

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 7

CASE NO. ST-01-21

Topic: Site/Landscape Plan – Consider a site plan for Teague Lumber, facility to be located at 4120 Bonner Industrial Drive; Lot 2 of the Coleman Industrial Park Phase 1.

Narrative: The Zoning Regulations state the owner, applicant or developer of property shall submit to the Planning Commission or its designated authority, a site and landscape plan for any building or addition to be constructed in R-3, MX, C-1, C-2, C-S, I-1 or I-2, Special Uses and Planned districts. Site plans at a minimum shall show a unified and organized arrangement of the building and/or buildings, off-street parking, points of ingress or egress, internal traffic circulation, site lighting, landscaping, stormwater calculations, signage, service facilities, utility locations, building service connections for water, sewer and public utilities, curb lines, neighboring curb cuts, on which the building or buildings are proposed to be located and shall minimize any adverse effects on nearby properties. The site plan and landscape plan should contain all applicable information as required by the Zoning Regulations and as detailed on the site and landscape plan applications.

The minimum submittal requirements for a site plan application are listed on the Site Plan “Fact Sheet” to include the Site Plan Features and Engineering Design Requirements that must be submitted with a completed application. The property owner of record must sign the application if the applicant is not the owner of record. Site plans must reflect the current requirements established at the time of submittal. The Planning Commission shall approve all changes to the Site Plan Features and Engineering Design Requirements. The minimum requirements may be reduced by the Planning Department for minor improvements and additions depending upon the intensity of the development.

Presented by: Mark Lee-City Planner

Staff Recommendation: Staff recommends the Planning Commission approve the site plan for Teague Lumber with the stipulations listed in the Staff report.

DRT Review Comments: Included within staff report

Attachments:

Staff Report (4pgs)

Aerial Images (2pg)

Engineer comments and responses (1pg)

Copy of Site Plan (2pgs)

Building and Signage images (3pgs)