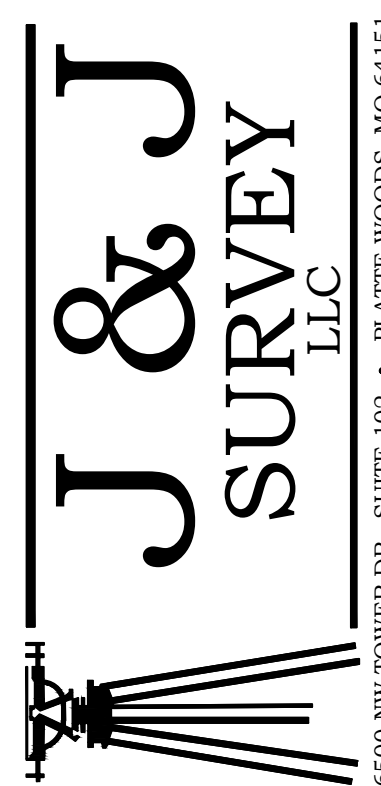
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SHEET 4 OF 4

Memorandum

Date: February 20, 2024
To: Mayor and City Council
From: Mark Lee

Subject: Public Hearing – Request for Rezoning – BSRZ-02-23 - RR (Rural Residential) to GC (General Commercial)

Recommendation: Staff recommends the Planning Commission approve the requested rezoning, with the stipulations listed within the report.

Action: Approve, Amend or Deny the requested Rezoning

Background: Staff report is included within the packet

Discussion: The property at 300 S. 129th Street was included within the original preliminary plat of the Old Dominion Freight Lines property. Until the recent development of ODFL the property in question was included within the Cottonwood Campground Final Plat. With the location of this particular property and the adjacent K-7 frontage, it has typically been viewed as viable commercial ground; but had seen no commercial development occur.

Utility service mains and other public infrastructure was installed as part of the Old Dominion Freight Lines development. Individual services would need to be extended into the properties; these extensions would be conducted as each parcel develops.

Staff has been working with representatives from QuikTrip behind the scenes while the ODFL plat was being prepared. Staff has been working with QT to ensure their requirements and reviews had been completed while still moving forward to avoid potential time delays. The applicant was required to submit a Traffic Impact Study that was reviewed by KDOT and our City Engineer, along with a preliminary Stormwater Analysis that has been reviewed and given conditional approval.

Financial Impact: Increase in sales tax revenue for the City

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 6

BSRZ-02-23
REZONING

Topic: PUBLIC HEARING – Request for Rezoning - BSRZ-02-23 - Consider a request for approval of a zoning change from RR (Rural Residential District) to the zoning category of GC (General Commercial District) for Lot 7 of ODFL Bonner Springs, 300 S. 129th Street as indicated on the approved plat.

Narrative:

The property at 300 S. 129th Street was included within the original preliminary plat of the Old Dominion Freight Lines property. Until the recent development of ODFL the property in question was included within the Cottonwood Campground Final Plat. With the location of this particular property and the adjacent K-7 frontage, it has typically been viewed as viable commercial ground; but had seen no commercial development occur.

Utility service mains and other public infrastructure was installed as part of the Old Dominion Freight Lines development. Individual services would need to be extended into the properties; these extensions would be conducted as each parcel develops.

Staff has been working with representatives from QuikTrip for behind the scenes while the ODFL plat was being prepared. Staff has been working with QT to ensure their requirements and reviews had been completed while still moving forward to avoid potential time delays. The applicant was required to submit a Traffic Impact Study that was reviewed by KDOT and our City Engineer; along with a preliminary Stormwater Analysis that has been reviewed and given conditional approval.

Presented by: Mark Lee - Community Development Director

Staff Recommendation:

Staff recommends the Planning Commission approve the requested zoning change for 300 S. 129th Street from RR (Rural Residential District) to GC (General Commercial District) as indicated upon the provided final plat.

Attachments:

Staff Report (5pgs)
Current zoning areas (included within staff's report)
Site rendering (1pgs)
Elevations (1pg)

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM RR (RURAL RESIDENTIAL DISTRICT) TO THE ZONING CATEGORY OF GC (GENERAL COMMERCIAL DISTRICT) FOR LOT 7 OF THE ODFL BONNER SPRINGS PLAT, LOT 7; 300 S. 129TH STREET.

MEETING DATE: February 20, 2024
REPORT WRITTEN: February 7, 2024
APPLICATION #: BSRZ-02-23

APPLICANT:

Old Dominion Freight Lines (on behalf of QuikTrip Corp.)
5725 Foxridge Drive
Mission, KS 66202

ENGINEER

MDG – Midwest Design Group
PO Box 860015
Shawnee, KS 66286

REQUEST:

The applicant is requesting approval to rezone 300 S. 129th Street, Lot 7 of the ODFL Bonner Springs Final Plat; as represented on the included plat and site renderings. The request is to rezone from RR (Rural Residential District) to GC (General Commercial District). The property in question is located east of Kansas Highway 7, south of Interstate 70 and north of Kansas Avenue.

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

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

SURROUNDING ZONING:

- North LI; Light Industrial – Old Dominion Freight Lines
- South RR; Rural Residential District – proposed commercial frontage lots
- East LI; Light Industrial - ODFL
- West KDOT right of way – Kansas Highway 7

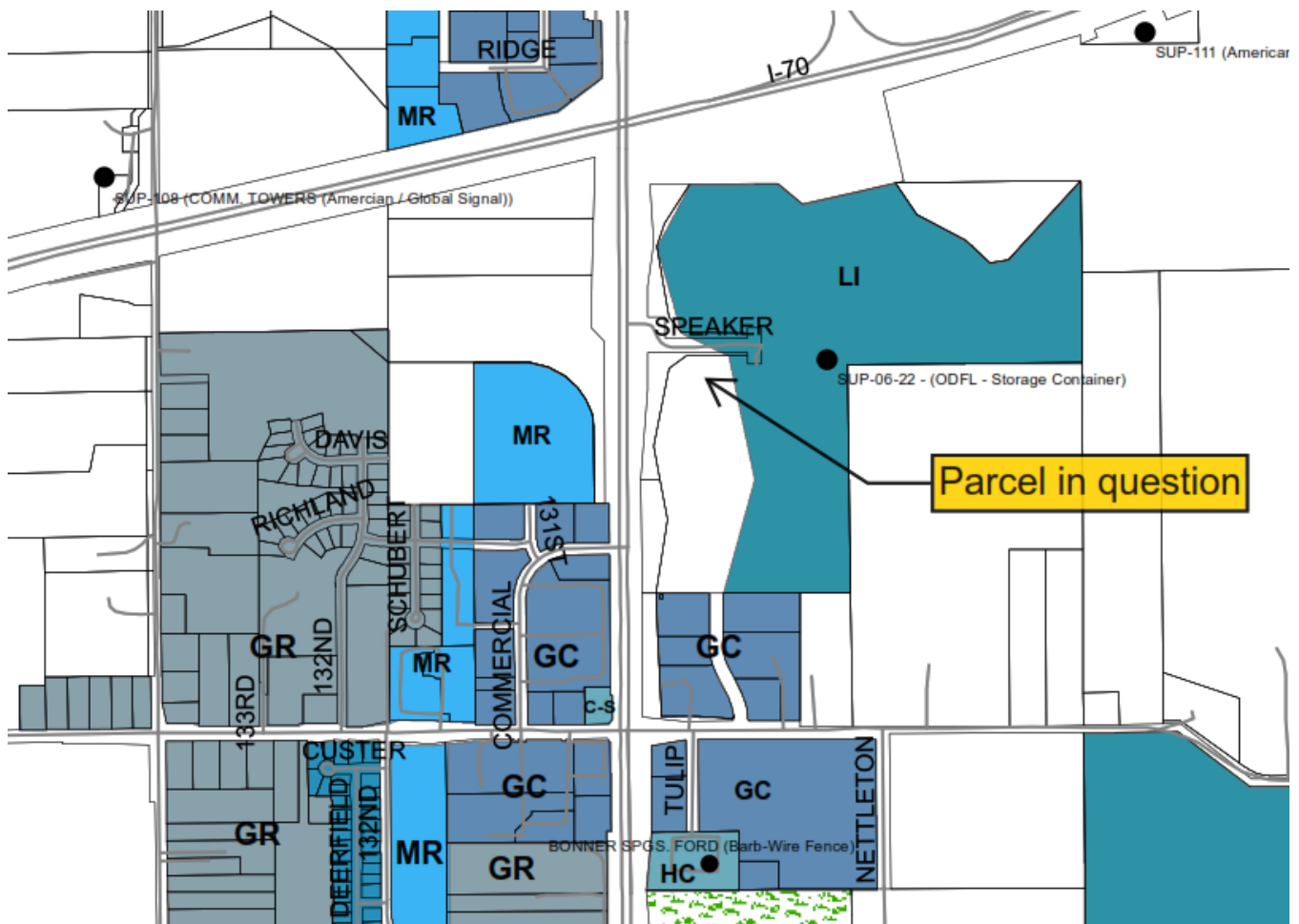
BACKGROUND:

The property at 300 S. 129th Street was included within the original preliminary plat of the Old Dominion Freight Lines but was indicated as three (3) individual parcels. Until the recent development of ODFL the property in question was included within the Cottonwood Campground Final Plat. With the location of this property and the adjacent K-7 frontage, it has typically been viewed as viable commercial ground but had seen no commercial development occur.

Utility service mains were installed as part of the ODFL project. Individual services would need to be extended into the properties; these extensions would be conducted as each parcel develops.

Staff has been working with representatives from QuikTrip for behind the scenes while the ODFL plat was being prepared. Staff has been working with QT to ensure their requirements and reviews had been completed while still moving forward to avoid potential time delays. The applicant was required to submit a Traffic Impact Study that was reviewed by KDOT and our City Engineer; along with a preliminary Stormwater Analysis that has been reviewed and given conditional approval.

THE CURRENT ZONING CONFIGURATION:



THE ZONING AND USES OF THE PROPERTY NEARBY –

- | | |
|---------|--|
| North | LI; Light Industrial – Old Dominion Freight Lines |
| • South | RR; Rural Residential District – proposed commercial frontage lots |
| • East | LI; Light Industrial - ODFL |
| • West | KDOT right of way – Kansas Highway 7 |

REZONING:

Section 2.03.A.2.b 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:

- The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;
- The character of the neighborhood or built environment surrounding the affected property;
- The compatibility of the zoning and allowed uses of surrounding properties;
- The suitability of the affected property to its existing and proposed zoning conditions;
- The extent to which removal or Alteration of the existing zoning designation will negatively impact nearby property;
- The impact on the general health, safety, and welfare of the public caused by the existing and proposed zoning conditions;
- The professional recommendations of the City's staff and Development Review Team;
- The availability and adequacy of required public improvements to serve the existing and proposed zoning conditions.
- The impacts the proposed zoning condition will have on the built and natural environment, including but not limited to storm water runoff, water, air, and noise pollution, lighting, or other adverse impacts; and
- The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations under the proposed zoning conditions.

CHARACTER OF THE IMMEDIATE AREA –

The area surrounding the subject property is a mix of uses. To the east is the Old Dominion Freight Lines facility, to multiple commercial uses to the south; to the west is Kansas Highway 7 and the associated right of way,. Directly north is Speaker Road which provides access to Interstate 70 and Kansas Highway 7.

Located directly south of the property in question are vacant parcels that are intended to include commercial uses and structures.



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

The property is currently vacant, the Future Land Use Map reflects a mix of uses. With the rezoning and subsequent construction of ODFL, these parcels fronting K-7 were intended to be commercial in nature. Bonner Springs has envisioned this area as an additional commercial hub for years but the lack of city utilities in the area greatly diminished this possibility. With the construction of ODFL, these issues were resolved and the area in question is a much more viable commercial area. Traffic will be one major concern; a Traffic Impact Study/Analysis was required of the applicant and has since been approved.

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

This area has long been envisioned as developing in a commercial nature. Rezoning the property to a commercial use would not detrimentally affect properties nearby. With properties within the immediate area being a mix of residential and commercial uses, the requested use would align with other current in the area zoning. The increase in traffic will be one impact to the surrounding area, but has been accounted for through the approval of a Traffic Impact Study.

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

The subject property has not seen commercial development occur upon it to date and has remained vacant for many years. While this area was included within the Cottonwood Campground Final Plat, it was never developed as part of that facility.

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 general commercial there is expected to be gains to the public health, safety and welfare. By providing a variety of services within this area, it should be a valuable boost to the area and an increase in revenue. If the zoning change were not approved there would be a financial hardship placed upon the current property owner, as this area has long intended to include commercial uses and structures.

RECOMMENDATION OF PROFESSIONAL STAFF-

Staff would recommend approval of the requested rezoning of 300 S. 129th Street from RR (Rural Residential) to GC (General Commercial) as indicated on the provided site renderings and approved plat.

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. The requested zoning conforms to the Comprehensive Plan by providing commercial uses within close proximity of residential uses.

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:

General Business District: General Business District Centers provide a mix of retail and commercial services in a concentrated and unified setting that serves the local community and may also provide a limited draw for the surrounding region. These centers are typically anchored by a larger national chain, between 120,000 and 250,000 square feet, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods. Centers may also be anchored by smaller uses, such as a grocery store, and may include a variety of smaller, complementary uses, such as restaurants, specialty stores (such as books, furniture, computers, audio, office supplies, or clothing stores), professional offices and health services. The concentrated, unified design of a community commercial center allows it to meet a variety

of community needs in a “one-stop shop” setting, minimizing the need for multiple vehicle trips to various commercial areas around the community.

General Business District Centers should be located at the intersection of one or more major arterial streets, specifically along Kansas Highway 7, 32 and U.S. 24/40. They may be located adjacent to higher density residential neighborhoods and may occur along major highway corridors. Large footprint retail buildings (often known as “big-box” stores) shall only be permitted in areas of the City where adequate access and services can be provided.

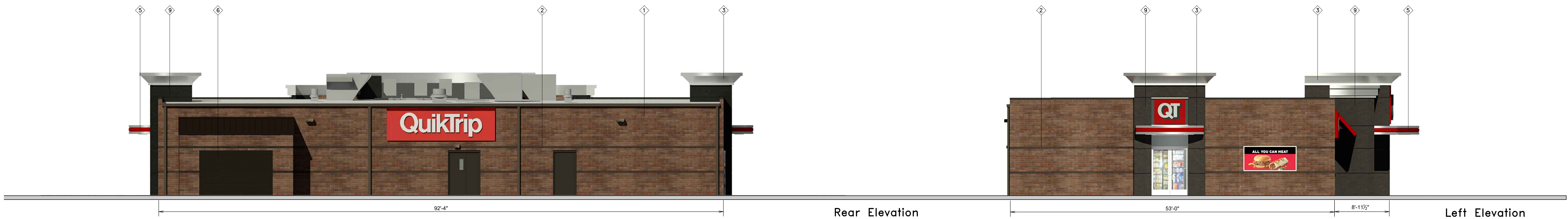
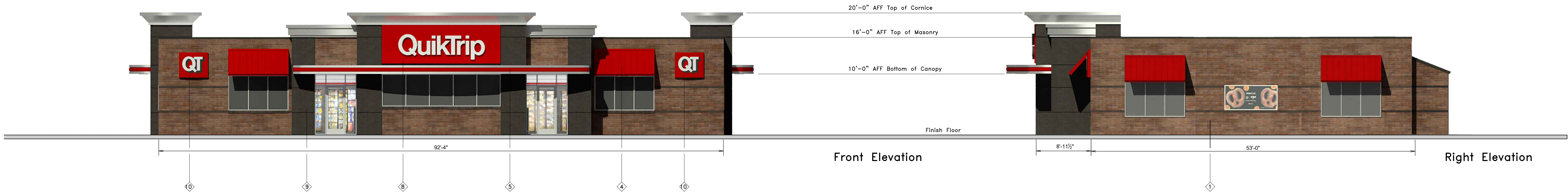
STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the requested zoning change for 300 S. 129th Street from RR (Rural Residential District) to GC (General Commercial District) as indicated on the provided plat and site renderings.

Staff would further recommend the following if the request is approved by the Commission.

1. A Traffic Impact Study/Analysis shall be finalized by the applicant and submitted to the City, KDOT and others for review and approval prior to final approval of the project.
2. A Storm Water Management Study shall be finalized and provided to the City for review and approval prior to commencement of the project.
3. 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 City of Bonner Springs to the site.
4. Any and all construction drawings shall be submitted to the City for review and approval prior to site improvements commencing
5. In addition to the recommendations/stipulations listed within this staff report, the developer/property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs

If approved, this item will move to the Governing Body. The request will be presented at the March 11, 2024 regular meeting for final action.





QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
285

G3SE Building Elevations

Serial #
02-0285-G3SE

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

Issue Date:
08.17.23

Address:
K-7 & Speaker

City, State:
Bonner Springs, KS

Drawn By:
JK

Rev/Notes:

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APPROVED
Joe K
08/21/2023

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDBOND	PASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-20R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	AT100G EIFS
10	IDS-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

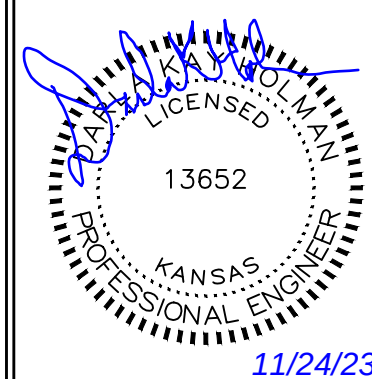
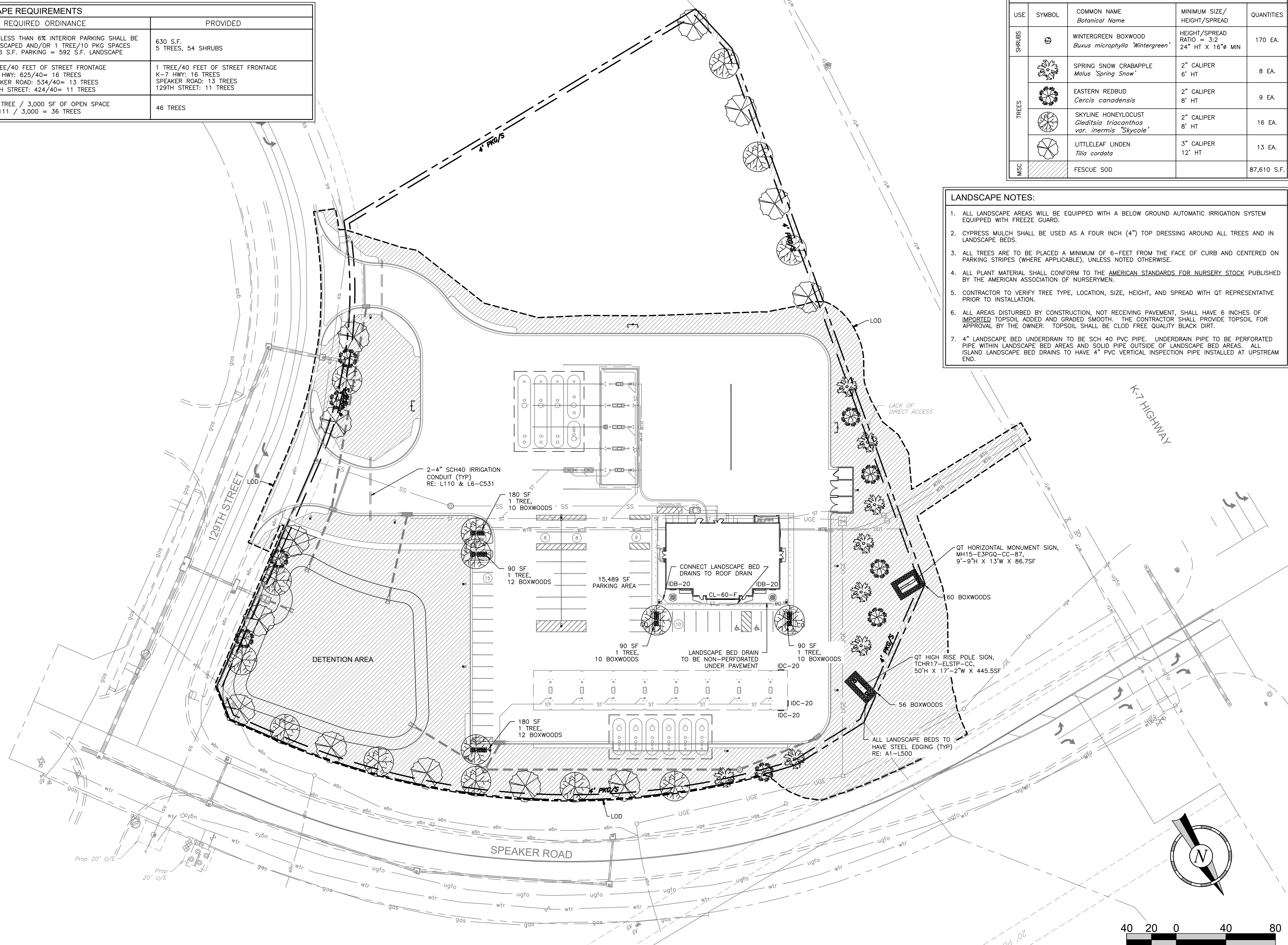
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LANDSCAPE REQUIREMENTS		
	REQUIRED ORDINANCE	PROVIDED
PARKING AREAS	NOT LESS THAN 6% INTERIOR PARKING SHALL BE LANDSCAPED AND/OR 1 TREE/10 PKG SPACES 9,866 S.F. PARKING = 592 S.F. LANDSCAPE	630 S.F. 5 TREES, 54 SHRUBS
STREET TREES	1 TREE/40 FEET OF STREET FRONTAGE K-7 HWY: 625/40= 16 TREES SPEAKER ROAD: 534/40= 13 TREES 129TH STREET: 424/40= 11 TREES	1 TREE/40 FEET OF STREET FRONTAGE K-7 HWY: 16 TREES SPEAKER ROAD: 13 TREES 129TH STREET: 11 TREES
OPEN SPACE TREES	ONE TREE / 3,000 SF OF OPEN SPACE 108,111 / 3,000 = 36 TREES	46 TREES

Landscape Schedule				
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS		WINTERGREEN BOXWOOD <i>Buxus microphylla 'Wintergreen'</i>	HEIGHT/SPREAD RATIO = 3:2 24" HT X 16" MIN	170 EA.
TREES		SPRING SNOW CRABAPPLE <i>Malus 'Spring Snow'</i>	2" CALIPER 6' HT	8 EA.
		EASTERN REDBUD <i>Cercis canadensis</i>	2" CALIPER 8' HT	9 EA.
		SKYLINE HONEYLOCUST <i>Gleditsia triacanthos var. inermis 'Skycole'</i>	2" CALIPER 8' HT	16 EA.
		LITTLELEAF LINDEN <i>Tilia cordata</i>	3" CALIPER 12' HT	13 EA.
	MISC		FESCUE SOD	

LANDSCAPE NOTES:

1. ALL LANDSCAPE AREAS WILL BE EQUIPPED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH FREEZE GUARD.
2. CYPRESS MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING AROUND ALL TREES AND IN LANDSCAPE BEDS.
3. ALL TREES ARE TO BE PLACED A MINIMUM OF 6- FEET FROM THE FACE OF CURB AND CENTERED ON PARKING STRIPES (WHERE APPLICABLE), UNLESS NOTED OTHERWISE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH Q7 REPRESENTATIVE PRIOR TO INSTALLATION.
6. ALL AREAS DISTURBED BY CONSTRUCTION, NOT RECEIVING PAVEMENT, SHALL HAVE 6 INCHES OF IMPORTED TOPSOIL LAYERED AND SMOOTH. THE CONTRACTOR SHALL PROVIDE TOPSOIL FOR APPROVAL BY THE OWNER. TOPSOIL SHALL BE CLOD FREE QUALITY BLACK DIRT.
7. 4" LANDSCAPE BED UNDERDRAIN TO BE SCH 40 PVC PIPE. UNDERDRAIN PIPE TO BE PERFORATED PIPE WITH LANDSCAPE BED AREAS AND SOLID PIPE OUTSIDE OF LANDSCAPE BED AREAS. ALL ISLAND LANDSCAPE BED DRAINS TO HAVE 4" PVC VERTICAL INSPECTION PIPE INSTALLED AT UPSTREAM END.



PROJECT NO.:02-0285



PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 0285

KS HWY 7 & SPEAKER RD
BONNER SPRINGS, WYANDOTTE CO, KS



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PROTOTYPE: P-114
DIVISION: 02
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: TRW

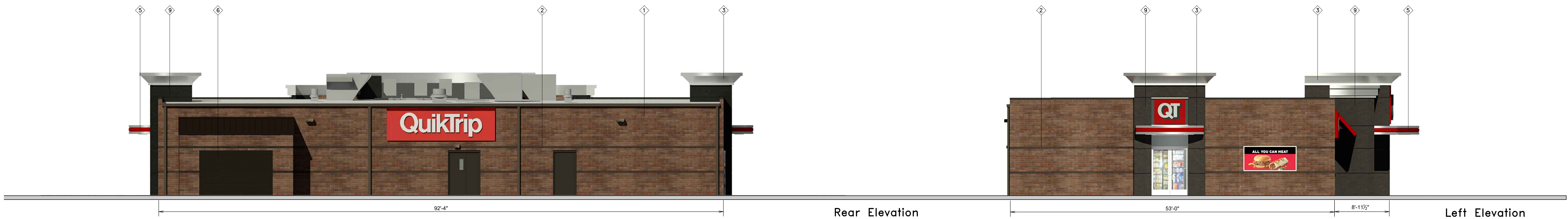
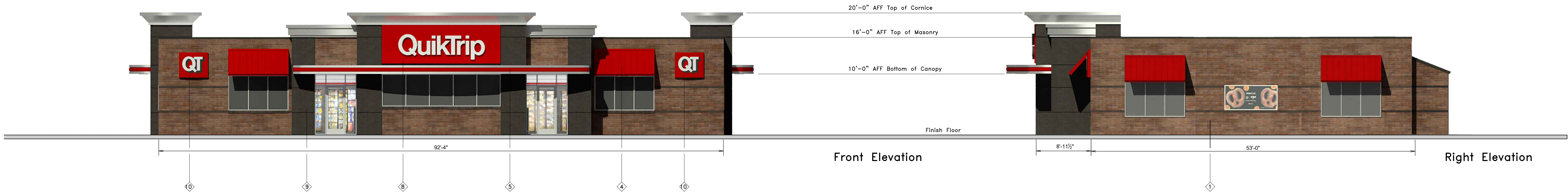
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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100





QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
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08/21/2023

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Memorandum

Date: February 20, 2024
To: Mayor and City Council
From: Mark Lee

Subject: 2024 Planning Commission Meeting Calendar

Recommendation:

1. Review of the 2024 Planning Commission meeting calendar
 - Typically, occurring on the 3rd Tuesday of every month.
 - June has been moved to the 4th Tuesday of the month.

Action: Review calendar

Background: NA

Discussion: NA

Financial Impact: NA

2023-2024-2025 Bonner Springs Planning Commission Application and Review Schedule

This schedule applies to all applications that require public hearings, including **Zoning Changes/Rezoning**s, **Special Use Permits**, **Planned Districts** and **Variances** . The submittal dates for applications not requiring public hearings; **Preliminary plats**, **Lot splits**, **Site/Landscape plans**, **Final Plats** and **Final Development Plans** , may vary depending on requirements of the Zoning and Subdivision Regulations, or in the absence thereof, at the Community Development Directors discretion

Submittal Deadline 30 days Prior to Publication Date	Notice of Public Hearing to paper 6 days prior to publication date	Publication Date for Notice of Public Hearing the week prior to postmark date	Postmark Date for Notice of Public Hearing to Property Owners. 20 days prior to hearing minimum	Planning Commission* 3rd Tuesday of each month	City Council*
10/18/23	11/17/23	11/23/23	11/29/2023	12/19/2023	1/8/2024
11/15/23	12/15/23	12/21/23	12/27/2023	1/16/2024	2/12/2024
12/20/23	1/19/24	1/25/24	1/31/24	2/20/2024	3/11/2024
1/17/24	2/16/24	2/22/24	2/28/24	3/19/2024	4/8/2024
2/14/24	3/15/24	3/21/24	3/27/24	4/16/2024	5/13/2024
3/20/24	4/19/24	4/25/24	5/1/24	5/21/2024	6/10/2024
	June meeting date is the 4th Tuesday due to conflict				
4/24/24	5/24/24	5/30/24	6/5/24	6/25/2024	7/8/2024
5/15/24	6/14/24	6/20/24	6/26/24	7/16/2024	8/12/2024
6/19/24	7/19/24	7/25/24	7/31/24	8/20/2024	9/9/2024
7/17/24	8/16/24	8/22/24	8/28/24	9/17/2024	10/14/2024
8/14/24	9/13/24	9/19/24	9/25/24	10/15/2024	11/11/2024
9/18/24	10/18/24	10/24/24	10/30/24	11/19/2024	12/9/2024
10/16/24	11/15/24	11/21/24	11/27/24	12/17/2024	1/13/2025

Items that require a public hearing and Council approval are as follows

Rezoning		Special Use Permits		Planned Districts
Items that require a public hearing in front of the Board of Zoning Appeals for approval are as follows				
Zoning Variances				Zoning Exceptions

Items that do not require a public hearing are as follows

Lot Splits		Site/Landscape Plans		Preliminary Plats
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Items that do not require a public hearing but require Council approval are as follows

Final Plats		Final Development Plans		
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** All submittals, applications and fees are due no later than 2:00pm on or before the listed "Submittal Deadline". Most submittals require a pre-submittal meeting with the Community Development Director**

** All Board of Zoning Appeals Meetings are held on the 3rd Tuesday at 6:00pm in the City Council Chambers except as noted**

All Planning Commission Meetings are held on the 3rd Tuesday at 7:00pm in the City Council Chambers except as noted

Memorandum

Date: February 20, 2024
To: Mayor and City Council
From: Mark Lee

Subject: Directors Report

Recommendation: NA

Action: None needed - Informational Purposes Only

- With the adoption of the new Unified Development Ordinance and the revised Comprehensive Plan – staff would like to know if any Commissioner would like printed versions?
- Site and Landscape Plan – ST-03-23 - 300 S. 129th Street – Consider approval of a Site and Landscape plan for 300 S. 129th Street – QuikTrip.

Background: NA

Discussion: NA

Financial Impact: NA