

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 7

CASE #: FP-02-21

Topic: Consider a Final Plat- Consider a Final Plat for the Hopkins Subdivision.

Narrative: The property is currently zoned R-1 (Single Family Residential).

The current area included in the final plat is vacant. The proposed plat will subdivide the property into four (4) equal lots allowing for the construction of single family dwelling units with shared driveway access. The proposed plat includes four (4) single family residential lots with an average lot size of 8,249.43 S.F.

The proposed development will not change any lots outside of the proposed final plat area.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation: Staff recommends that the Planning Commission approve the Final Plat for the Hopkins Subdivision with the stipulations listed in the Staff report.

Attachments:

Staff Report (4pgs)

Aerial Image (1pg)

Copy of Final Plat (1pg)

Projector needed for this item?

Yes

FINAL PLAT HOPKINS SUBDIVISION– REQUEST FOR APPROVAL OF A FINAL PLAT.

MEETING DATE: July 20, 2021
REPORT WRITTEN: June 9, 2021
CASE #: FP-02-21

APPLICANT:

- Mark Hopkins
12348 Kansas Avenue
Bonner Springs KS 66012

SURVEYOR

- Hahn Surveying
PO Box 186
Basehor KS 66007

REQUEST:

The applicant is requesting approval of a final plat comprised of 4 lots.

ZONING:

- The property is currently zoned “R-1” Single Family Residential District.

SURROUNDING ZONING:

- North “R-1” Single Family Residential District.
- South “R-1” Single Family Residential District.
- East “R-1” Single Family Residential District.
- West “R-1” Single Family Residential District.

BACKGROUND:

The current area included in the preliminary plat is vacant. The proposed preliminary plat area is located directly north of West Morse and east of 136th Street. The surrounding area consists of a mix of residential uses, from large lot single-family residences, standard residential lots and a small amount of multi-family dwellings nearby. The proposed plat includes four (4) single family residential lots with an average lot size of 8,249.43 S.F.

The proposed development will not change any lots outside of the proposed final plat area.



Typical preliminary and final plat procedures are being utilized for this application. The purpose of this procedure is to provide a means of approving a subdivision of land insuring compliance with the previously submitted preliminary plat and the subdivision regulations of the City of Bonner Springs.

Traffic Impact/Transportation Excise Tax

Additional traffic will be created by the proposed preliminary plat. The increase in traffic created by the four (4) lots will ingress and egress to and from the north via shared driveway accesses. These shared access points will service two (2) lots each.

The Comprehensive Plan and the Subdivision Regulations address “Access Control” onto particularly highly traveled streets and the Planning Department is tasked with determining how this takes place. It further states the Planning Department shall: “have the right to restrict and regulate points of access to all property from the public street system. In a case that a property is specifically allowed access to an arterial or collector street, it shall be specifically stated on the final plat. The Planning Department has the right to restrict all other points of access onto arterial and collector streets;”

Staff has attempted to reduce the number of ingress and egress points onto Morse by requiring shared access between the lots.

Stormwater Management

Stormwater Management facilities will not be required for this parcel. Comprising less than one (1) acre Staff and the City Engineer have determined that these measures shall be waived. This does not alleviate the developer/builder from Best Management Practices regarding erosion control during the construction process.

Parkland Fee:

Per the City’s fee schedule, the park fee for each residential lot is \$500 and is collected at the time of building permit issuance.

Utilities

New utilities will need to be installed in the area of the proposed plat. This will include the installation of a package sanitary sewer lift station. This lift station design and installation will be the responsibility of the developer/lot purchaser and shall be reviewed and inspected by the City Engineer and Public Works Department. Additional utilities will need to be installed by the developer of the platted lots. As part of the final plat, a 10-foot utility easement is required along all street frontages of lots. A minimum 15-foot utility easement is required at any easement splitting two lots.

Staff has informed all utility companies of the application for the proposed final plat.

Subdivision Regulations Requirements

The items to be submitted with and included on the preliminary plat per the Subdivision Regulations requirements have been met or will be required via review comments.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Final Plat for the Hopkins Subdivision with the stipulations listed below.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for the Hopkins Subdivision application, with the following stipulations:

- 1. All comments and review items provided by the City Engineer shall be addressed prior to execution of the plat.**
- 2. All construction documents referencing Streets and Stormwater, Sanitary Sewer and other necessary utilities shall be submitted and approved by the City prior to construction beginning.**
- 3. A Parkland Fee of \$500.00 shall be collected at the time of building permit issuance.**
- 4. Builder/Developer shall be required to install compliant sidewalks at time of permit issuance or prior to final occupancy certificate being issued.**
- 5. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Zoning Ordinances and Subdivision Regulations.**
- 6. The Final Plat shall be filed with the Wyandotte County Register of Deeds prior to building permit issuance.**