

Staff Report – Final Plat

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To: Bonner Springs Planning Commission
From: Amber Vogan, Assistant City Manager
Date: January 20, 2021
Subject: PT-21-101 – Final Plat – Compass 70 Logistics
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It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of February 16, 2021.
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Background:

Subdivision: COMPASS 70 LOGISTICS
Location: 110 South 110th Street, Bonner Springs, KS – more generally located at the southwest intersection of Riverview Avenue and South 110th Street. (Parcel No. 948800)
Applicant/Developer: Scannell Properties
Owners: Jon Monson – Landschute Group
Zoning: I-1 (Light Industrial District)
Total Acreage: 159 acres
Number of Lots: 3 + Tract A
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Review: The Design Review Team (DRT) reviewed the Final Plat. The following comments were provided to the Project Engineer and addressed:

- 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.
- 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.

Reviewers:

Frank Abart, Public Works Director
Justin Klaudt, City Engineer
Amber Vogan, Assistant City Manager
City of Edwardsville
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Recommendation:

Based upon the deliberation and conversations of the Design Review Team, staff recommends the Planning Commission **recommend approval** of the Compass 70 Logistics Final Plat with the following conditions which must be addressed prior to submittal of final plat to the Governing Body:

- 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 and City Engineer approval.
- 3) Provide signed/sealed document from Traffic Engineer regarding alternate traffic route since truck route was removed; must be reviewed and approved by City Engineer.
- 4) Applicant and developers shall work the City of Edwardsville to coordinate all access and/or public improvements on 110th Street and Speaker Road