

Staff Report – Preliminary Plat – Bonner Crossing

To: Bonner Springs Planning Commission
From: Amber Vogan, Assistant City Manager
Date: December 22, 2020
Subject: **PT-21-100 – Request for a Preliminary Plat of approximately 180.2-acres from four (4) parcels of land located southwest of the intersection of State Avenue and Speedway Boulevard to be known as “Bonner Crossing” subdivision.**

It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of January 19, 2021.

Case No: PT-21-100
Surveyor: CFS Engineers
Developers: Velocity Arts, LLC and The Solutions Group KC, LLC
Owners: Triple R Properties, LLC; New Perspective, LLC; and Trackland, LLC
Location: Four (4) parcels located southwest of the intersection of State Ave and Speedway Blvd, Bonner Springs, KS (Parcel Nos. 953001, 953000, 955500, and 955501)
Zoning: Current: MX (Mixed Use District) and A-1 (Lot 2 only)
FLUM: Mixed Use designation
Total Acreage: 180.2 acres
Number of Lots: 17
Easements and Rights-of-Way Dedicated: As shown on the Preliminary Plat

Staff Comments:

The City Engineer, Public Works Director, and Assistant City Manager communicated with the Project Engineer to address the following comments which were corrected:

- Update the signature block and dates
- Remove “proposed zoning” language as all zoning action is complete and should be listed as “existing zoning”
- Change ROW on main loop road to 70’ instead of the 65’

Recommendation:

Staff recommends **Approval** with the following comments/conditions:

- 1) Applicant provides copies of all correspondence sent to and received from the UG relating to this project
- 2) Placement of the water line and sanitary sewer line under the main street private roadway shall have sufficient easements for maintenance.
- 3) Applicant and developers shall work the UG to coordinate all public improvements on State Avenue and 118th Street/Speedway Boulevard