



AGENDA  
PLANNING COMMISSION REGULAR MEETING AGENDA

**THURSDAY NOVEMBER 2, 2023, 7:00 P.M.**

SPRING HILL CIVIC CENTER  
401 N. MADISON ST.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF AGENDA**

**CITIZEN PARTICIPATION**

This is an opportunity for those in attendance to address the Planning Commission regarding items not on the agenda.

**FORMAL COMMISSION ACTION**

**1. Approval of Minutes: October 5, 2023**

**2. Final Plat Application (PLAT-000118-2023)**

**Address/Vicinity:** 217<sup>th</sup> Street East of Webster Street

**Applicant:** Payne & Brockway, P.A. – Todd Allenbrand

**Purpose:** Residential lots

**3. Public Hearing for Rezoning/Preliminary Plat Application (PZD-000121-2023 and PLAT-000119-2023) – R-R to RP-2 (B)**

**Address/Vicinity:** 207<sup>th</sup> Street and Ridgeview Road

**Applicant:** BR Estates at Arizona, LLC

**Purpose:** Rezone for Single-Family Residential lots

**4. Public Hearing for Rezoning/Preliminary Plat Application (PZD-000122-2023 and PLAT-000119-2023) – R-R to RP-3**

**Address/Vicinity:** 207<sup>th</sup> Street and Ridgeview Road

**Applicant:** BR Estates at Arizona, LLC

**Purpose:** Rezone for Multi-Family Residential lots

**5. Public Hearing for Rezoning/Preliminary Plat Application (PZD-000125-2023 and PLAT-000119-2023) – R-R to RP-2 (A)**

**Address/Vicinity:** 207<sup>th</sup> Street and Ridgeview Road

**Applicant:** BR Estates at Arizona, LLC

**Purpose:** Rezone for Two-Family Residential lots

**DISCUSSION**

**REPORTS**

**1. The following item(s) related to Community Development were approved at the October 12, 2023, City Council meeting:**

- No Agenda Items

**2. The following item(s) related to Community Development were approved at the October 26, 2023, City Council meeting:**

- Approval of Site Plan (SP-000117-2023) – Spring Hill Fire Station Storage Bldg
- Approval of Final Plat (PLAT-000115-2023) – Bedrock Concrete

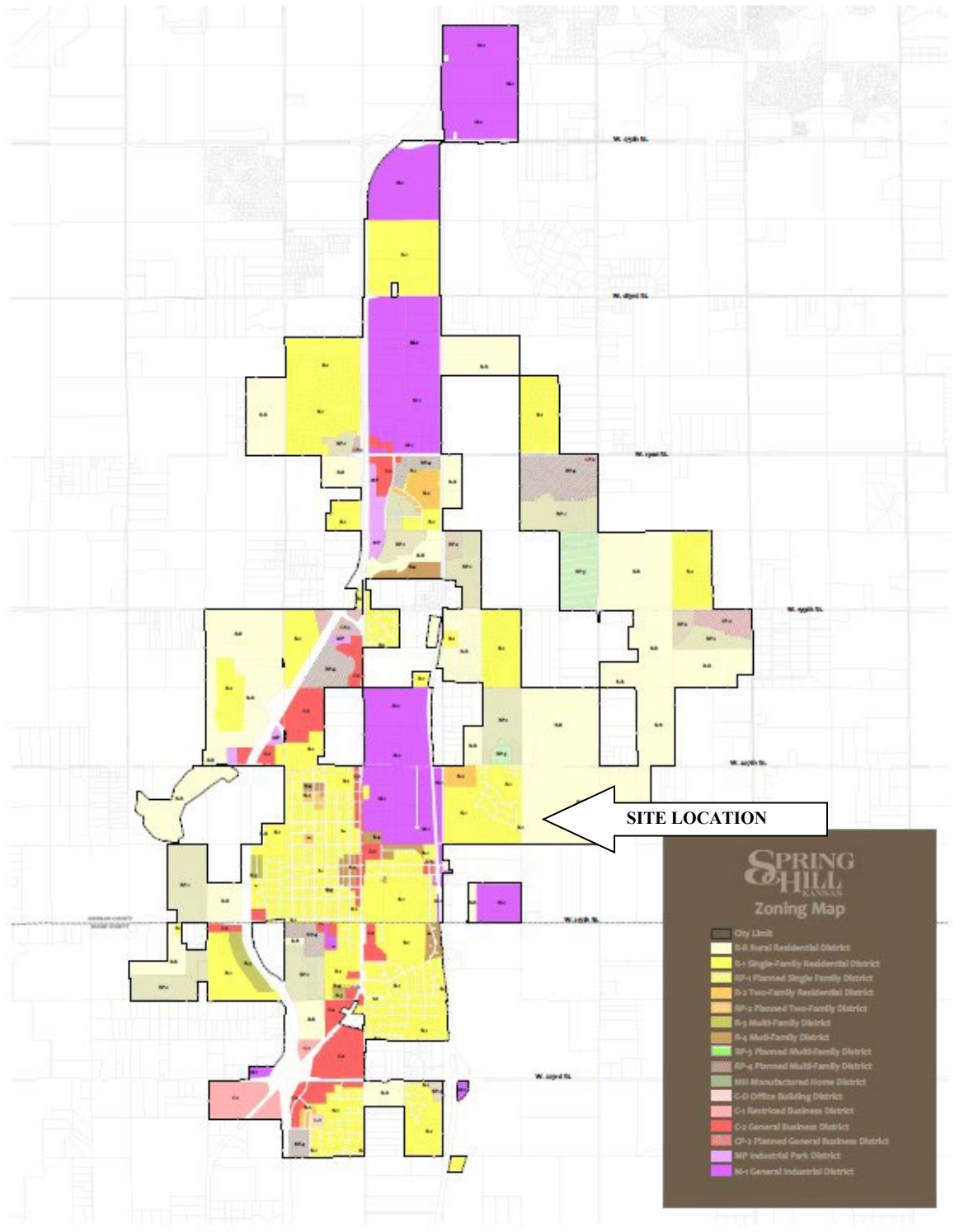
**ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

**ADJOURN**

**SPRING HILL PLANNING COMMISSION  
ZONING and PRELIMINARY PLAT  
BRIDGER AT 207<sup>TH</sup> STAFF REPORT**

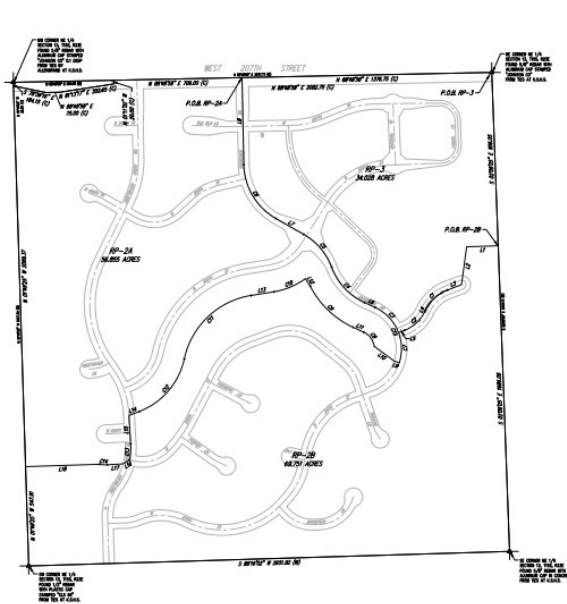
<b>Case #:</b>	PZD-000121-2023 and PLAT-000119-2023	<b>Meeting Date:</b>	November 2, 2023
<b>Description:</b>	Proposed Rezoning from “R-R” to “RP-2 (B)” Proposed Preliminary Plat		
<b>Location:</b>	SWC of 207 <sup>th</sup> Street and Ridgeview Road		
<b>Applicant:</b>	BR Estates at Arizona, LLC – Fisher Wells		
<b>Owner:</b>	BR Estates at Arizona, LLC – Fisher Wells		
<b>Engineer:</b>	SEH, Inc. – Jake Vasa		
<b>Current Zoning:</b>	“R-R”	<b>Proposed Zoning:</b>	“RP-2”
<b>Site Area:</b>	69.6 +/- acres	<b>Number of Lots:</b>	138/ 1 Tract
	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map</b>
<b>Site:</b>	“R-R”	Vacant	Mixed-Use Res Mixed-Use Com Residential
<b>North:</b>	“R-R”	Vacant	Mixed-Use Res Mixed-Use Com Residential
<b>South:</b>	“RUR”	Vacant	N/A
<b>East:</b>	“RUR/R-R”	Rural Residential	Residential
<b>West:</b>	“R-1/R-2”	Residential	Residential
<b>Proposed Use:</b>	Planned Residential Subdivision		

## Zoning Map





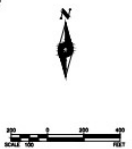
## Zoning Survey



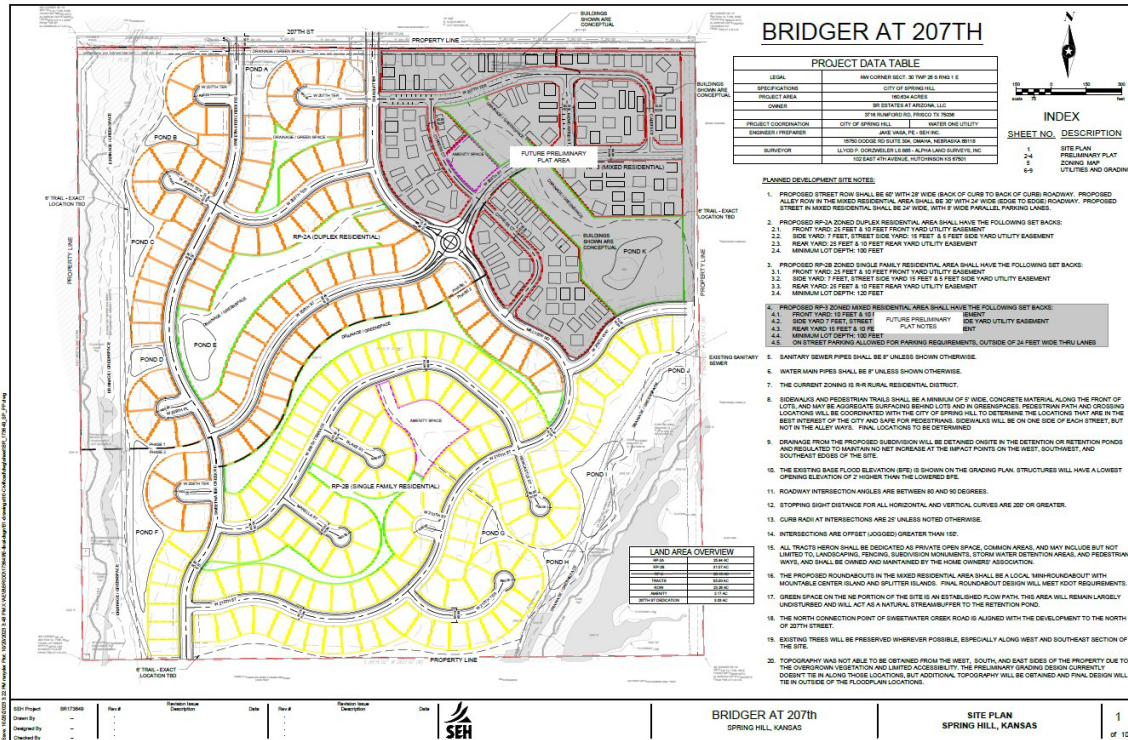
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CONF	THRESHOLD	LENGTH	CONES	BEACONS	BEACON LIGHTS	CONES OR BEACON LIGHTS
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6	1.50000000	600.00	20	600.00	3600.00	100.00
7	1.50000000	700.00	22	700.00	4900.00	100.00
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12	1.50000000	1200.00	32	1200.00	14400.00	100.00
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19	1.50000000	1900.00	46	1900.00	36100.00	100.00
20	1.50000000	2000.00	48	2000.00	40000.00	100.00
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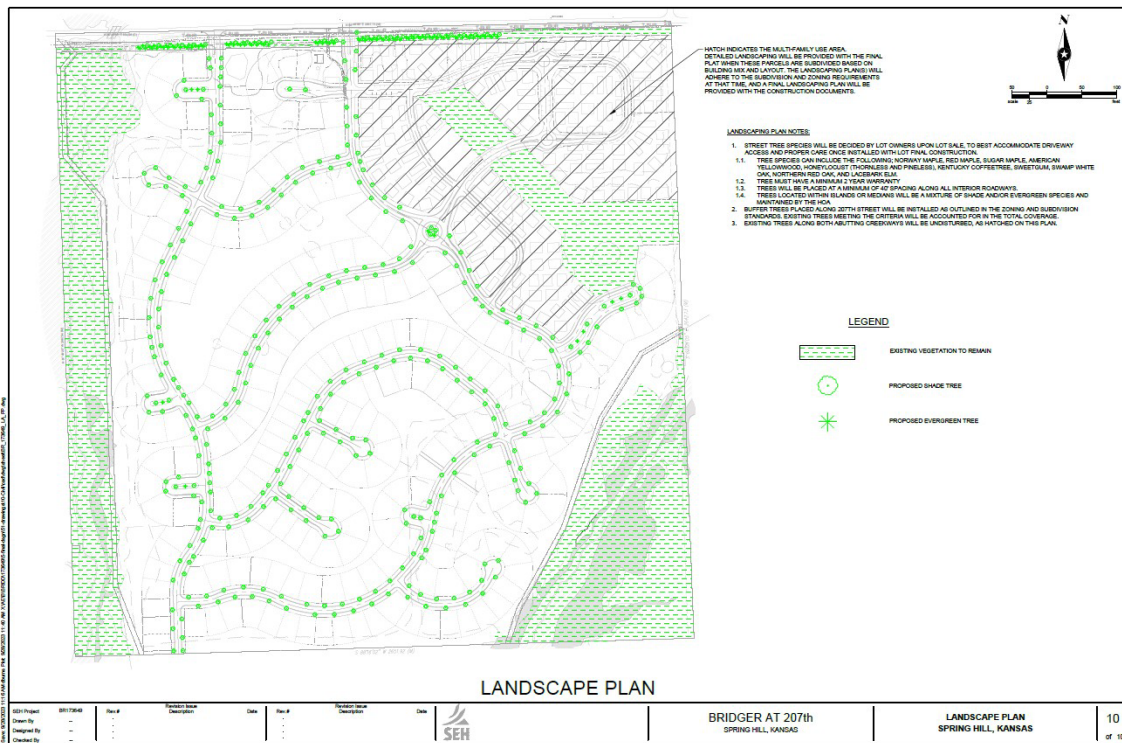
GENERAL NOTES:  
 1) SURVEY CORNER REFERENCE TIES FILED WITH THE KANSAS STATE HISTORICAL SOCIETY AND THE JOHNSON COUNTY PUBLIC WORKS DEPARTMENT AS REQUIRED BY GSA 1987 BAHN, 30-20K.  
 2) NO TOLERANCE HAS PROVIDED BY GSA FOR SURVEY PROPERTY. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING SURVEY PROPERTY MUST BE IN RECORD.



## Proposed Preliminary Plat



## Landscape Plan



## ELEVATION (SINGLE FAMILY)

SINGLE FAMILY  
HOUSE ELEVATION EXAMPLE  
SPRING HILL, KANSAS



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### BACKGROUND:

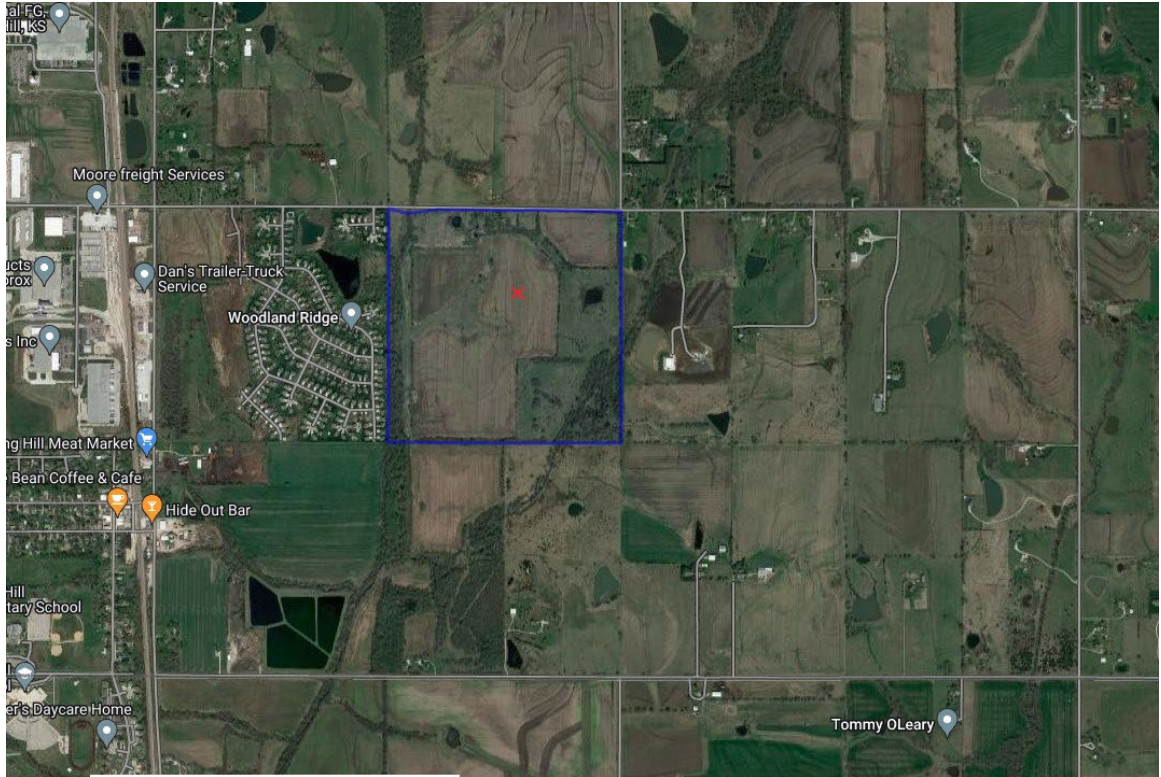
The applicant, BR Estates at Arizona, LLC, has submitted a request for a rezoning of the property located at the southwest corner of 207<sup>th</sup> Street and Ridgeview Road. The property is currently zoned R-R (Rural Residential District) with requested zoning to RP-2 (Planned Two-Family Residential District) for the purpose of constructing single-family homes. The legal description is attached. The applicant is interested in rezoning the property for a residential subdivision.

### GOLDEN FACTORS:

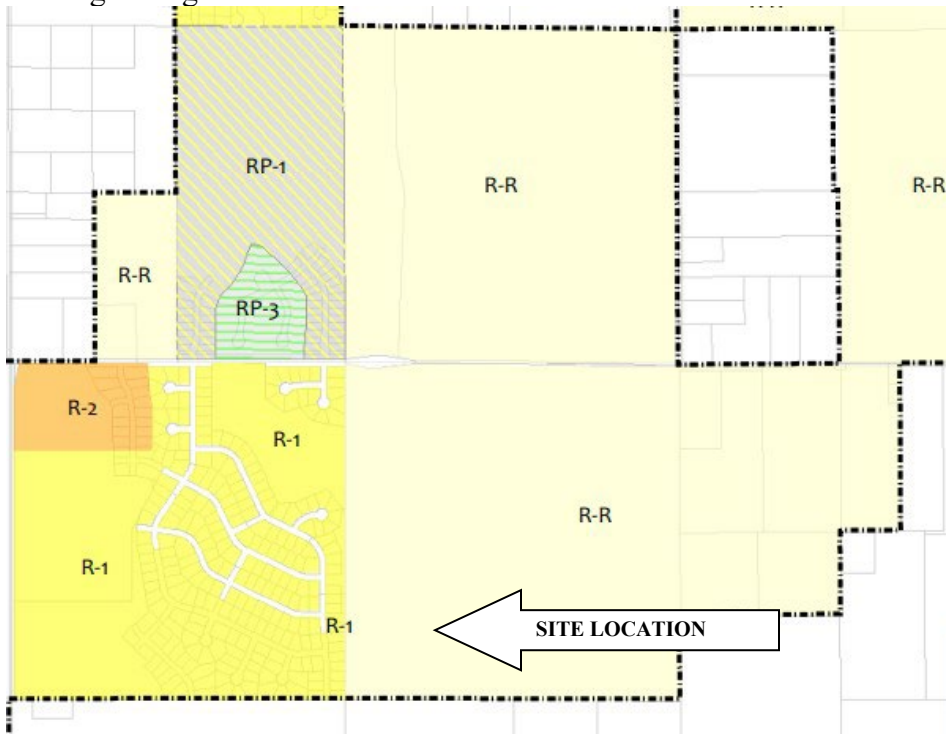
The review of the proposed rezoning is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

- 1. Neighborhood Character:** The surrounding neighborhood is rural and suburban residential as shown on the aerial map. Proposed uses for and design of the site will be compatible with the neighborhood. A planned district will dictate the buffering and building design.

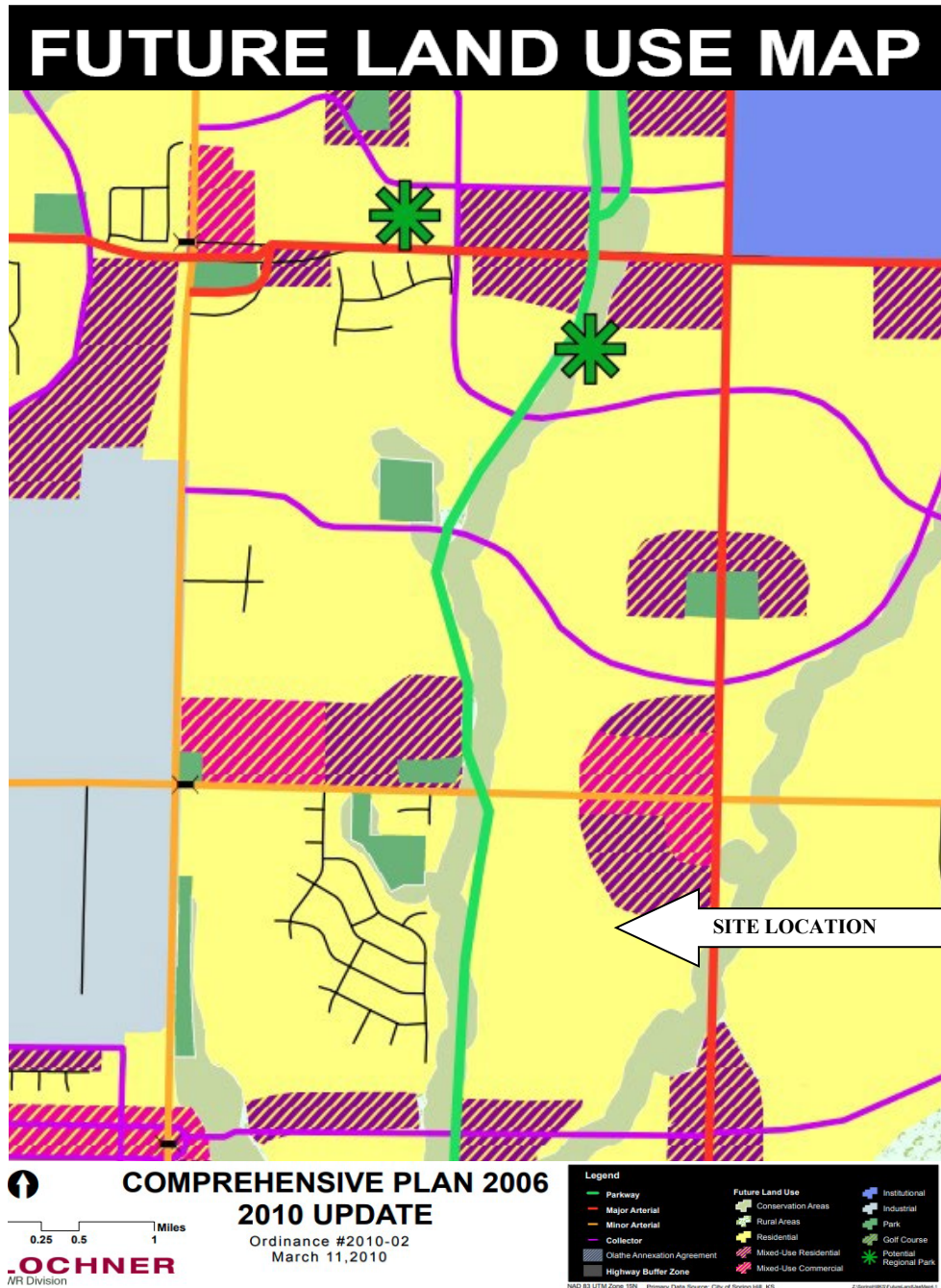




2. **Adjacent Zoning:** Adjacent parcels are zoned for rural residential, single-family residential and two-family residential. By having a planned district zoning for the site, it will reduce the impact of the development and make it more compatible with existing zoning.



3. **Suitability for Current Zoning:** The site is currently zoned “R-R” (Rural Residential District) with the surrounding areas used or zoned as a residential use. The rezoning will allow for planned single-family and two-family residential. The Future Land Use Map of the Comprehensive Plan shows the use as mixed-use residential, mixed-use commercial and residential area.



4. **Detrimental Effect of Zoning Change:** The existing neighborhood and area is currently used as residential with less intense land use than the proposed development. The proposed rezoning to planned zoning districts will allow the City to impose development and performance standards to minimize the impact that the proposed development will have on nearby properties through buffering and building design.
5. **Length of Time at Current Zoning:** The site was zoned “R-R” at the time it was annexed into the city. Time should not be a consideration for the rezoning.
6. **Public Gain Balanced by Landowner Hardship:** Public gain includes developing a property into a subdivision for an area that is included within a sanitary sewer district. The developer will also be required to make improvements to 207<sup>th</sup> Street and Ridgeview Road.
7. **Conformance with Comprehensive Plan:** The proposed rezoning would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as residential, mixed-use residential and mixed-use commercial. This would assure that the proposed neighborhood would be compatible with the residential areas that already exists. The Comprehensive Plan promotes the use of higher density land uses to encourage a broad range of housing types and price levels to provide neighborhoods of a mix of people with diverse ages, races, and incomes. In addition to single-family dwellings, it is vital for neighborhoods to be balanced with a multitude of different types of residential dwellings.
8. **Suitability of parcel for uses restricted by the current zone:** The current R-R zoning does not allow two-family homes to be constructed. Changing the R-R zoning will have a “sense of community” to integrate a variety of residential neighborhood development. The Future Land Use Map of the Comprehensive Plan shows this area as “residential, mixed-use residential and mixed-use commercial”.
9. **Suitability of parcel for uses permitted by the proposed district:** The proposed plan allows for a higher building density that should provide a broad range of housing types and price range. The rezoning will allow for a two-family residential use. The Future Land Use Map of the Comprehensive Plan shows this area to be residential.
10. **Proposed amendment corrects an error:** No error(s) are being corrected.
11. **Adequacy of current facilities:** All utilities are adequate and available to the property and the property is adequately suited for the proposed use.
12. **Hardship if application is denied:** The issue of hardship can be better addressed by the applicant and owner.

**PRELIMINARY PLAT:**

There are 241 residential lots proposed on 160 acres. The applicant is applying for the Planned Zoning to reduce the minimum size, width, and building setbacks of the lots. (A copy of the proposed preliminary plan and landscape plan is included with this staff report.)

The plat was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers have been implemented as applicable on the new preliminary plan. The applicant and their engineer have addressed all of the provided comments.

The utility easements are shown with dimensions meeting the minimum easement requirements for the City. Additional easements will be required and addressed during the infrastructure construction design process. The right-of-way and utility easements are shown with dimensions meeting the minimum requirements for the City and affected utility providers. Additional easement requirements will be looked at and may be required on the Final Development Plan.

A traffic impact study will be required with construction documents of the first phase.

The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision for the north half. Applicant will have to work with WaterOne or Miami County Rural Water District 2 for the south half of property.

Staff has reviewed whether the parkland/open space is in conformance with the Spring Hill regulations. (See attached drawing showing the proposed park and open spare areas.)

1. The subdivision is required to provide 15 percent of public or private active open space. The applicant has identified all Tracts with a total of 10.7 percent or 55 accessible acres, as private open space and common areas. A trail running through the park land is listed as a public trail system that may connect to a regional trail system in the future.
2. The Comprehensive Plan does not show any trails in the area of this subdivision, so the addition of the public trail is a good amenity to the area that may be connected to a regional trail system throughout the community. This trail system would be required to be maintained by the home owners association. With the open space and trail system accessible to the general public, no park impact fees will be collected when a building permit is issued, if it remains at final plat.

**ADDITIONAL STAFF COMMENT:**

The attached proposed site layout and building elevations have been reviewed:

- 1) The RP-2 area proposes lot size reductions from the minimum standards required for standard R-2 developments.





Recommend approval of PLAT-000119-2023, Preliminary Plan of Bridger at 207<sup>th</sup>

- 1) A homeowners association maintains the parks, open space and trail system;  
and
- 2) The applicant pays a park fee when a building permit is issued if the access to the trail system is not granted to the City-at-large.
- 3) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording the Final Plat.

**ALTERNATIVE ACTION:** Alternatives for action by Planning Commission include:

- *Approval of application* with final action by the Governing Body on December 14, 2023, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Denial of application* (application would be forwarded to Governing Body) on December 14, 2023, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

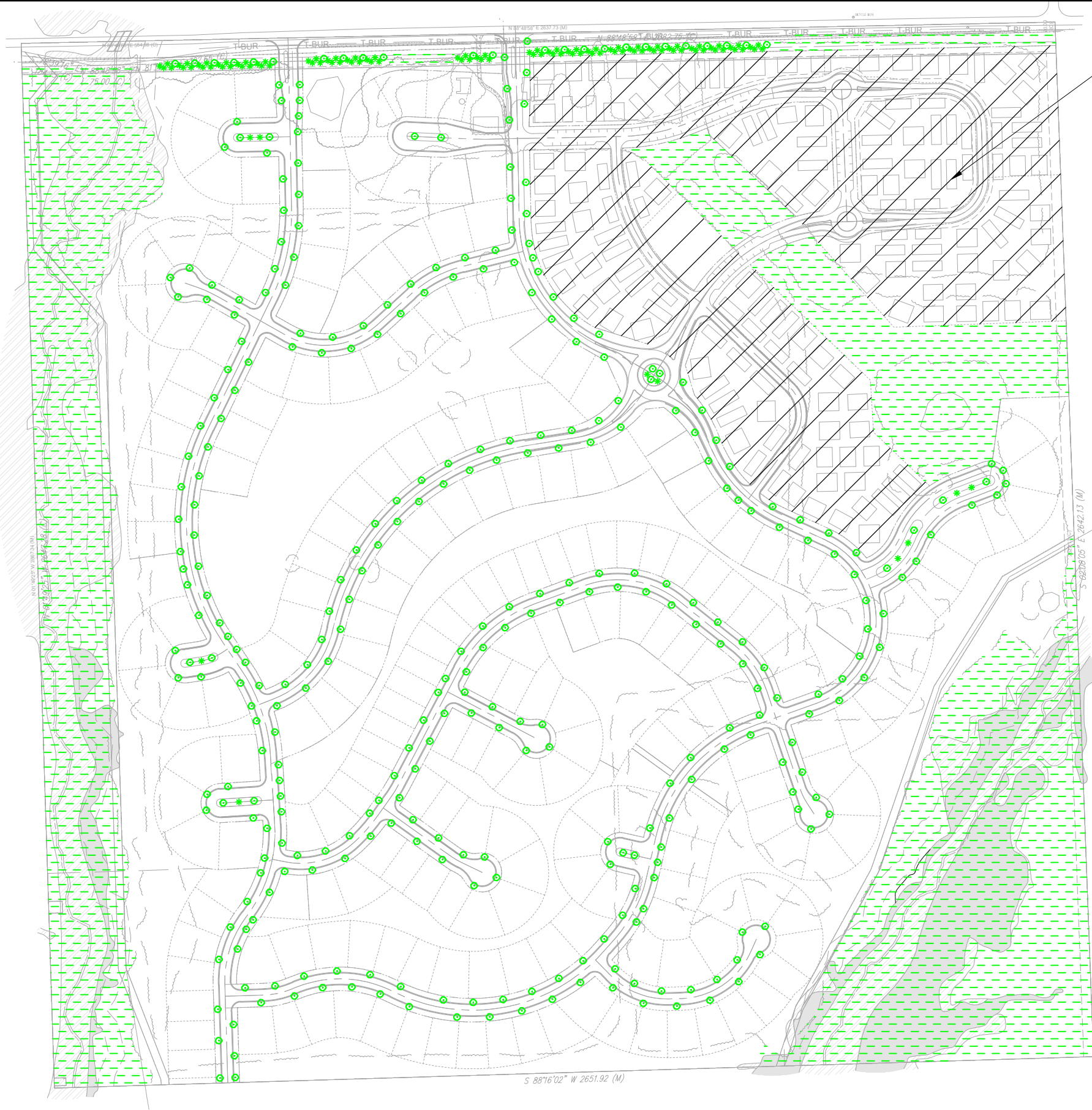
*Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for rezoning, preliminary plat applications PZD-000121-2023 and PLAT-000119-2023 with the conditions as presented and all engineering comments that have not been addressed must be prior to filing of final plat.*

Attachments: Layout Plans





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HATCH INDICATES THE MULTI-FAMILY USE AREA. DETAILED LANDSCAPING WILL BE PROVIDED WITH THE FINAL PLAT WHEN THESE PARCELS ARE SUBDIVIDED BASED ON BUILDING MIX AND LAYOUT. THE LANDSCAPING PLAN(S) WILL ADHERE TO THE SUBDIVISION AND ZONING REQUIREMENTS AT THAT TIME, AND A FINAL LANDSCAPING PLAN WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS.

LANDSCAPING PLAN NOTES:

- STREET TREE SPECIES WILL BE DECIDED BY LOT OWNERS UPON LOT SALE, TO BEST ACCOMMODATE DRIVEWAY ACCESS AND PROPER CARE ONCE INSTALLED WITH LOT FINAL CONSTRUCTION.
  - TREE SPECIES CAN INCLUDE THE FOLLOWING; NORWAY MAPLE, RED MAPLE, SUGAR MAPLE, AMERICAN YELLOWWOOD, HONEYLOCUST (THORNLESS AND PINELESS), KENTUCKY COFFEETREE, SWEETGUM, SWAMP WHITE OAK, NORTHERN RED OAK, AND LACEBARK ELM.
  - TREE MUST HAVE A MINIMUM 2 YEAR WARRANTY
  - TREES WILL BE PLACED AT A MINIMUM OF 40' SPACING ALONG ALL INTERIOR ROADWAYS.
  - TREES LOCATED WITHIN ISLANDS OR MEDIANS WILL BE A MIXTURE OF SHADE AND/OR EVERGREEN SPECIES AND MAINTAINED BY THE HOA
- BUFFER TREES PLACED ALONG 207TH STREET WILL BE INSTALLED AS OUTLINED IN THE ZONING AND SUBDIVISION STANDARDS. EXISTING TREES MEETING THE CRITERIA WILL BE ACCOUNTED FOR IN THE TOTAL COVERAGE.
- EXISTING TREES ALONG BOTH ABUTTING CREEKWAYS WILL BE UNDISTURBED, AS HATCHED ON THIS PLAN.

LEGEND



EXISTING VEGETATION TO REMAIN



PROPOSED SHADE TREE



PROPOSED EVERGREEN TREE

LANDSCAPE PLAN

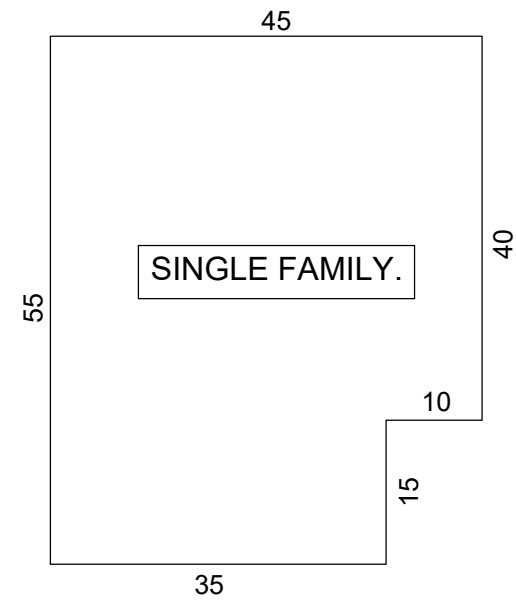
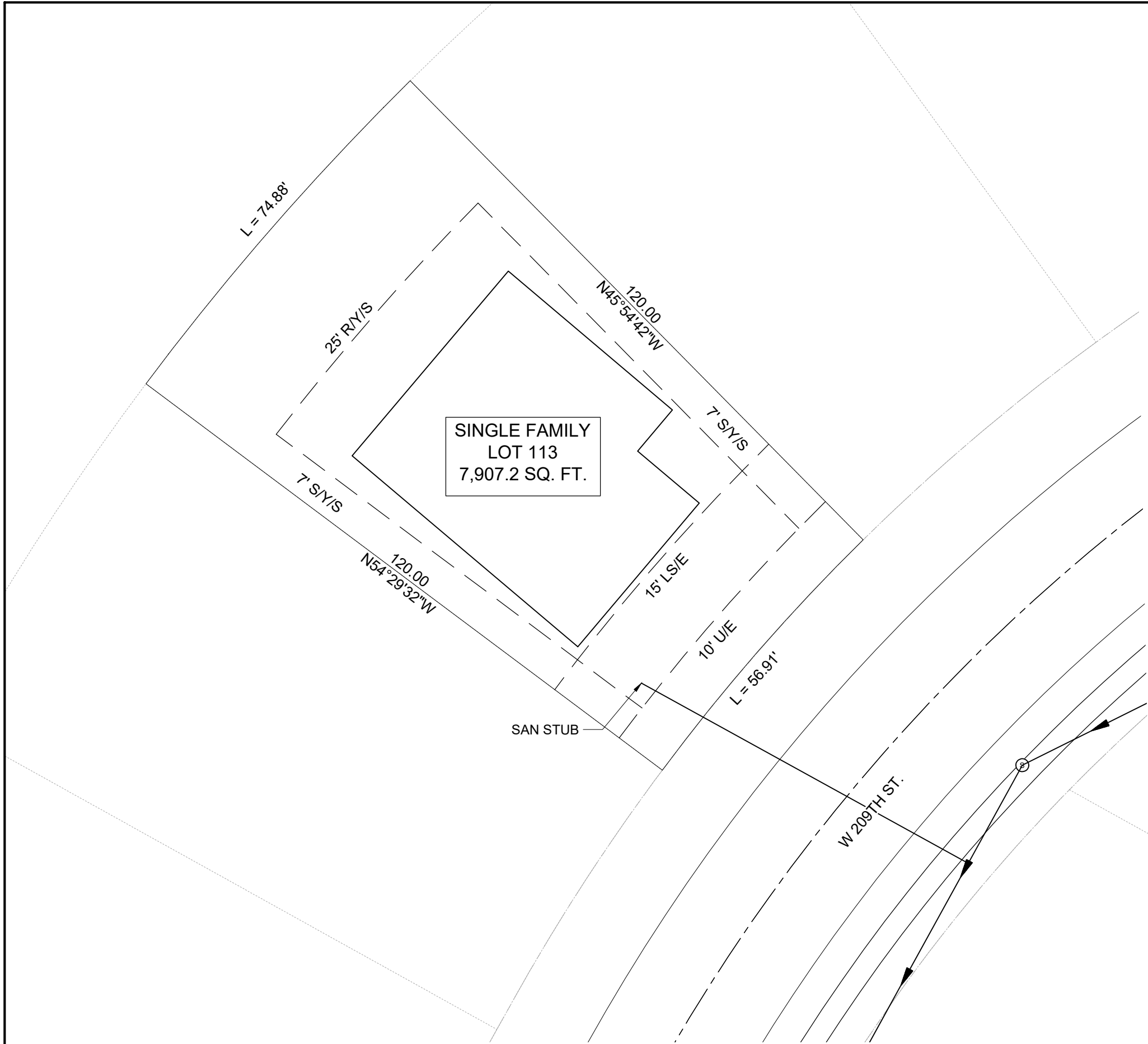
SEH Project	BR173649	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	-	.			.		
Designed By	-	.			.		
Checked By	-	.			.		



BRIDGER AT 207th  
SPRING HILL, KANSAS

LANDSCAPE PLAN  
SPRING HILL, KANSAS

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PROPOSED DUPLEX LOT LEGEND:

U/E = UTILITY EASEMENT  
LS/E = LANDSCAPE EASEMENT  
S/Y/S = SIDE YARD SETBACK  
R/Y/S = REAR YARD SETBACK

**SINGLE FAMILY**  
**HOUSE ELEVATION EXAMPLE**  
SPRING HILL, KANSAS

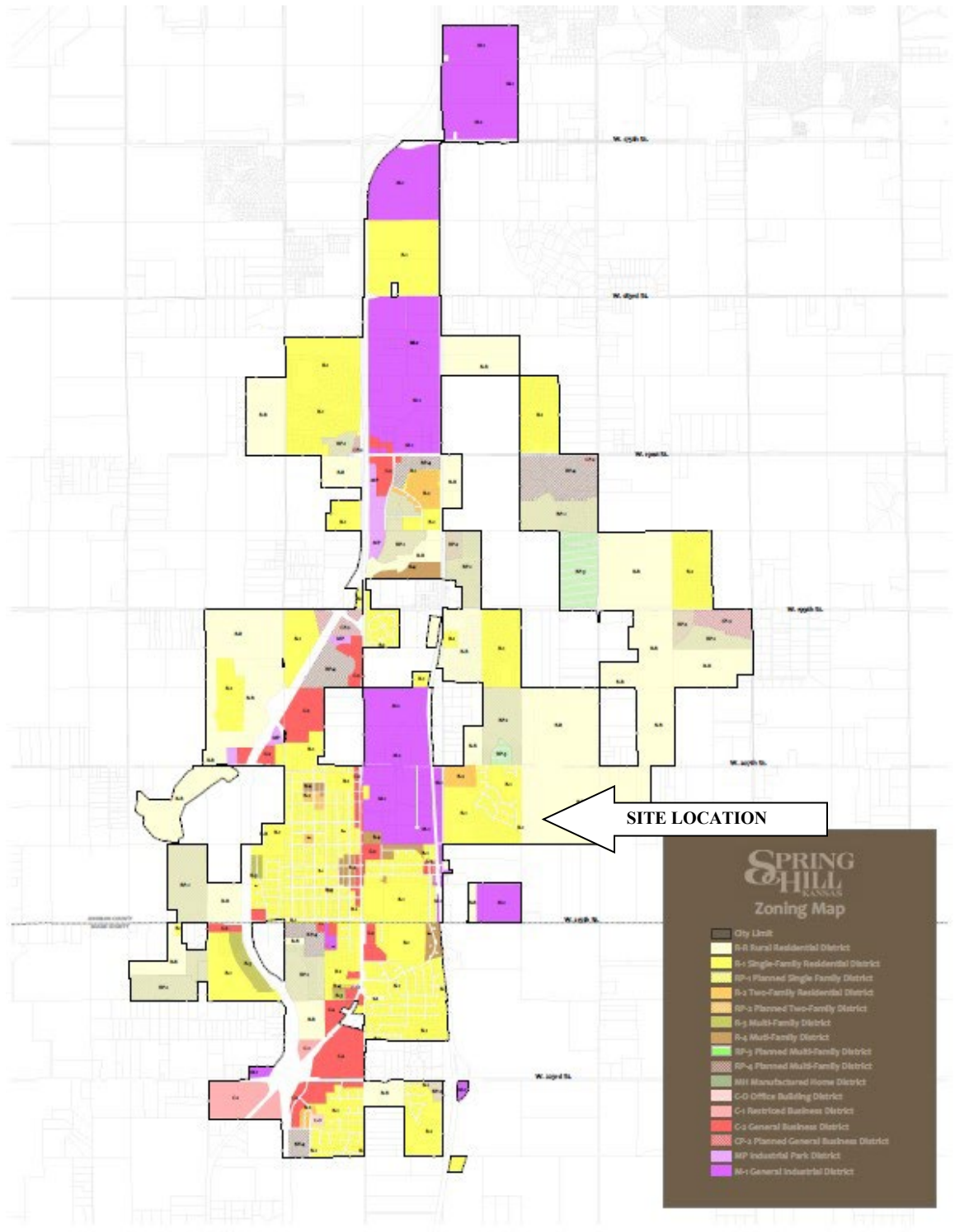


**SPRING HILL PLANNING COMMISSION  
ZONING and PRELIMINARY PLAT  
BRIDGER AT 207TH STAFF REPORT**

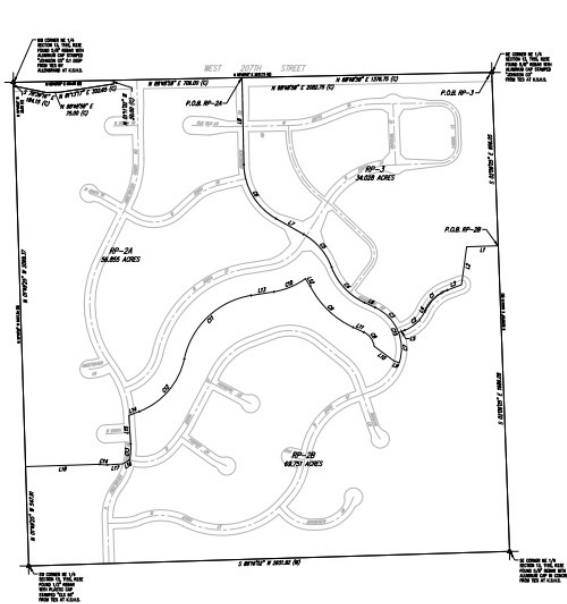
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<b>Location:</b>	SWC of 207 <sup>th</sup> Street and Ridgeview Road		
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<b>Owner:</b>	BR Estates at Arizona, LLC – Fisher Wells		
<b>Engineer:</b>	SEH, Inc. – Jake Vasa		
<b>Current Zoning:</b>	“R-R”	<b>Proposed Zoning:</b>	“RP-2”
<b>Site Area:</b>	57 +/- acres	<b>Number of Lots:</b>	96
	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map</b>
<b>Site:</b>	“R-R”	Vacant	Mixed-Use Res Mixed-Use Com Residential
<b>North:</b>	“R-R”	Vacant	Mixed-Use Res Mixed-Use Com Residential
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## Zoning Map



## Zoning Survey



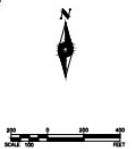
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35	1.50000000	3500.00	78	0	0	78
36	1.50000000	3600.00	80	0	0	80
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GENERAL NOTES

(1) OTHER COVER REFERENCE: THIS FILED WITH THE ARIZONA STATE HISTORICAL SOCIETY AND THE ARIZONA COUNTY PUBLIC WORKS DEPARTMENT AS REQUIRED BY THE 1967 ARIZONA HISTORICAL SOCIETY ACT.

(2) NO TRAILING ARE PROVIDED BY CLIENT FOR SUBJECT PROPERTY. ALL COMMENTS AND REPORTS OF-ANY SURVEYING QUALITY PROPERTY MAY BE IN ERROR.

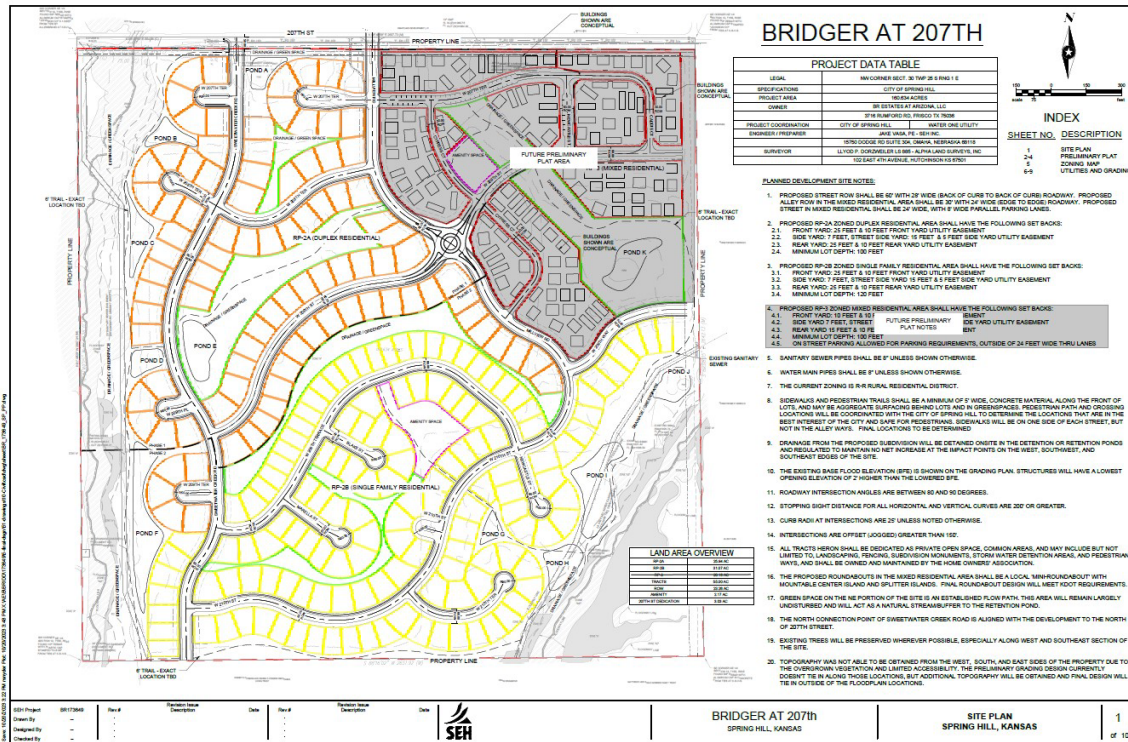


**SEH**  
15750 DODGE ROAD  
OMAHA, NE 68138  
PH: (402) 513-8200

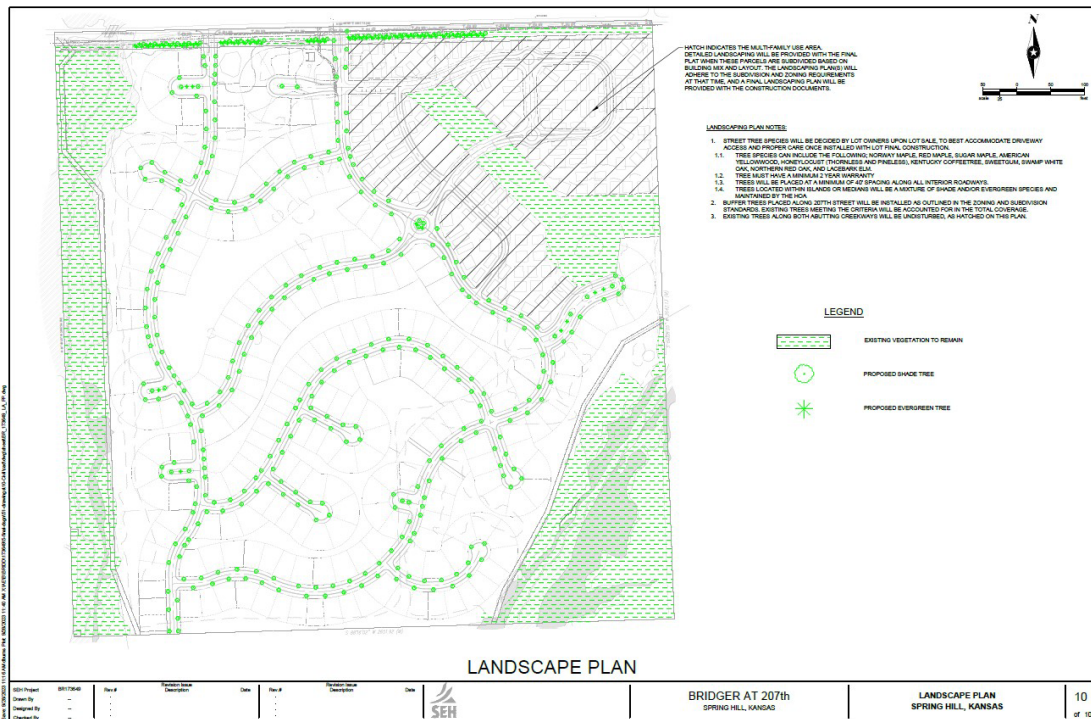
SURVEY DATE: 10/20/00	PLAN DATE: 10/20/00
DRAWN BY: JCH	DESIGNED BY: JCH
CHECKED BY: JCH	DATE: 10/20/00



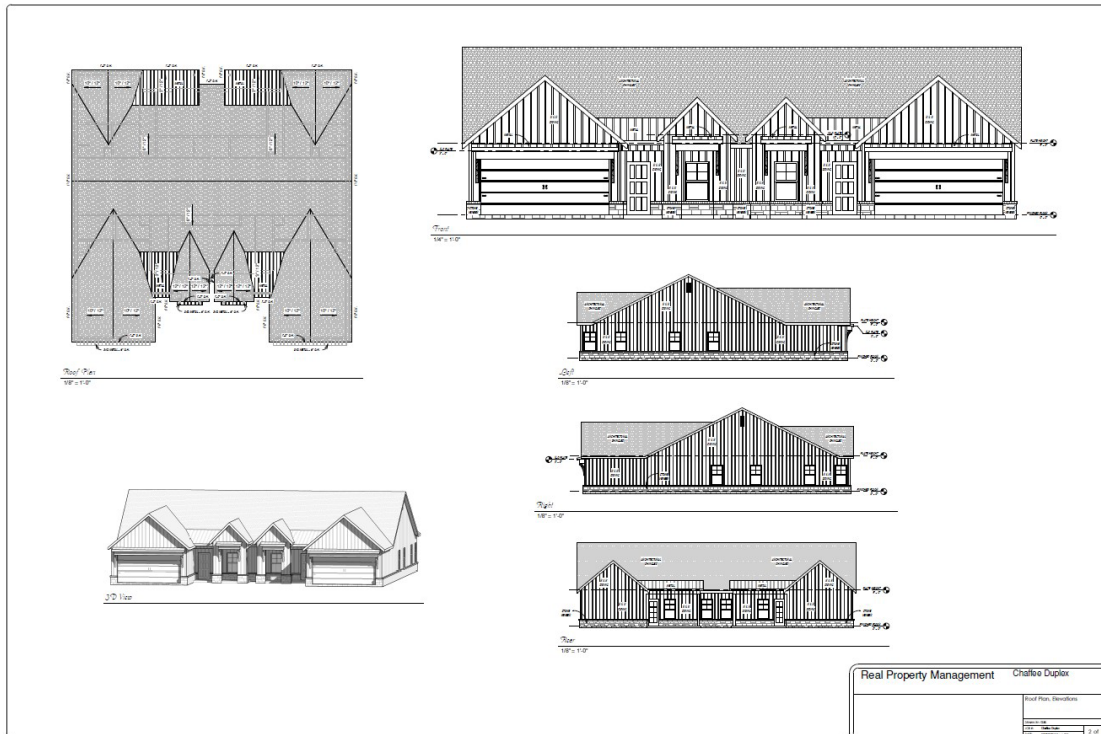
## Proposed Preliminary Plat



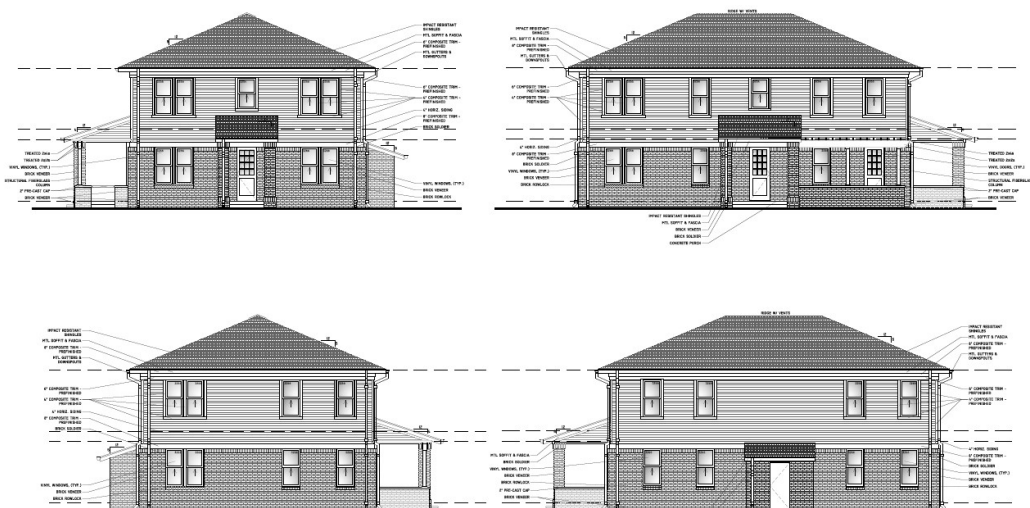
## Landscape Plan



## ELEVATION (Duplex)



**MIXED RESIDENTIAL  
DUPLEX ELEVATION EXAMPLE**  
SPRING HILL, KS





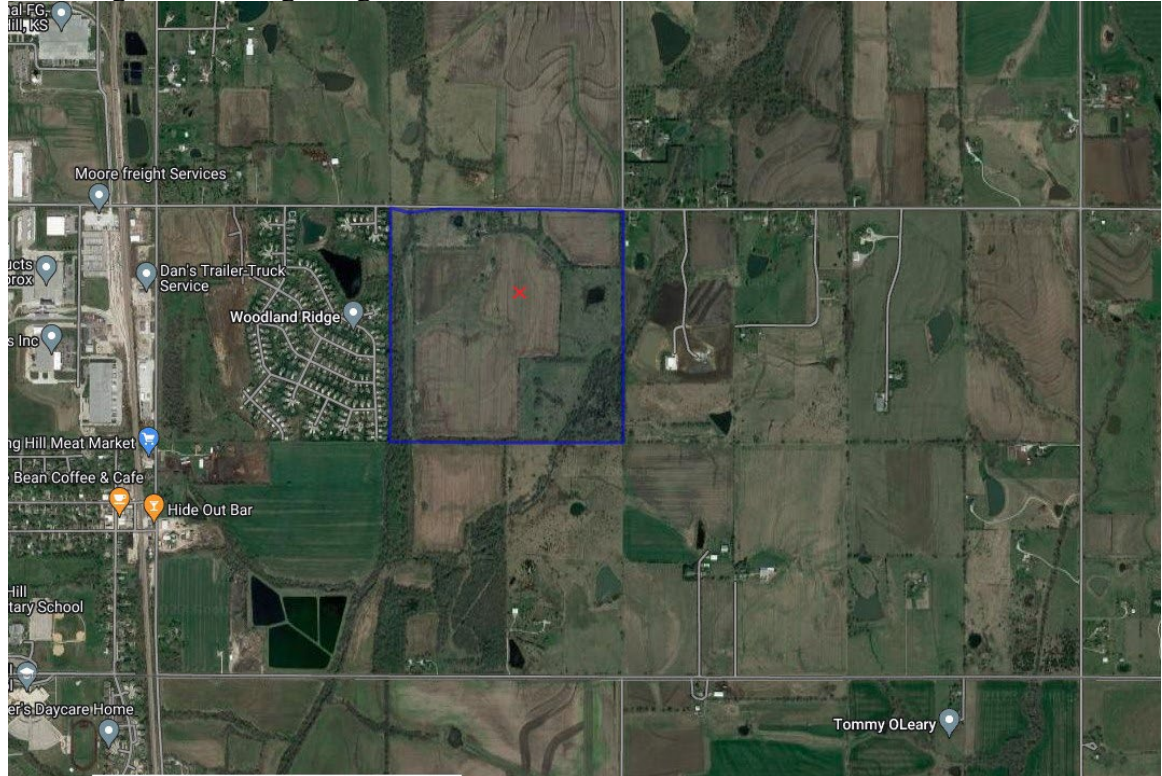
**BACKGROUND:**

The applicant, BR Estates at Arizona, LLC, has submitted a request for a rezoning of the property located at the southwest corner of 207<sup>th</sup> Street and Ridgeview Road. The property is currently zoned R-R (Rural Residential District) with requested zoning to RP-2 (Planned Two-Family Residential District) for the purpose of constructing two-family homes. The legal description is attached. The applicant is interested in rezoning the property for a residential subdivision.

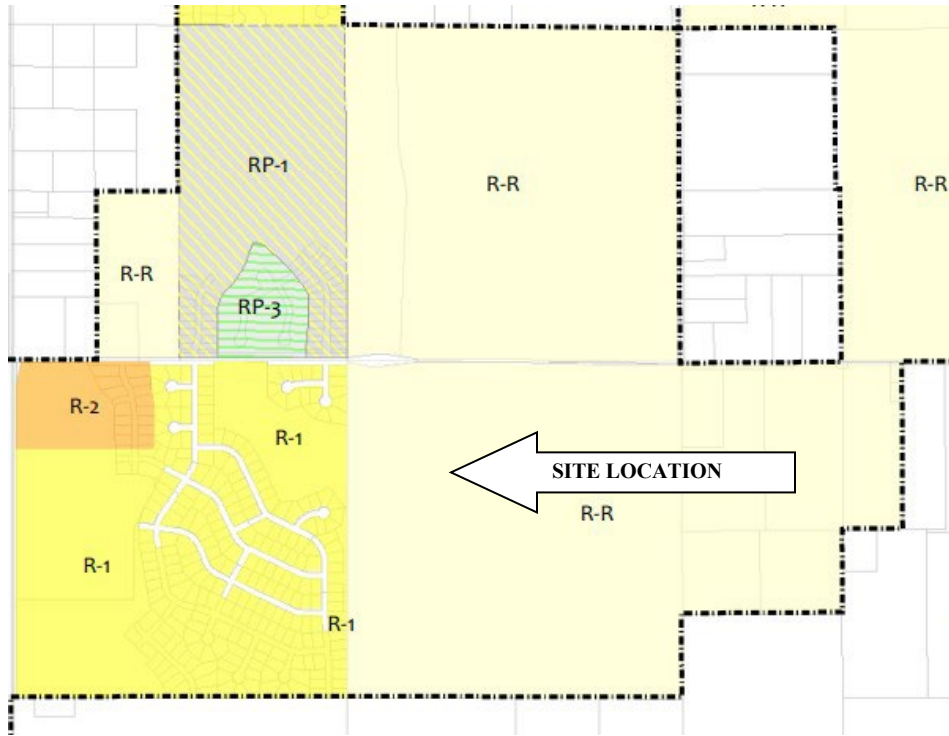
**GOLDEN FACTORS:**

The review of the proposed rezoning is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

1. **Neighborhood Character:** The surrounding neighborhood is rural and suburban residential as shown on the aerial map. Proposed uses for and design of the site will be compatible with the neighborhood. A planned district will dictate the buffering and building design.



2. **Adjacent Zoning:** Adjacent parcels are zoned for rural residential, single-family residential and two-family residential. By having a planned district zoning for the site, it will reduce the impact of the development and make it more compatible with existing zoning.



- 3. Suitability for Current Zoning:** The site is currently zoned “R-R” (Rural Residential District) with the surrounding areas used or zoned as a residential use. The rezoning will allow for planned single-family and two-family residential. The Future Land Use Map of the Comprehensive Plan shows the use as mixed-use residential, mixed-use commercial and residential area.



4. **Detrimental Effect of Zoning Change:** The existing neighborhood and area is currently used as residential with less intense land use than the proposed development. The proposed rezoning to planned zoning districts will allow the City to impose development and performance standards to minimize the impact that the proposed development will have on nearby properties through buffering and building design.

5. **Length of Time at Current Zoning:** The site was zoned “R-R” at the time it was annexed into the city. Time should not be a consideration for the rezoning.
6. **Public Gain Balanced by Landowner Hardship:** Public gain includes developing a property into a subdivision for an area that is included within a sanitary sewer district. The developer will also be required to make improvements to 207<sup>th</sup> Street and Ridgeview Road.
7. **Conformance with Comprehensive Plan:** The proposed rezoning would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as residential, mixed-use residential and mixed-use commercial. This would assure that the proposed neighborhood would be compatible with the residential areas that already exists. The Comprehensive Plan promotes the use of higher density land uses to encourage a broad range of housing types and price levels to provide neighborhoods of a mix of people with diverse ages, races, and incomes. In addition to single-family dwellings, it is vital for neighborhoods to be balanced with a multitude of different types of residential dwellings.
8. **Suitability of parcel for uses restricted by the current zone:** The current R-R zoning does not allow two-family homes to be constructed. Changing the R-R zoning will have a “sense of community” to integrate a variety of residential neighborhood development. The Future Land Use Map of the Comprehensive Plan shows this area as “residential, mixed-use residential and mixed-use commercial”.
9. **Suitability of parcel for uses permitted by the proposed district:** The proposed plan allows for a higher building density that should provide a broad range of housing types and price range. The rezoning will allow for a two-family residential use. The Future Land Use Map of the Comprehensive Plan shows this area to be residential.
10. **Proposed amendment corrects an error:** No error(s) are being corrected.
11. **Adequacy of current facilities:** All utilities are adequate and available to the property and the property is adequately suited for the proposed use.
12. **Hardship if application is denied:** The issue of hardship can be better addressed by the applicant and owner.

#### **PRELIMINARY PLAT:**

There are 234 residential lots proposed on 160 acres. The applicant is applying for the Planned Zoning to reduce the minimum size, width, and building setbacks of the lots. (A copy of the proposed preliminary plan and landscape plan is included with this staff report.)

The plat was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers have been implemented as applicable on the new preliminary plan. The applicant and their engineer have addressed all of the provided comments.

The utility easements are shown with dimensions meeting the minimum easement requirements for the City. Additional easements will be required and addressed during the infrastructure construction design process. The right-of-way and utility easements are shown with dimensions meeting the minimum requirements for the City and affected utility providers. Additional easement requirements will be looked at and may be required on the Final Development Plan.

A traffic impact study will be required with construction documents of the first phase.

The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision for the north half. Applicant will have to work with WaterOne or Miami County Rural Water District 2 for the south half of property.

Staff has reviewed whether the parkland/open space is in conformance with the Spring Hill regulations. (See attached drawing showing the proposed park and open spare areas.)

1. The subdivision is required to provide 15 percent of public or private active open space. The applicant has identified all Tracts with a total of 10.7 percent or 55 accessible acres, as private open space and common areas. A trail running through the park land is listed as a public trail system that may connect to a regional trail system in the future.
2. The Comprehensive Plan does not show any trails in the area of this subdivision, so the addition of the public trail is a good amenity to the area that may be connected to a regional trail system throughout the community. This trail system would be required to be maintained by the home owners association. With the open space and trail system accessible to the general public, no park impact fees will be collected when a building permit is issued, if it remains at final plat.

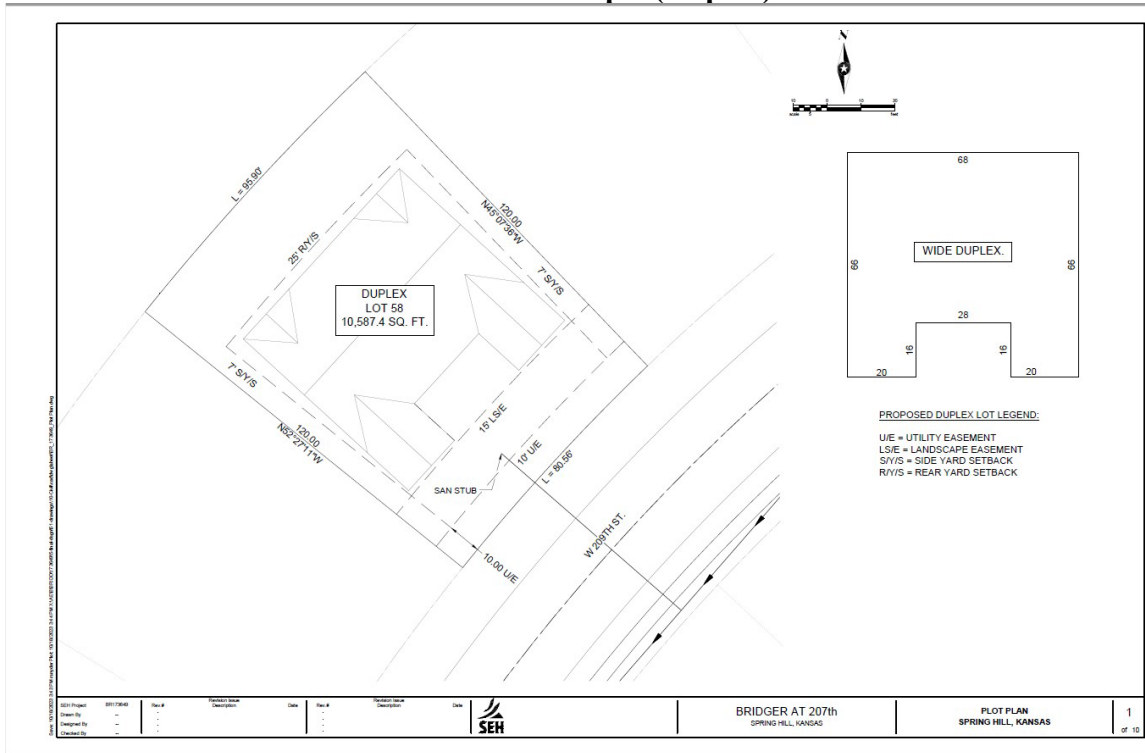
**ADDITIONAL STAFF COMMENT:**

The attached proposed site layout and building elevations have been reviewed:

- 1) The RP-2 area proposes lot size reductions from the minimum standards required for standard R-2 developments.
- 2) The RP-2 areas propose building setback reductions: no side yard setback reduction from 7-feet to 5-feet; no rear setback reduction from 25-feet; and front setback reductions from 35-feet to 25-feet.



## Plot Plan Example (Duplex)



- 3) The portion of the preliminary plan identified as “RP-2 (A)” is designated as “Residential” by the Future Land Use Map and is considered appropriate for “low-density residential” uses generally 2-4 dwelling units per acre.
- 4) The submitted building elevations are conceptual in nature. However, the building elevations for the final development plan will include greater detail on the dwelling layouts.
- 5) The block length for the following streets has been increased for the following area:

Sweetwater Creek Rd, from W 208<sup>th</sup> Tr to 209<sup>th</sup> Pl = 899 feet  
W 209<sup>th</sup> St, from Sweetwater Creek Rd to Millview Rd = 1,188 feet  
W 209<sup>th</sup> St (the southern one), from Blake St to W 210<sup>th</sup> St = 1,114 feet  
W 210<sup>th</sup> St, from Sweetwater Creek Rd to Millview Rd = 997 feet

## RECOMMENDATION:

Recommend approval of PZD-000125-2023 (“RP-2 (A)” rezoning)

Recommend approval of PLAT-000119-2023, Preliminary Plan of Bridger at 207<sup>th</sup>

- 1) A homeowners association maintains the parks, open space and trail system;  
and



- 2) The applicant pays a park fee when a building permit is issued if the access to the trail system is not granted to the City-at-large.
- 3) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording the Final Plat.

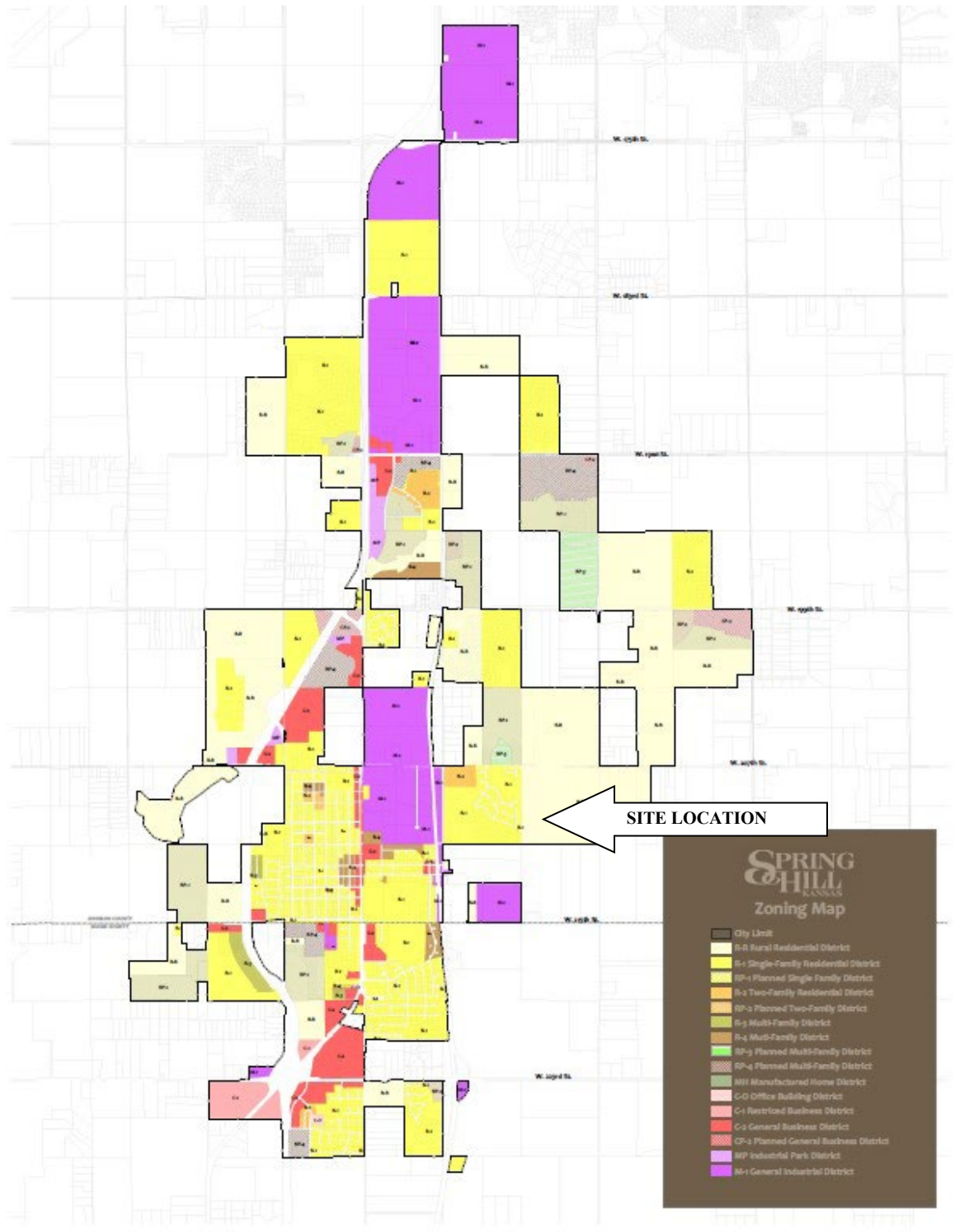
**ALTERNATIVE ACTION:** Alternatives for action by Planning Commission include:

- *Approval of application* with final action by the Governing Body on December 14, 2023, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Denial of application* (application would be forwarded to Governing Body) on December 14, 2023, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

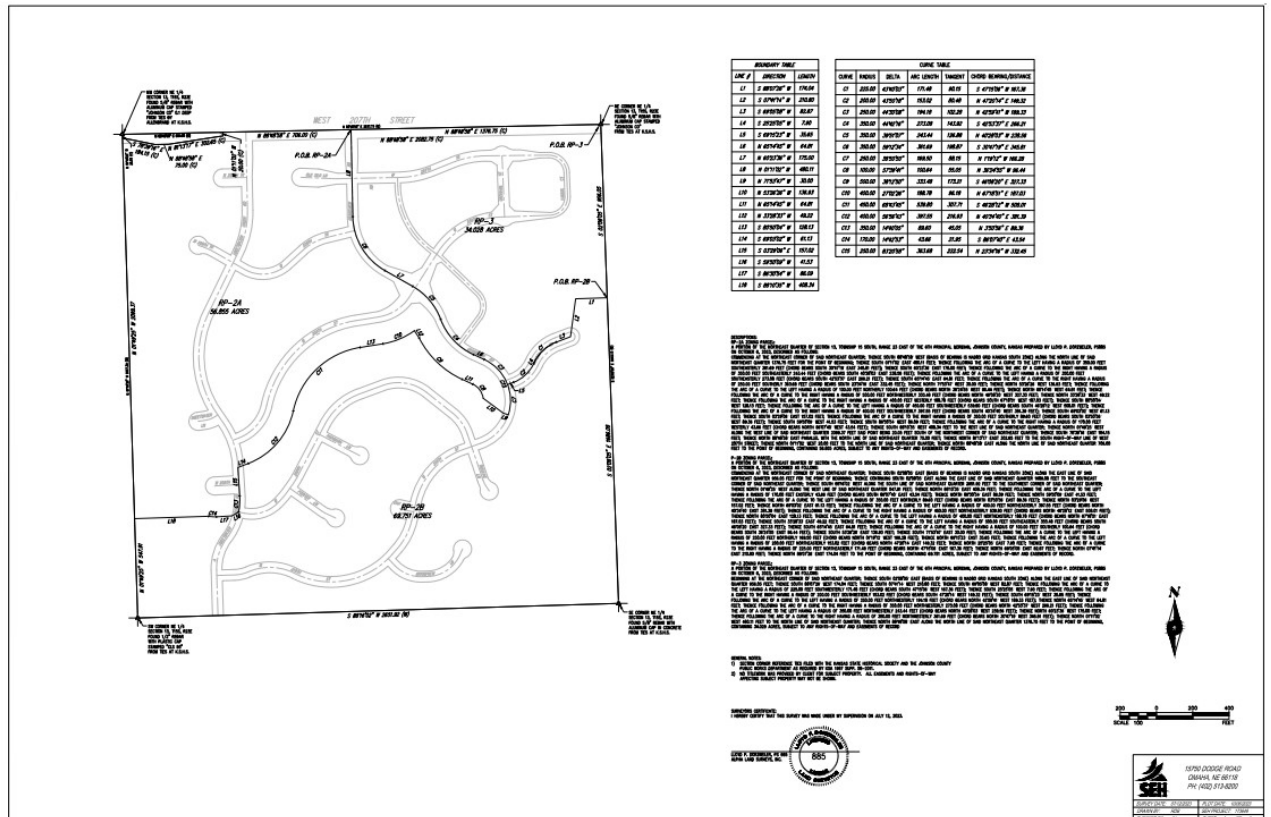
*Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for rezoning, preliminary plat applications PZD-000125-2023 and PLAT-000119-2023 with the conditions as presented by staff.*

Attachments: Layout Plans

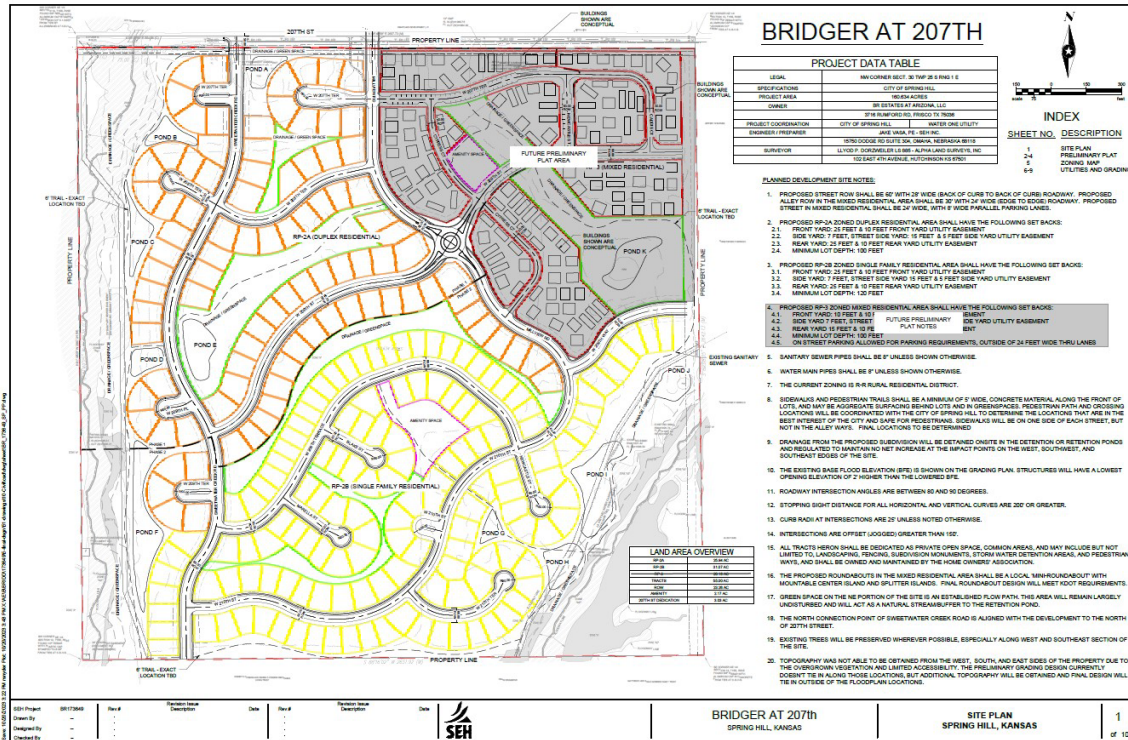
## Zoning Map



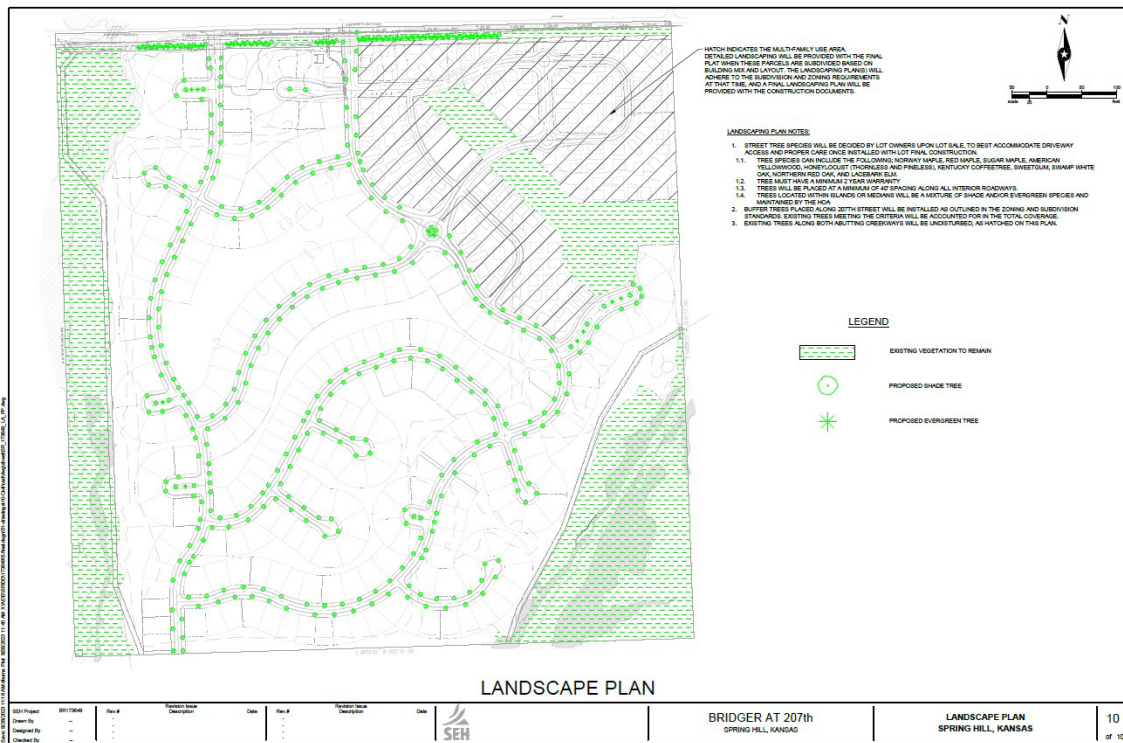
## Zoning Survey



## Proposed Preliminary Plat



## Landscape Plan



## ELEVATION (SINGLE FAMILY)

SINGLE FAMILY  
HOUSE ELEVATION EXAMPLE  
SPRING HILL, KANSAS



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### BACKGROUND:

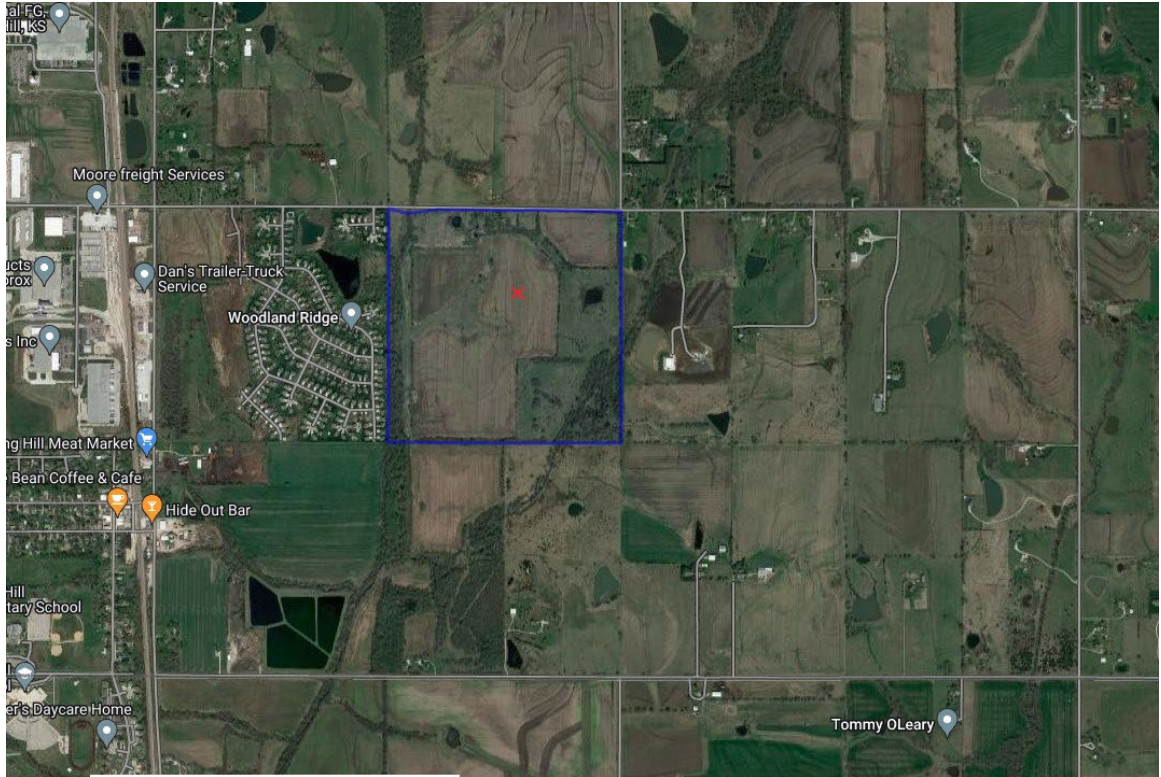
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### GOLDEN FACTORS:

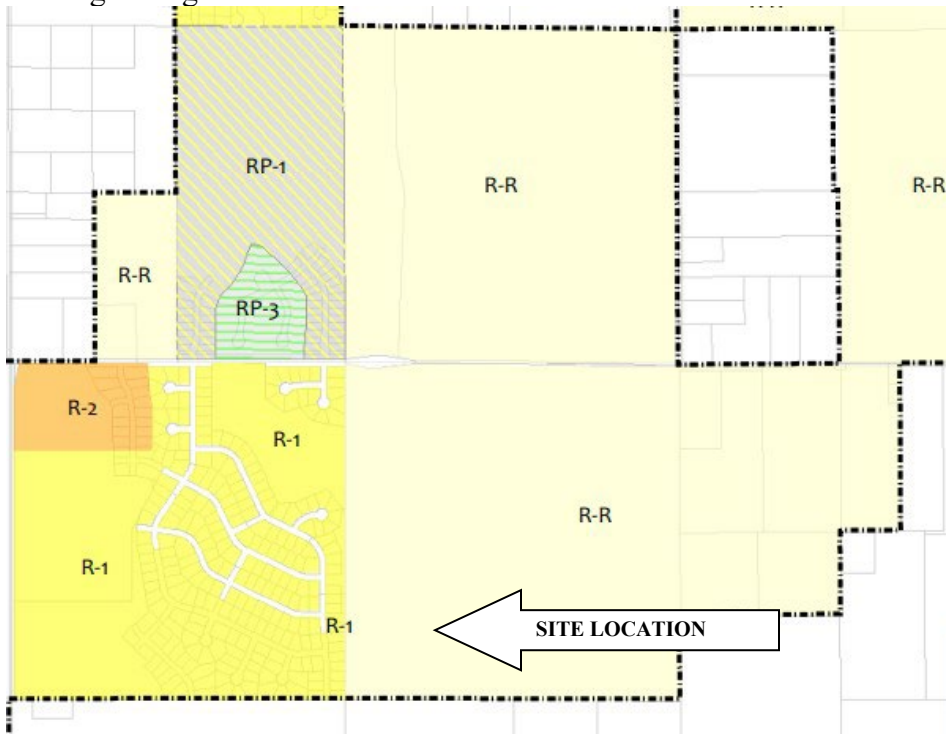
The review of the proposed rezoning is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

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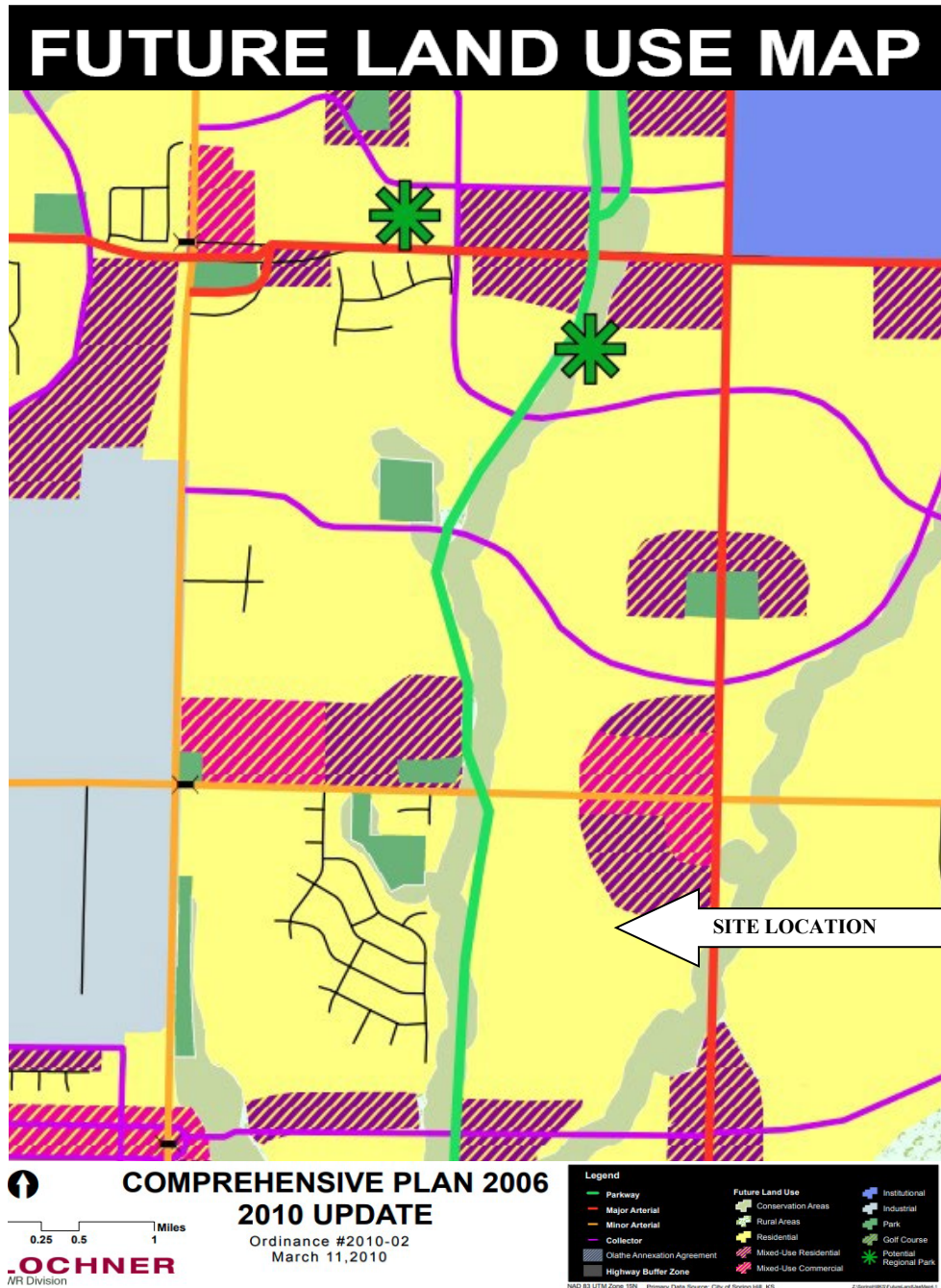




2. **Adjacent Zoning:** Adjacent parcels are zoned for rural residential, single-family residential and two-family residential. By having a planned district zoning for the site, it will reduce the impact of the development and make it more compatible with existing zoning.



3. **Suitability for Current Zoning:** The site is currently zoned “R-R” (Rural Residential District) with the surrounding areas used or zoned as a residential use. The rezoning will allow for planned single-family and two-family residential. The Future Land Use Map of the Comprehensive Plan shows the use as mixed-use residential, mixed-use commercial and residential area.



4. **Detrimental Effect of Zoning Change:** The existing neighborhood and area is currently used as residential with less intense land use than the proposed development. The proposed rezoning to planned zoning districts will allow the City to impose development and performance standards to minimize the impact that the proposed development will have on nearby properties through buffering and building design.
5. **Length of Time at Current Zoning:** The site was zoned “R-R” at the time it was annexed into the city. Time should not be a consideration for the rezoning.
6. **Public Gain Balanced by Landowner Hardship:** Public gain includes developing a property into a subdivision for an area that is included within a sanitary sewer district. The developer will also be required to make improvements to 207<sup>th</sup> Street and Ridgeview Road.
7. **Conformance with Comprehensive Plan:** The proposed rezoning would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as residential, mixed-use residential and mixed-use commercial. This would assure that the proposed neighborhood would be compatible with the residential areas that already exists. The Comprehensive Plan promotes the use of higher density land uses to encourage a broad range of housing types and price levels to provide neighborhoods of a mix of people with diverse ages, races, and incomes. In addition to single-family dwellings, it is vital for neighborhoods to be balanced with a multitude of different types of residential dwellings.
8. **Suitability of parcel for uses restricted by the current zone:** The current R-R zoning does not allow two-family homes to be constructed. Changing the R-R zoning will have a “sense of community” to integrate a variety of residential neighborhood development. The Future Land Use Map of the Comprehensive Plan shows this area as “residential, mixed-use residential and mixed-use commercial”.
9. **Suitability of parcel for uses permitted by the proposed district:** The proposed plan allows for a higher building density that should provide a broad range of housing types and price range. The rezoning will allow for a two-family residential use. The Future Land Use Map of the Comprehensive Plan shows this area to be residential.
10. **Proposed amendment corrects an error:** No error(s) are being corrected.
11. **Adequacy of current facilities:** All utilities are adequate and available to the property and the property is adequately suited for the proposed use.
12. **Hardship if application is denied:** The issue of hardship can be better addressed by the applicant and owner.



**PRELIMINARY PLAT:**

There are 241 residential lots proposed on 160 acres. The applicant is applying for the Planned Zoning to reduce the minimum size, width, and building setbacks of the lots. (A copy of the proposed preliminary plan and landscape plan is included with this staff report.)

The plat was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers have been implemented as applicable on the new preliminary plan. The applicant and their engineer have addressed all of the provided comments.

The utility easements are shown with dimensions meeting the minimum easement requirements for the City. Additional easements will be required and addressed during the infrastructure construction design process. The right-of-way and utility easements are shown with dimensions meeting the minimum requirements for the City and affected utility providers. Additional easement requirements will be looked at and may be required on the Final Development Plan.

A traffic impact study will be required with construction documents of the first phase.

The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision for the north half. Applicant will have to work with WaterOne or Miami County Rural Water District 2 for the south half of property.

Staff has reviewed whether the parkland/open space is in conformance with the Spring Hill regulations. (See attached drawing showing the proposed park and open spare areas.)

1. The subdivision is required to provide 15 percent of public or private active open space. The applicant has identified all Tracts with a total of 10.7 percent or 55 accessible acres, as private open space and common areas. A trail running through the park land is listed as a public trail system that may connect to a regional trail system in the future.
2. The Comprehensive Plan does not show any trails in the area of this subdivision, so the addition of the public trail is a good amenity to the area that may be connected to a regional trail system throughout the community. This trail system would be required to be maintained by the home owners association. With the open space and trail system accessible to the general public, no park impact fees will be collected when a building permit is issued, if it remains at final plat.

**ADDITIONAL STAFF COMMENT:**

The attached proposed site layout and building elevations have been reviewed:

- 1) The RP-2 area proposes lot size reductions from the minimum standards required for standard R-2 developments.



- 2) The applicant pays a park fee when a building permit is issued if the access to the trail system is not granted to the City-at-large.
- 3) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording the Final Plat.

**ALTERNATIVE ACTION:** Alternatives for action by Planning Commission include:

- *Approval of application* with final action by the Governing Body on December 14, 2023, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Denial of application* (application would be forwarded to Governing Body) on December 14, 2023, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

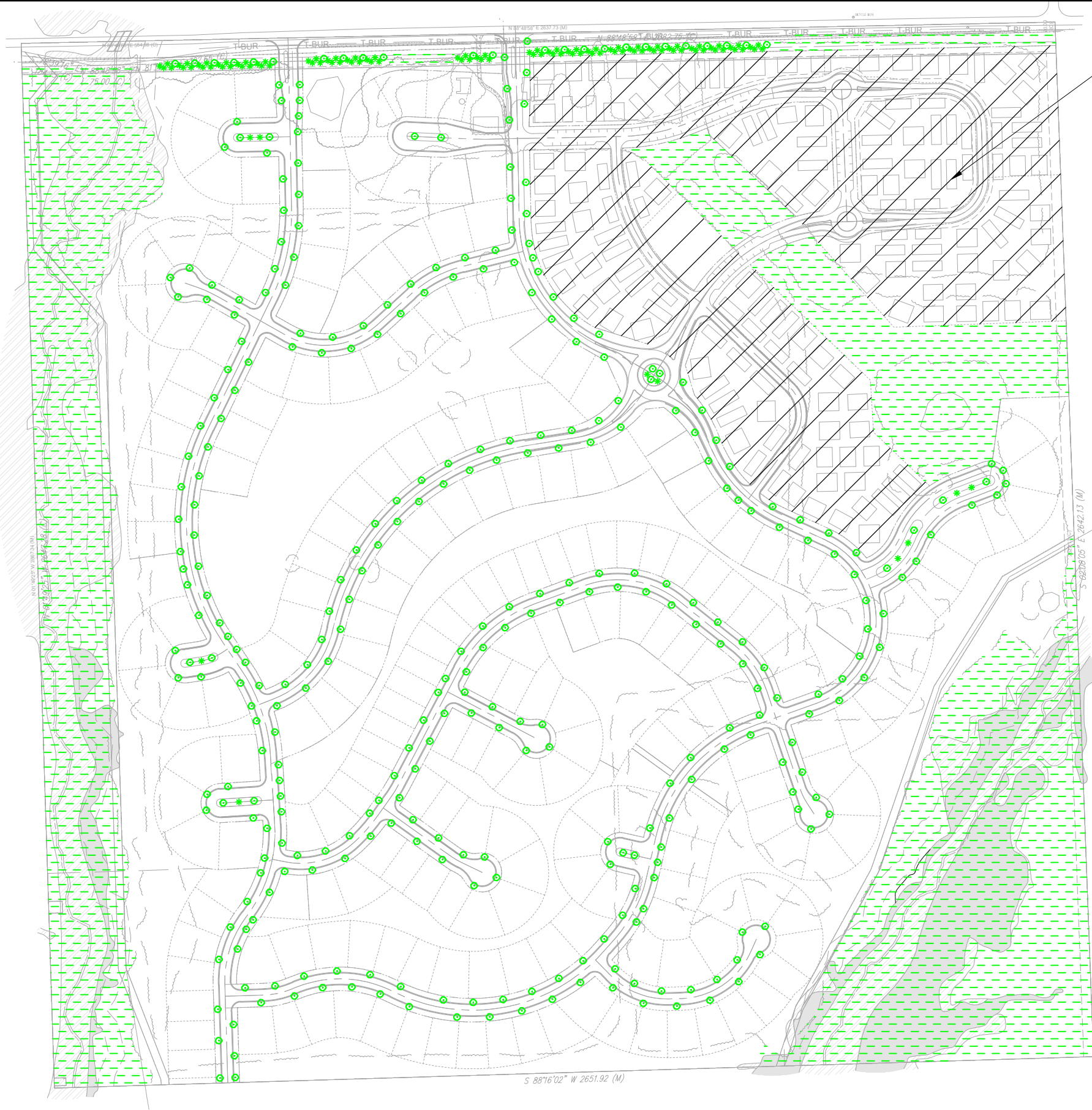
*Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for rezoning, preliminary plat applications PZD-000125-2023 and PLAT-000119-2023 with the conditions and all engineering comments that have not been addressed must be prior to filing of final plat.*

Attachments: Layout Plans





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HATCH INDICATES THE MULTI-FAMILY USE AREA. DETAILED LANDSCAPING WILL BE PROVIDED WITH THE FINAL PLAT WHEN THESE PARCELS ARE SUBDIVIDED BASED ON BUILDING MIX AND LAYOUT. THE LANDSCAPING PLAN(S) WILL ADHERE TO THE SUBDIVISION AND ZONING REQUIREMENTS AT THAT TIME, AND A FINAL LANDSCAPING PLAN WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS.

LANDSCAPING PLAN NOTES:

- STREET TREE SPECIES WILL BE DECIDED BY LOT OWNERS UPON LOT SALE, TO BEST ACCOMMODATE DRIVEWAY ACCESS AND PROPER CARE ONCE INSTALLED WITH LOT FINAL CONSTRUCTION.
  - TREE SPECIES CAN INCLUDE THE FOLLOWING: NORWAY MAPLE, RED MAPLE, SUGAR MAPLE, AMERICAN YELLOWWOOD, HONEYLOCUST (THORNLESS AND PINELESS), KENTUCKY COFFEETREE, SWEETGUM, SWAMP WHITE OAK, NORTHERN RED OAK, AND LACEBARK ELM.
  - TREE MUST HAVE A MINIMUM 2 YEAR WARRANTY
  - TREES WILL BE PLACED AT A MINIMUM OF 40' SPACING ALONG ALL INTERIOR ROADWAYS.
  - TREES LOCATED WITHIN ISLANDS OR MEDIANS WILL BE A MIXTURE OF SHADE AND/OR EVERGREEN SPECIES AND MAINTAINED BY THE HOA
- BUFFER TREES PLACED ALONG 207TH STREET WILL BE INSTALLED AS OUTLINED IN THE ZONING AND SUBDIVISION STANDARDS. EXISTING TREES MEETING THE CRITERIA WILL BE ACCOUNTED FOR IN THE TOTAL COVERAGE.
- EXISTING TREES ALONG BOTH ABUTTING CREEKWAYS WILL BE UNDISTURBED, AS HATCHED ON THIS PLAN.

LEGEND

- EXISTING VEGETATION TO REMAIN
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE

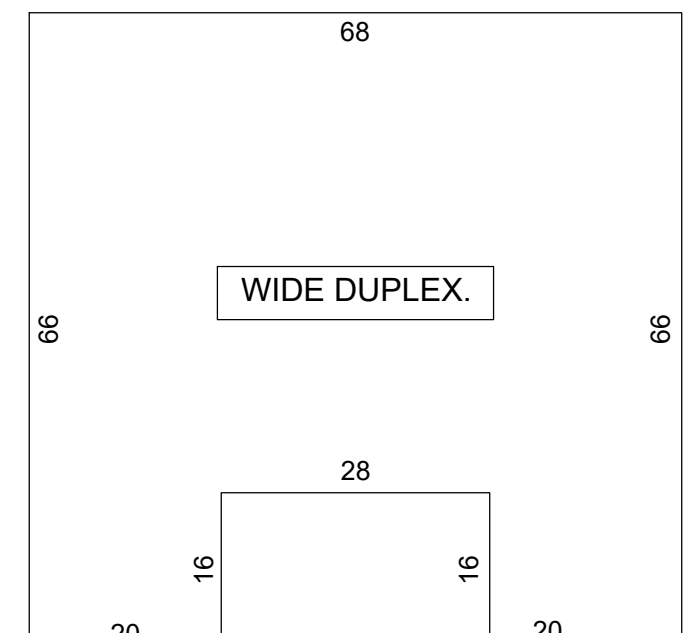
LANDSCAPE PLAN

SEH Project	BR173649	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	-	.			.		
Designed By	-	.			.		
Checked By	-	.			.		

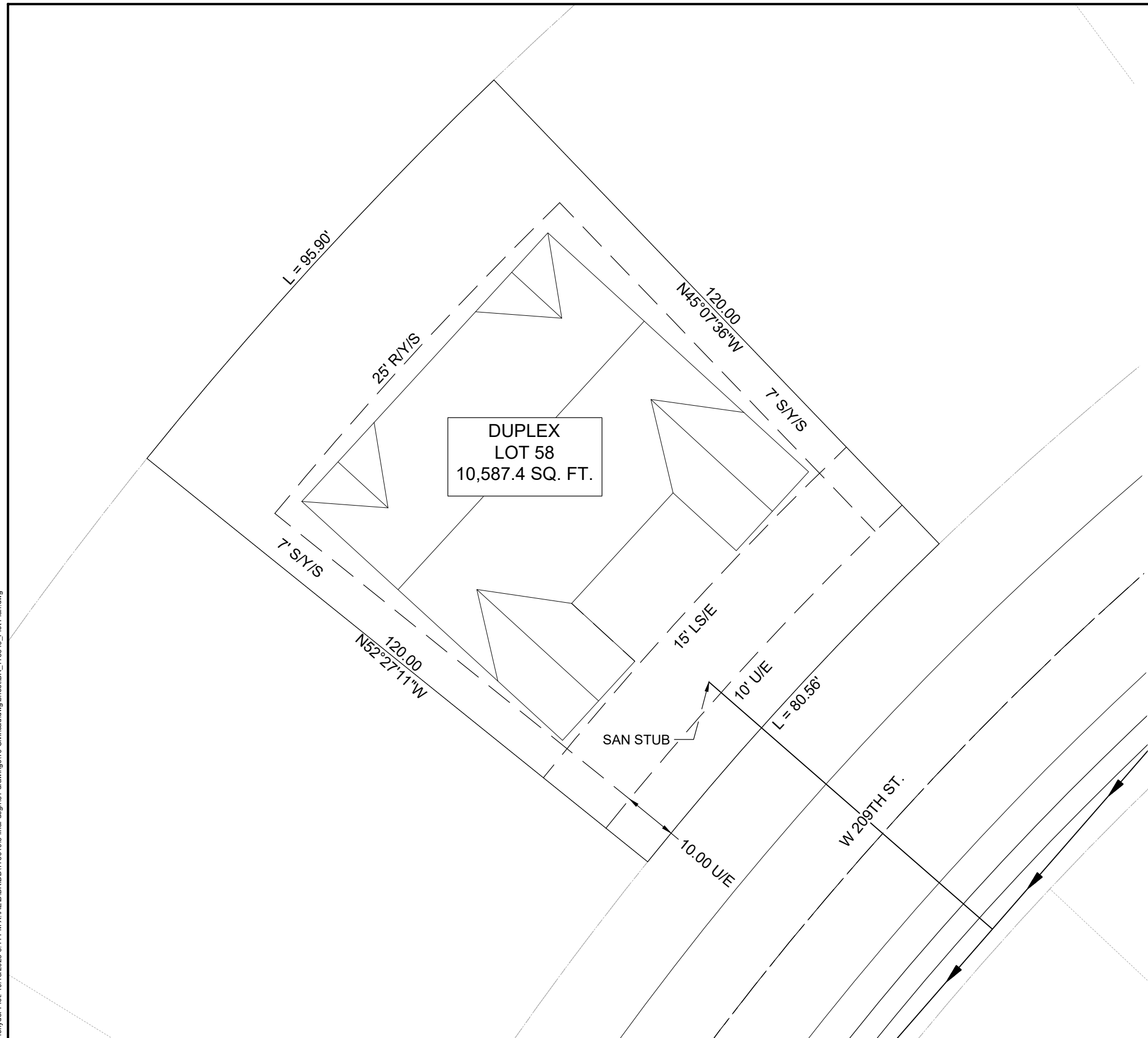


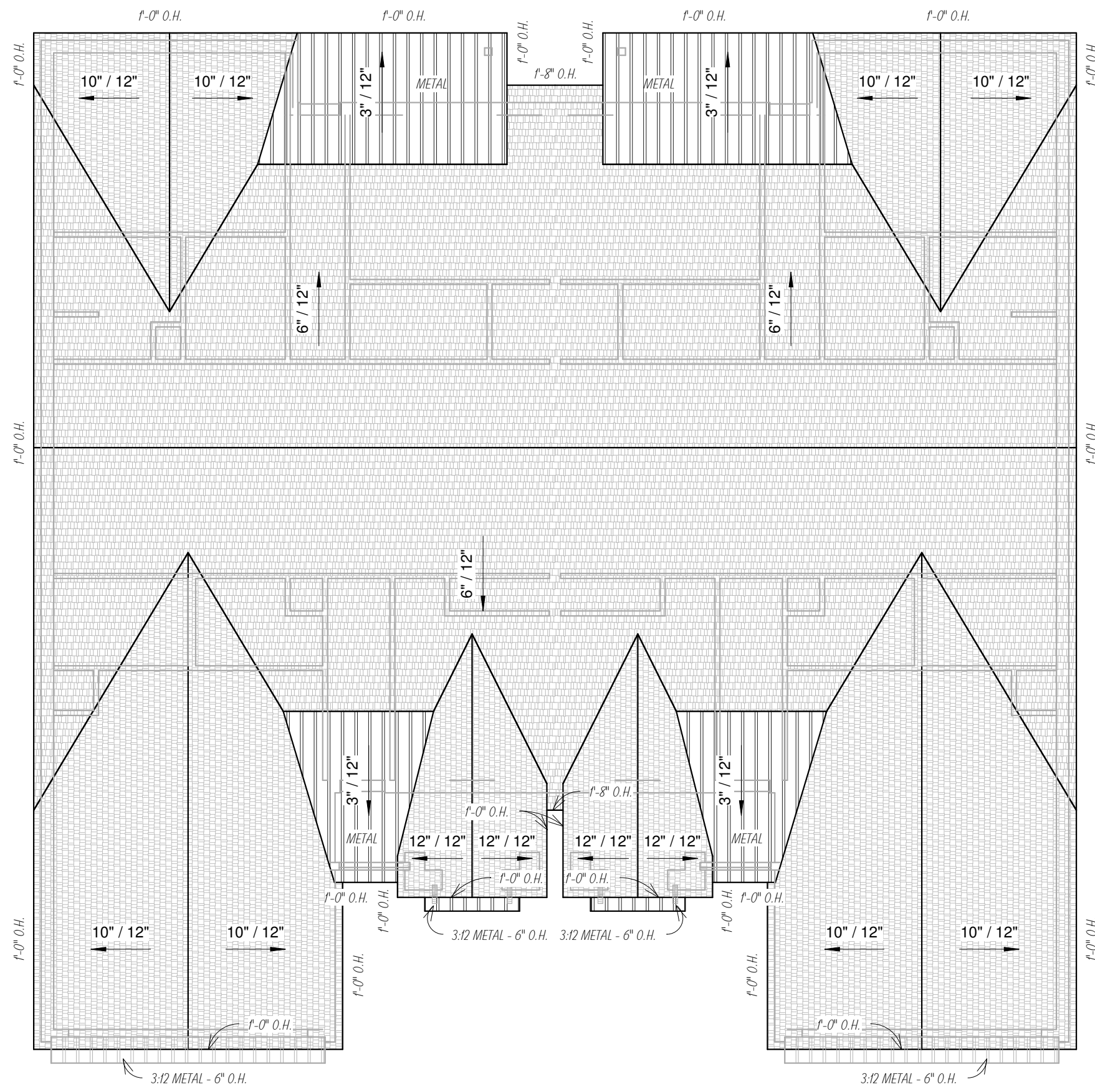
BRIDGER AT 207th  
SPRING HILL, KANSAS

LANDSCAPE PLAN  
SPRING HILL, KANSAS



U/E = UTILITY EASEMENT  
LS/E = LANDSCAPE EASEMENT  
S/Y/S = SIDE YARD SETBACK  
R/Y/S = REAR YARD SETBACK

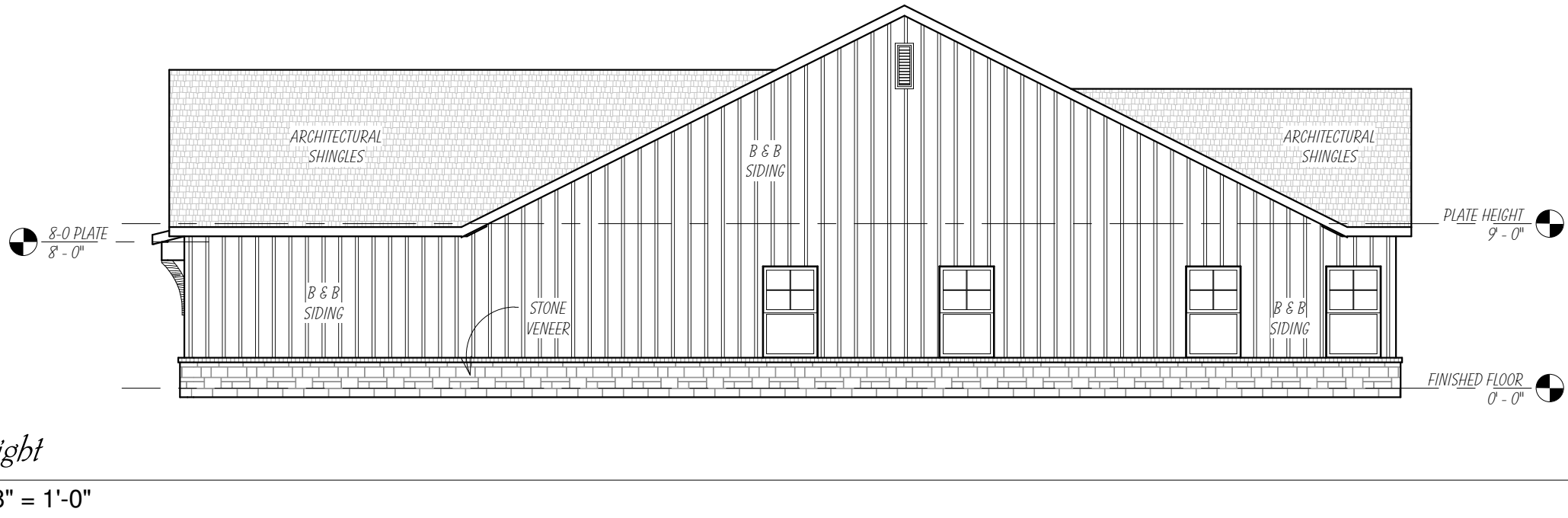
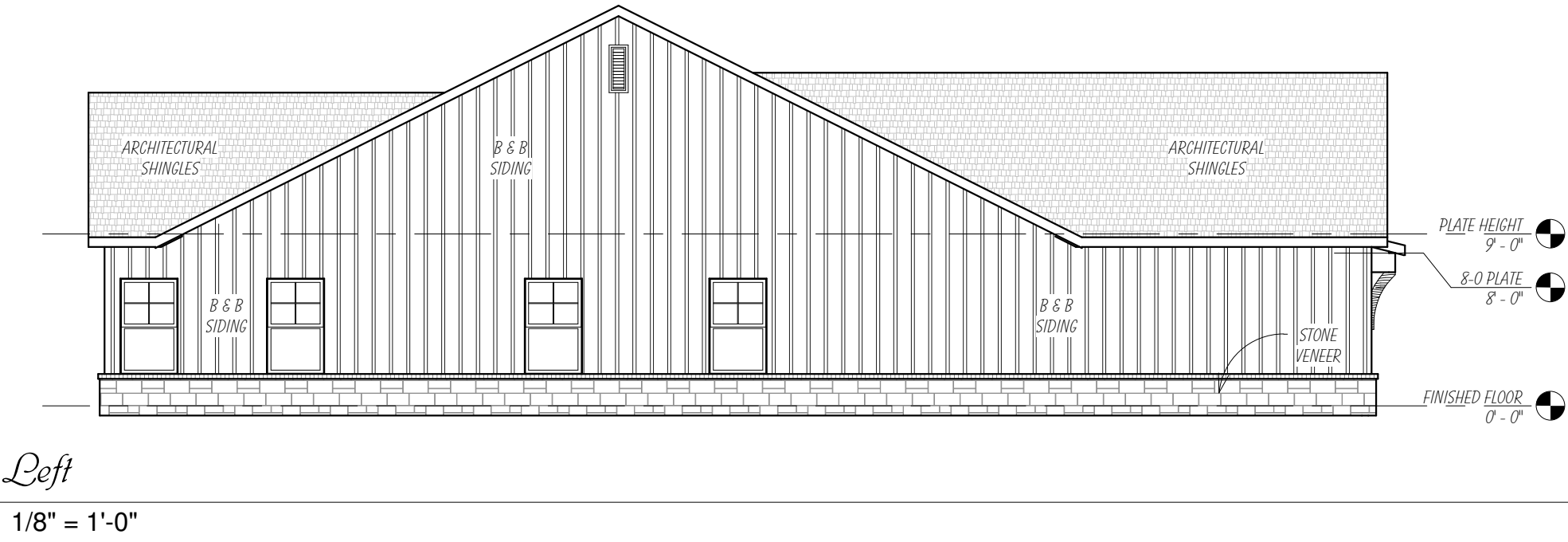




Roof Plan  
1/8" = 1'-0"



3D View



MIXED RESIDENTIAL  
DUPLEX ELEVATION EXAMPLE  
SPRING HILL, KS

