



City of Bonner Springs

KANSAS

Tuesday, March 19, 2024

200 East Third Street, Bonner Springs, KS 66012

The meeting is open to the public. Online or phone observation is available but does not enable participation in the meeting.

We will follow safety precautions recommended by the Centers for Disease Control and Prevention, the Kansas Department of Health and Environment, and local health officers. Attendees are required to wear masks and observe proper social distancing. If you are exhibiting symptoms of illness, think you may have been exposed to illness or would prefer to listen online please use the instructions below.

BOARD OF ZONING APPEALS MEETING - 6:00 PM

CALL TO ORDER

CONSENT AGENDA - APPROVAL OF MINUTES

1. Approval of minutes from the November 21, 2023 Board of Zoning Appeals Meeting

- | | |
|----------------|---|
| Action | Approve, Amend or Deny the minutes as presented |
| Recommendation | Staff recommends approval of the minutes as presented |
- Documents:
1. BZA Minutes 11.21.23 draft

UNFINISHED BUSINESS

NEW BUSINESS

1. PUBLIC HEARING – VARIANCE REQUEST – BZA-01-24 - Consider a request for variances from the Unified Development Ordinance, within the CC; Central Commercial District –The requested variances consist of reductions in parking lot landscape requirements, landscape buffers along thoroughfares, required dumpster screening landscape reduction for 112-120 Oak Street (The 120 on Oak).

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|----------------|--|
| Action | Approve, Amend or Deny the requested variances |
| Recommendation | Staff recommends all six (6) variance requests be approved as submitted and indicated on the attached variance request plan. While the requirement for landscaping is meant to offset such things as the urban heat island effect and the reduction of carbon emissions, in these instances they will hinder the developments requirement to provide 97 onsite parking stalls. |

Furthermore, landscaping within parking areas is meant to break up some of the monotony typically associated with large parking lots. With the location of this parking area behind the structure and enclosed fully on two sides, the reduction in landscaping will be negligible. Landscaping is still proposed and indicated on the plan, just not to the extent the current Unified Development Ordinance requires.

- Documents:
1. STAFF REPORT - BZA-01-24 - 120 Oak - Multiple Variances 3.19.24
 2. 120 Oak - BZA Variance Narrative
 3. 120 Oak - Variance Request Plan

ADJOURNMENT