

City of  
Bonner Springs  
Board of Zoning Appeals

Agenda Item Cover Sheet

Agenda Item No. 4

BZA-02-21

**Topic: Public Hearing – BZA-02-21** - Consider three variance requests from the requirements of the Bonner Springs Zoning Regulations. There are three separate requests that will be heard.

**Narrative:** The initial development plan for Bonner Crossing has gone through several iterations, rezoning's and variance requests; with the most recent approvals being granted in April of 2019. The Preliminary Plat, Final Plat and several variances have all been approved at one point in time or another.

The variances requested this evening pertain to several areas throughout the development.

Each one will be addressed separately within Staff's report to the Board. The variance requests being brought forward for consideration this evening are as follows:

1. **Request #1:** A variance on the height and story requirements within the arts and entertainment portion (Lot 1). The request is to allow for eight (8) stories and/or two-hundred (200') feet. A previous variance was granted that allowed for 5 stories and 115'.
2. **Request #2:** A variance on the height and story requirements within the residential portion of the development (Lot 2 and 3). The request is to allow for five (5) stories in height and/or eighty (80') feet.
3. **Request #3:** Request for a reduction in the required parking within the residential portions of the development (Lot 2 and 3)

**Presented by:** Mark Lee-City Planner

**Staff Recommendation:** Staff recommends approval of the requested variances with the stipulations stated within the Staff report.

**Attachments:**

Staff Report (9pgs)

Surrounding communities parking requirements (Exhibit A, 1pg)

Comparison of parking ratios; applicant vs. requirement vs. recommendation (Exhibit B, 1pg)

Memo from the applicant (3pgs)