

Staff Report – Preliminary Plat – Compass 70 Logistics

To: Bonner Springs Planning Commission
From: Amber Vogan, Assistant City Manager
Date: January 20, 2021
Subject: **PT-21-101 – Request for a Preliminary Plat of approximately 159-acres located at 110 South 110th Street to be known as “Compass 70 Logistics” subdivision.**

It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of February 16, 2021.

Case No:	PT-21-101
Surveyor:	Renaissance Infrastructure Consulting
Developers:	Scannell Properties
Owners:	Jon Monson – Landschute Group
Location:	110 South 110 th Street, Bonner Springs, KS – more generally located at the southwest intersection of Riverview Avenue and South 110 th Street. (Parcel No. 948800)
Zoning:	I-1 (Light Industrial District)
FLUM:	Industrial designation
Total Acreage:	159 acres
Number of Lots:	3 + Tract A
Easements and Rights-of-Way Dedicated:	As shown on the Preliminary Plat

Discussion:

The subject property is surrounded on the north, east, and south by the city limits of Edwardsville, KS. Although outside of the Bonner Springs’ jurisdiction, development on adjacent land will have impact on infrastructure within the City.

Staff Comments:

The City Engineer, Public Works Director, and Assistant City Manager communicated with the Project Engineer to address the following comments which were addressed or added as a condition of approval:

- The lower road needs to take access from Speaker Road. Currently this south access off of 110th Street is only 20 feet north of Speaker Road and the proposed curb return is overlapping the north R/W.
- Provide clarification as to who is intended to construct the proposed Truck Route and when. This should be a condition of the occupancy permit and it should not be issued for the entire site unless/until public roadway improvements, specifically the proposed Truck Route, are fully constructed and open to active traffic.
- The typical section for Riverview on Sheet C06 is shown in an easement, but appears to be within the R/W on the plan view. The sidewalk should be located within the R/W.
- Clarification is needed regarding all infrastructure and who is responsible for maintenance. There are streets, water lines, sewer lines, fire hydrants, force mains, lift stations,

stormwater lines and detention facilities noted – many “by others”. These should not be the responsibility of Bonner Springs.

- Provide documentation from BPU as a confirmation that they will provide water service to this development.
- Provide documentation from Edwardsville as a confirmation that they will provide sewer service to this development.
- The Lift station is noted in two different places on two different sheets

Recommendation:

Staff recommends **Approval** with the following comments/conditions prior to filing final plat:

- 1) Applicant provides copies of all correspondence sent to and received from the Edwardsville relating to this project
- 2) Provide Riverview public improvements plans west of 110th Street for review.
- 3) Applicant and developers shall work the City of Edwardsville to coordinate all access and/or public improvements on 110th Street and Speaker Road
- 4) Provide signed/sealed document from Traffic Engineer regarding alternate traffic route since truck route was removed.