



City of Bonner Springs

KANSAS

Tuesday, January 18, 2022

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.

PLANNING COMMISSION MEETING - 7:00PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of minutes from the November 16, 2021 meeting

Action

Recommendation

Documents:

1. PC Minutes 11.16.21 draft

UNFINISHED BUSINESS

1. Tabled item LS-03-21, Lot Split for 1201 S. 138th Street

Action

Consider a Lot Split- Consider a Lot Split presented by Atlas Land Consulting; on behalf of the property owners, Keith L. Roberts Revocable Trust (Copher's) - The applicant is proposing to split an existing tract/parcel (Tract 2) and create a new parcel (Tract 1).

Recommendation

Staff recommends approval of the Lot Split application, with the following stipulations:

1. Ten (10') feet of additional right of shall be dedicated along South 138th Street, for future expansion and widening.

2. Twenty (20') feet of additional right of way shall be dedicated along Metropolitan Avenue, for future expansion and widening.

3. Any further division of this lot or the parent parcel shall be done via the platting process as outlined within the Zoning Regulations of Bonner Springs.

4. After approval, resubmit (2) 24" x 36" signed/sealed paper copies of the revised Lot Split drawings for Planning Commission signatures for filing;

5. The Applicant shall file the Lot Split with the Register of Deeds and provide a paper copy and electronic (PDF) copy of the filed Lot Split to close the file; and

6. No building permits shall be issued until the City of Bonner Springs has received a copy of the filed Lot Split.

Documents:

1. LS-03-21 Complete Agenda item

NEW BUSINESS

1. Site/Landscape Plan – ST-07-21

Action

Consider a site and landscape plan for Lot 3 of the Compass 70 Logistics Center.

Recommendation

Staff recommends the Planning Commission approve the site and landscape plan for Lot 3 of the Compass 70 Logistics Center with the stipulations listed in the Staff report.

Documents:

1. 1. ST-07-21 - Compass 70 - Complete Agenda Item

2. PUBLIC HEARING – BSCP-01-21 - Comprehensive Plan Change Request

Action	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 1401 S. 130 th Street.
Recommendation	Staff recommends that the Future Land Use Map be amended to reflect the proposed industrial use for the parcel, 1401 S. 130 th Street. The proposed alignment of the Nettleton Avenue extension, as indicated in the Future Transportation Map, should be taken into account and potentially used as a dividing line between future uses.

In Staff's opinion the existing industrial use to the east makes development of that area east of the proposed Nettleton Avenue a logical area for more intense land uses while the change in elevations moving westward and north would protect those less intense uses (multifamily and commercial) from the proposed industrial uses.

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 and KDOT 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 well as the extension of Nettleton Avenue.
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 such improvements.
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.

Documents:

1. Complete Agenda Item-K7 and Nettleton-BSCP

3. PUBLIC HEARING – BSRZ-03-21 - Request for Rezoning

Action **Consider a request** for approval of a zoning change from A-1 (Agricultural District) and C-2 (General Business District) to the zoning category of I-1 (Light Industrial) at 1401 S. 130th Street.

Recommendation Staff recommends approval of the rezoning for 1401 S. 130th Street from A-1 (Agricultural District) and C-2 (General Business) 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 and KDOT 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, other public utilities as well as the extension of Nettleton Avenue.

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 such improvements.

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

Documents:

1. Agenda Item-K7 and Nettleton-RZ-Revised 1.14.22

4. PUBLIC HEARING – BSZO-02-21 – Zoning Ordinance amendments

Action **Consider Zoning Ordinance amendments** allowing for Accessory Building size restrictions, Accessory Dwelling Units and Architectural Design Standards. Staff and Planning Commission have discussed the proposed ordinances over two separate workshops that would:

1. Restrict accessory building size within certain residentially zoned properties;

2. Allow for Accessory Dwelling Units

3. Implement Architectural Design Standards for Multi-family residential buildings, commercial buildings and industrial facilities

Recommendation

1. Staff recommends the Planning Commission approve the amendments to the Zoning Ordinance zoning districts of AG (Agricultural District-Loring Service Area), A-1 (Agricultural District), R (Rural Residential District-Loring Service Area), R-S (Suburban Residential District), R-1 (Single Family Residential District), R-1A (Residential Special District), R-2 (Duplex Residential District), R-3 (Multi-Family Residential District), M-P (Manufactured Home Park District), M-H (Manufactured Home Subdivision District) and MX (Mixed Use District).

2. Staff recommends the Planning Commission approve the proposed regulations that will amend Article XXII by adding Section 4, Accessory Dwelling Units and Article XXVIII; Section 3 Definitions.

3. Staff recommends the Planning Commission approve the Zoning Ordinance amendment to Section XXII, Supplementary District Regulations; regarding architectural design standards for certain zoning districts throughout the city.

Documents:

1. Accessory Building Complete Agenda Item
2. ADU Complete Agenda Item
3. Architectural Design Standards Agenda Complete Agenda Item

OPEN AGENDA

CITY PLANNER'S REPORT

1. City Planner's Report

Action None

Recommendation None

Documents: