



Urban Planning and Land Use

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To: City Planning Commission
From: City Staff
Date: April 8, 2019
Re: **Change of Zone Petition #3185 and Piper Creek Estates Preliminary Plat**

GENERAL INFORMATION

Applicant:

Brandon Becker

Status of Applicant:

Representative
Mark Breuer with Schlagel &
Associates
14920 West 107th Street
Lenexa, KS 66215

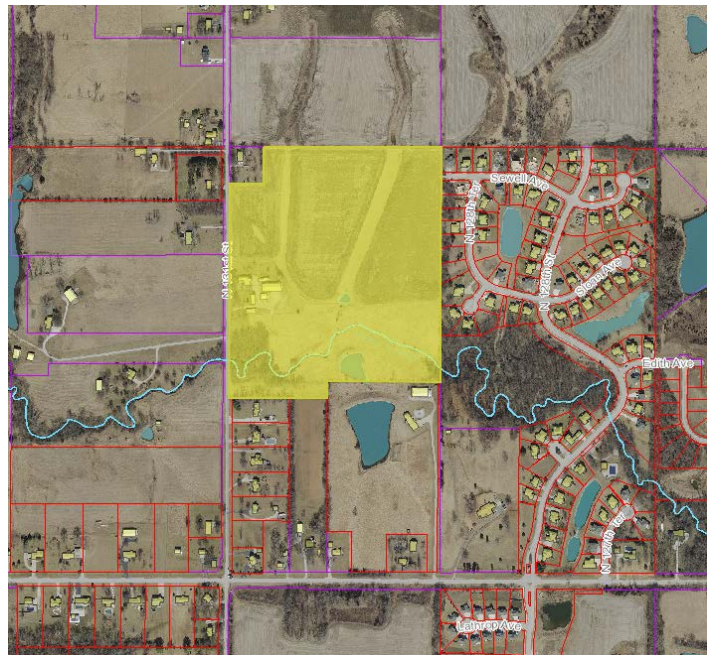
Requested Actions:

Change of Zone from
A-G Agriculture District (WYCO) to
R-1 Single Family District

Preliminary Plat for Piper Creek
Estates

Date of Application:

February 22, 2019



Purpose:

To rezone and plat the property to build sixty-six (66) single family homes

Property Location: 3316 North 131st Street

Commission Districts: Commissioner At Large: Melissa Bynum
District Commissioner: Mike Kane

Existing Zoning: A-G Agriculture District (WYCO)

Surrounding Zoning:

North:	A-G Agriculture District (WYCO)
South:	A-G Agriculture and R Rural Residential Districts (WYCO)
East:	R-1 Single Family District
West:	A-G Agriculture, R Residential (WYCO), R-1 Single Family and R-1 Large Lot Single Family (WYCO) Districts

Existing Uses:

North:	Farmed, agricultural land
South:	Single family homes
East:	Single family homes
West:	Large lot single family homes

Total Tract Size: 32.34 acres

Master Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Planned Suburban Residential.

Major Street Plan: The Major Street Plan classifies 131st Street as a Class B Thoroughfare (and a Major Arterial within the Prairie Delaware Piper Master Plan)

Advertisement: The Wyandotte Echo – Change of Zone - March 14, 2019
Letters to Property Owners – Change of Zone – March 13, 2019;
Plat – March 13, 2019

Public Hearing: April 8, 2019

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Brandon Becker with BCB Holdings, LLC wants to rezone the property from A-G Agriculture District (WYCO) to R-1 Single Family District and preliminary plat sixty-six (66) residential lots to build sixty-six (66) single family homes on 32.34 acres at 3316 North 131st Street.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339

FACTORS TO BE CONSIDERED

1. *Neighborhood character*

The character of the neighborhood is relatively rural in nature with large lot single family homes along 131st Street and a single-family subdivision, Whispering Pines abutting the proposed development to the east.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning and uses of properties nearby are set above. The proposed use is compatible with them provided the development complies with the subdivision code and Master Plan.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

The removal of the restrictions will not detrimentally affect nearby property. This development will connect to Whispering Pines Phase 3 via Sewell Avenue.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant.

5. *The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.*

The proposed use is reasonably necessary for the convenience of the public for those that want to reside in the subdivision and will not substantially injure the appropriate use, visual quality or marketability of nearby property.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

The proposed use will increase traffic along 131st Street, but to what detriment remains undetermined. A Traffic Impact Study is currently being reviewed by the Public Works Department. Comments may be forthcoming from them.

7. *The degree of conformance of the proposed use to the Master Plan.*

With revisions, the proposed use can conform to the Master Plan.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

The proposed use will not cause environmental harm.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Water service

Available

b. Sanitary sewer service

Available

c. Storm water control

To be designed to meet City Code

d. Police

Police service is provided by West Patrol, District #224

e. Fire

Fire service is provided by Fire Station #8

f. Transit

Kansas City ATA does not provide transit service near this property

g. Schools

Piper USD 203

h. Streets

See item #6 above

10. The economic impact of the proposed use on the community.

The proposed use will have a minimal economic impact on the community.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed is capable of meeting applicable ordinance and other requirements.

12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the applicant will need to modify his change of zone petition and re-apply in one (1) year.

13. *Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.*

Development will be of such character that is can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

14. *Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.*

Streets will be designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

15. *Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.*

Lots, parcels and streets will be arranged as to afford adequate light, open space or air, to facilitate fire protection and to provide for long-term sustained real estate values.

16. *Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.*

Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation will be protected and enhanced.

17. *Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.*

Amenities are being provided within the development, although extending the sidewalk and trail network will enhance not only the neighborhood, but the surrounding community linking it to the new grade school.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on March 18, 2019. According to the applicant, those that attended the meeting expressed concern about traffic along 131st Street and Sewell Avenue into Whispering Pines neighborhood and stormwater drainage upstream and downstream from the project site.

KEY ISSUES

Street Width
Trail Network Connection
Subdivision Code
Prairie Delaware Piper Master Plan

STAFF COMMENTS AND SUGGESTIONS

Urban Planning and Land Use Comments:

1. Is parking going to be available one side of the street or both, as the street must be wide enough to accommodate passenger vehicles and EMS vehicles?

Applicant Response: *A standard 28' wide street section is being proposed.*

Staff Response: One side will be signed "no parking" per the Fire Department.

2. The proposed turnaround for Lot 6 is not adequate for EMS vehicles. The platted right-of-way is 50 feet. The pavement width back of curb to back of curb is 40 feet.

A temporary cul-de-sac must be added in between Lots 6 and 12. A restriction shall be added stating: Lots 6 and 12 are not buildable nor will building permits be issued until the street is extended to connect to another phase or development.

Applicant Response: *Please see revised turnaround, which meets IFC requirements. The developer would prefer not to construct a cul-de-sac that would limit lot sales on two lots. The revised configuration meets code requirements and would only restrict sale on one lot.*

Staff Response: Per the Kansas City Kansas Fire Department:

- Revise the turning radii from 25' to 28'.
- Post the turn around and the portion of the street directly opposition "No Parking Fire Lane".
- The remainder of the subdivision based on the street width is still parking on one side only.

3. Sec. 27-454. Lot width: Not less than 65 feet measured at the building line.

Applicant Response: *Understood. All lots comply with the minimum lot width of 65' at the building line.*

4. Per the Prairie Delaware Piper Master Plan: Within Area 1 Lot Width, the requirement for lots in the subdivision is as follows:
 - 80 – 100% 70 feet
 - 0 – 20% 50 feet

Lots 50, 51, and 52 do not meet this requirement as their widths are below 50 feet at the property line.

Applicant Response: *Per the previous comment – the City Code measure lot width at the building line, not the property line. Lots 50, 51, and 52 meet the lot width requirement at the building line, which has been adjusted with this submittal.*

5. Sec. 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all trees that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted right-of-way abutting the property line. Walks shall be installed in pedestrian easements as may be required by the Planning Commission.

Applicant Response: *Provided as requested.*

6. The picnic shelter shall match the architectural style as the single-family homes within the subdivision. Please provide elevations of the shelter.

Applicant Response: *Understood. The shelter is anticipated to be post-frame construction with a pitched gable roof and composite shingles. Elevations have not been completed at this time but will be provided at the final plan stage.*

7. Per the Prairie Delaware Piper Master Plan: All major arterial roadways should include sidewalks and crosswalks in order to encourage pedestrian use. Areas where bicycle/pedestrian trails cross major arterials should have special design treatment to warn both user groups of the forthcoming intersection.

Applicant Response: *Understood.*

8. While an 8' public trail is depicted on the plat, as discussed during the pre-application meeting the trail would and should extend to the existing trail in the Whispering Pines subdivision to the east and Leavenworth Road to the south via the 13' right-of-way, easement or utility corridor (see in attachments).

Applicant Response: *Please provide clarification on this requirement. The developer does not have the easement to connect to a public City trail to the*

private Whispering Pines trail. From conversations in the neighborhood meeting, the residents of Whispering Pines do not wish to grant an easement for connection. Additionally, any connection would require tree clearing and grading which is not desired by the Whispering Pines residents.

The connection to Leavenworth Road will also likely require additional easement, that would need to be obtained by the UG. This connection will also require a crossing of Piper Creek, which is a substantial development. We also have concerns with the trail crossing at Leavenworth Road. This appears to be a mid-block crossing. Has planning staff coordinated this crossing location with the School District? This crossing location will likely require staffing, in addition to the existing crossing at 128th and Leavenworth Road.

Staff Response: Two of the Pedestrian Transportation Strategies within the Prairie Delaware Piper Master Plan is to connect key pedestrian corridors to schools, parks, recreation uses and activity centers and create pedestrian corridors that connect neighborhoods. Connecting to the Whispering Pines trail meets the strategy set forth in the Master Plan.

As part of the Leavenworth Road improvements, sidewalks will be installed both sides of the street, which the pedestrian trail can connect to and lead to the intersection and crosswalk at 131st and Leavenworth Road.

The School District is aware of the possible mid-block crossing as it was discussed during their plan review for the grade school. Not providing a pedestrian trail that extends beyond the boundary of the subdivision to connect to an existing trail (Whispering Pines neighborhood) or the future sidewalk on Leavenworth Road is a disservice to the future residents of the subdivision.

The trail must also be built to the property line so it could be connected in the future.

9. Per the Prairie Delaware Piper Master Plan – Pedestrian Transportation Strategies include, but are not limited to:
 - a. Connect key pedestrian corridors to schools, parks, recreational uses and activity centers (public facilities, commercial areas, etc.).
 - b. Fill in gaps in the network where some sidewalks exist.
 - c. Create pedestrian corridors that connect neighborhoods.
 - d. Improve streets having sidewalks on one side to two sides.
 - e. Utilize utility corridors when possible.

It is imperative to establish a link from this subdivision to Leavenworth Road and the new grade school at the southeast corner of 131st and Leavenworth Road. Families will purchase homes in the development and safe option for them to bike and walk to school is essential.

Applicant Response: *Please see response to comment 8 above. Additionally, we respectfully ask the Planning Department to prioritize the trail connects requested with this project. The connection to the West to 131st Street has no*

existing connection along 131st Street or to the west. An easement could be dedicated here for a future trail, but this is a substantial cost burden to the project to construct this now.

The connection to Whispering Pines does not appear favorable with those residents. It is unclear how this development could construct this trail on private property.

While we agree it is important for students to have safe routes to school, the mid-block location on Leavenworth Road may not be the best option. Please see response to comment 8 above.

Staff Response: Prairie trails as noted above.

10. The 8' pedestrian recreational easement in Tract 2 shall extend west to connect to 131st Street when that portion of the development is subdivided.

Applicant Response: *Understood.*

11. The minimum residential unit size is 1,600 square feet.

Applicant Response: *Understood.*

12. Traffic calming must be added to subdivision to discourage cut-through traffic. Discuss with staff.

Applicant Response: *The configuration of the street layout intentionally prevents a direct connection to Sewell Avenue. Drivers will have to navigate at least one intersection to get through the development. It is our opinion that the current configuration does not require additional traffic calming to discourage cut-through traffic.*

Staff Response: During the final platting process and coordination of the public improvement plans, approved traffic calming measures by Public Works Department shall be depicted on the plans on Sewell Avenue between Piper Creek Estates and Whispering Pines.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None
- B) Items that are conditions of approval (stipulations):
- 1) Please coordinate with UG Public Works and Water Pollution Control regarding the final alignment for the proposed public sewer main extension running south of Lots 51, 52, 53 and 54. If the proposed sanitary sewer alignment is passing

- through the named lots, sanitary sewer easements in accordance with UG standards and criteria shall be required.
- 2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

Staff Conclusion:

The applicant has worked with staff to resolve the majority of the questions and comments related to the proposed development. There remain three issues that staff must resolve with the developer and their representatives. Subject to approval, staff stipulates the following:

- (1) The turnaround on Lot 6 may be modified by KCKFD to ensure it complies with the IFC and their regulations.
- (2) The developer has two choices regarding the pedestrian trail connection:
 - (a) Connect the internal pedestrian trail to the future sidewalk on Leavenworth Road using the existing right-of-way or utility easement between 12824 and 12924 Leavenworth Road and build trail to the property line allowing a future connection to Whispering Pines, or
 - (b) Connect the internal Piper Creek Estates pedestrian trail to the existing Whispering Pines neighborhood pedestrian trail.
- (3) Provide color elevations of the clubhouse during when the final plat application is submitted.

STAFF RECOMMENDATION

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **#3185** and **Piper Creek Estates Preliminary Plat**, subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

Applicant Response Letter
Neighborhood Meeting Minutes
Aerial Photograph
Preliminary Plat
KCKFD Comments
GeoSpatial Services Department Comments

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	April 8, 2019	April 25, 2019
Rezoning		
Public Hearing	April 8, 2019	TBD
Preliminary Plat		

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

Change of Zone Petition

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition #3185 to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition #3185 to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE** Piper Creek Estates Preliminary Plat, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Piper Creek Estates Preliminary Plat, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

March 25, 2019

Unified Government of Wyandotte County and
Kansas City, Kansas
Urban Planning and Land Use
701 North 7th Street, Room 423
Kansas City, KS 66101

**RE: PIPER CREEK ESTATES
CHANGE OF ZONE PETITION #3185 PRELIMINARY PLAT
RESPONSE TO STAFF COMMENTS AND SUGGESTIONS**

Urban Planning and Land Use Comments:

1. Is parking going to be available one side of the street or both, as the street must be wide enough to accommodate passenger vehicles and EMS vehicles?

Response: A standard 28' wide street section is being proposed.

2. The proposed turnaround for Lot 6 is not adequate for EMS vehicles. The platted right of way is 50 feet. The pavement width back of curb to back of curb is 40 feet.

Response: Please see revised turnaround, which meets IFC requirements.

A temporary cul-de-sac must be added in between Lots 6 and 12. A restriction shall be added stating: Lots 6 and 12 are not buildable nor will building permits be issued until the street is extended to connect to another phase or development.

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Response: Provided as requested.

6. The picnic shelter shall match the architectural style as the single-family homes within the subdivision. Please provide elevations of the shelter.

Response: Understood. The shelter is anticipated to be post-frame construction with a pitched gable roof and composite shingles. Elevations have not been completed at this time, but will be provided at the final plan stage.

7. Per the Prairie Delaware Piper Master Plan: All major arterial roadways should include sidewalks and crosswalks in order to encourage pedestrian use. Areas where bicycle/pedestrian trails cross major arterials should have special design treatment to warn both user groups of the forthcoming intersection.

Response: Understood.

8. While an 8' public trail is depicted on the plat, as discussed during the pre-application meeting the trail would and should extend to the existing trail in the Whispering Pines subdivision to the east and Leavenworth Road to the south via the 13' right of way, easement or utility corridor (see in attachments).

Response: Please provide clarification on this requirement. The developer does not have the easement to connect a public City trail to the private Whispering Pines trail. From conversations in the neighborhood meeting, the residents of Whispering Pines do not wish to grant an easement for connection. Additionally, any connection would require tree clearing and grading which is not desired by the Whispering Pines residents.

The connection to Leavenworth Road will also likely require additional easement, that would need to be obtained by the UG. This connection will also require a crossing of Piper Creek, which is a substantial burden to the development. We also have concerns with the trail crossing at Leavenworth Road. This appears to be a mid-block crossing. Has planning staff coordinated this crossing location with the School District? This crossing location will likely require staffing, in addition to the existing crossing at 128th and Leavenworth Road.

9. Per the Prairie Delaware Pipe Master Plan – Pedestrian Transportation Strategies include, but are not limited to:
- a. Connect key pedestrian corridors to schools, parks, recreational uses and activity centers (public facilities, commercial areas, etc.).
 - b. Fill in gaps in the network where some sidewalks exist.
 - c. Create pedestrian corridors that connect neighborhoods.
 - d. Improve streets having sidewalks on one side to two sides.
 - e. Utilize utility corridors when possible.

Response: Please see response to 8.) above. Additionally, We respectfully ask the Planning Department prioritize the trail connections requested with this project. The connection to the West to 131st street has no existing connection along 131st or to the west. An easement could be dedicate here for a future trail, but this is a substantial cost burden to the project to construct this now.

The connection to Whispering Pines does not appear favorable with those residents. It is unclear how this development could construct this trail on private property.

It is imperative to establish a link from this subdivision to Leavenworth Road and the new grade school at the southeast corner of 131st and Leavenworth Road. Families will purchase homes in the development and safe option for them to bike and walk to school is essential.

10. Sidewalk and Trails MP for Leavenworth Road include pic from GIS.

Response: While we agree it is important for students to have safe routes to school, the mid-block location on Leavenworth Road may not be the best option. Please see response to 8.) above.

11. The 8' pedestrian recreational easement in Tract 2 shall extend west to connect to 131st Street when that portion of the development is subdivided.

Response: Understood.

12. The minimum residential unit size is 1,600 square feet.

Response: Understood.

13. Traffic calming must be added to subdivision to discourage cut through traffic. Discuss with Staff.

Response: The configuration of the street layout intentionally prevents a direct connection to Sewell Ave. Drivers will have to navigate at least one intersection to get through the development. It is our opinion that the current configuration does not require additional traffic calming to discourage cut through traffic.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Response: Understood

2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with the County Surveyor comments.

Response: Understood

3) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

Response: Understood

- B) Items that are conditions of approval (stipulations):
1) None

Response: None

- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
1) None

Response: None

If you have additional comments or questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



Mark A. Breuer, PE
Principal / Engineering Manager
Direct 913-322-7154
mab@schlagelassociates.com

MAB/mdr
Enclosures

c: BCB Holdings, LLC

MEETING MINUTES

Application Number: 19401-00007

Date and Location: Monday, March 18, 2019 at Whispering Pines Recreation Center 3221 N. 128th Street, Kansas City, Kansas 66109

Meeting called to order at: 6:30 pm

Names of people in attendance: See the attached sign in sheet

Introductions:

Brandon Becker introduced himself and Mark Breuer with Schlagel & Associates, and provided a brief introduction of the project before opening up to questions

Presentation by: Brandon Becker and Mark Breuer

Questions and answers;

1. KELLY FOUNTAIN:
(a) What is the impact on traffic on 131st Street?
RESPONSE: Mr. Breuer stated that a traffic study has been prepared by Priority Engineers, who study the area for the new elementary school. The study summarized that the impact of this development would be minimal.

(b) Are Sidewalks required?
RESPONSE: Yes, on one side of the street.

(c) Does the large open greenbelt remain?
RESPONSE: Yes.
2. PAULA VANBRUNDT:
Voiced concerns over traffic. She owns the property in the northwest corner of the site and is concerned about having lots backing up to her property. Would like some sort of screen wall or landscaping.
3. DON VANBRUNDT:
Stated that he has lived on his property for 30-years, and has concerns about runoff upstream of the development and how it will be handled through the property.
RESPONSE: Stormwater will be routed through the property in an enclosed piping system.
4. JERRY CUNNINGHAM:
Stated that he lives downstream of the property and has stormwater concerns.
RESPONSE: Detention is being provided onsite to limit discharge to existing rates.

MEETING MINUTES

5. JOYCE CUNNINGHAM: :
Stated that she lives downstream of the property and has stormwater concerns. RESPONSE: Detention is being provided onsite to limit discharge to existing rates.
6. STEVE WOLF:
(a) What is the anticipated price range?
RESPONSE: No builders have been selected, but anticipate between \$350,000 to \$550,000.

(b) Who prepared the traffic study:
RESPONSE: Priority Engineers, the same firm that prepared the report for the elementary school.

(c) What street improvements will be made to 131st during construction.
RESPONSE: None. The traffic analysis did not warrant any improvement to 131st. Fees associated with building permits typically include some construction traffic impact fee.
7. DICK WETSCHENSKY:
Concerns about construction traffic.
8. JACKIE LYNN:
(a) Voiced concerns about connection to Sewell Avenue and traffic during and after construction. Would prefer construction traffic not use the Sewell connection to Whispering Pines.
RESPONSE: The layout of the development has been designed to reduce through street connections, to aide in reducing cut-through traffic.

(b) Would like to see traffic calming device/speed tables considered.
RESPONSE: Planning comments currently have requested some form of traffic calming be considered. This coordination is ongoing.

(c) What are the phase lines?
RESPONSE: They have not been exactly determined at this time – but development will likely occur in two phases.

(d) What are the homes values?
RESPONSE: Have not been determined yet. The developer would like to develop architectural standards similar to Whispering Pines, and have requested a copy of them. These will help in setting prices.

MEETING MINUTES

9. PHYLLIS RUTLER:
(a) Will this project connect to Whispering Pines?
RESPONSE: Yes
- (b) Where is the access to 131st?
RESPONSE: The location was identified on the large plot of the plat.
- (c) When will the lots be for sale?
RESPONSE: The sewers won't be available to connect to until Fall of 2020, so likely around that same time.
10. CHRIS MCCORD:
Do you anticipate development of the farm house?
RESPONSE: Not at this time.
11. MIKE COMPTON:
Do lot lines match Whispering Pines?
RESPONSE: Yes –they have been adjusted to match.
12. CHRIS LOGSTON:
How do you plan to connect to Whispering Pines private trail?
RESPONSE: This has been a comment of the County to connect to the Whispering Pines trail. Coordination is ongoing. We are unsure at this time if this is possible.
13. TONY WAGNER:
(a) How big is the retention pond?
RESPONSE: 0.95 acres.
- (b) Is there a pool planned?
RESPONSE: No.
- (c) Has concerns on cut-through traffic.
12. JEFF GEHL:
What are the Sewell Street connection construction limits?
RESPONSE: They will be limited to the right-of-way. The intent would be to leave as much of the existing vegetation as possible next to the lots.

Meeting adjourned at: 7:40pm (approx.)

Minutes taken by: Mark Breuer

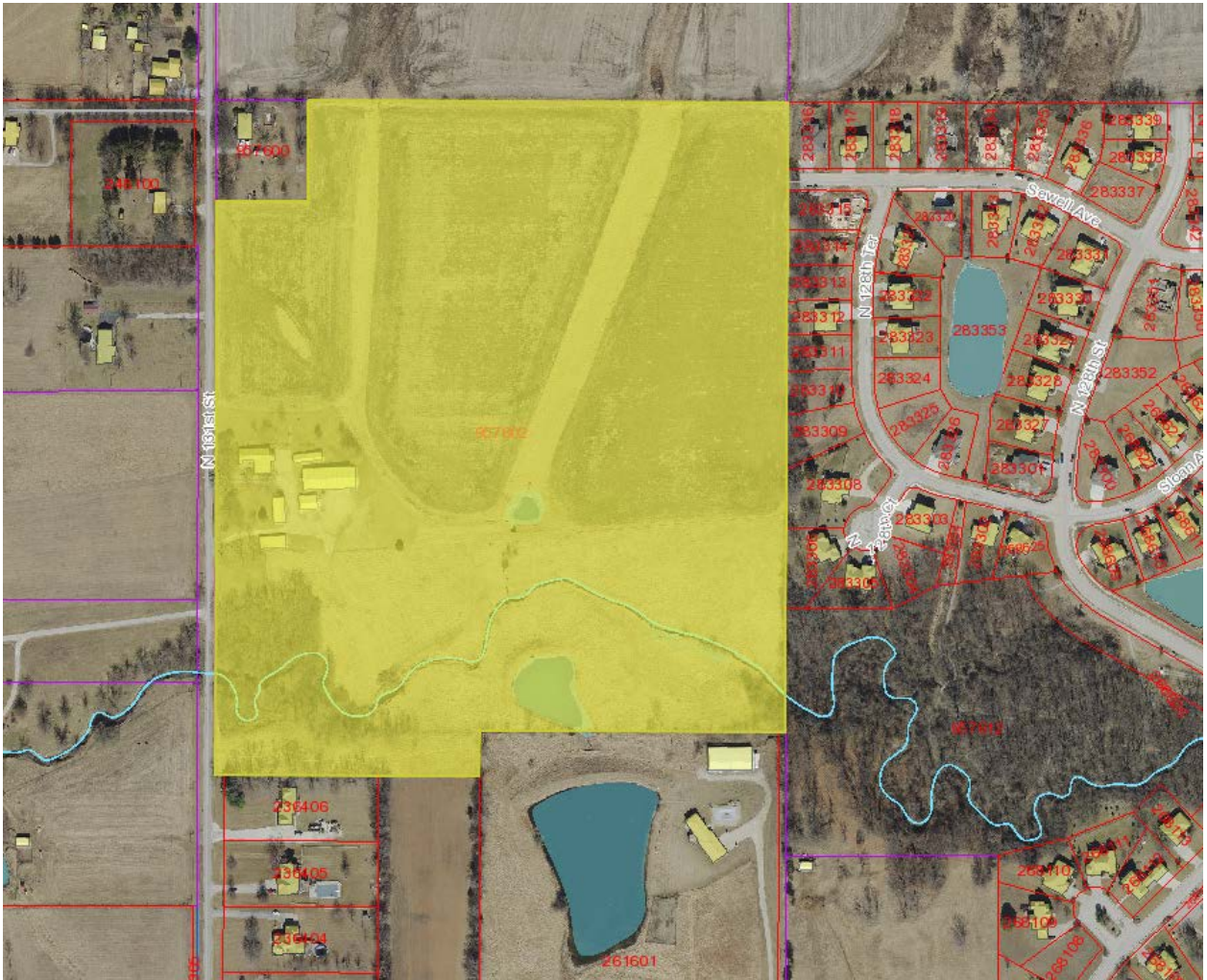
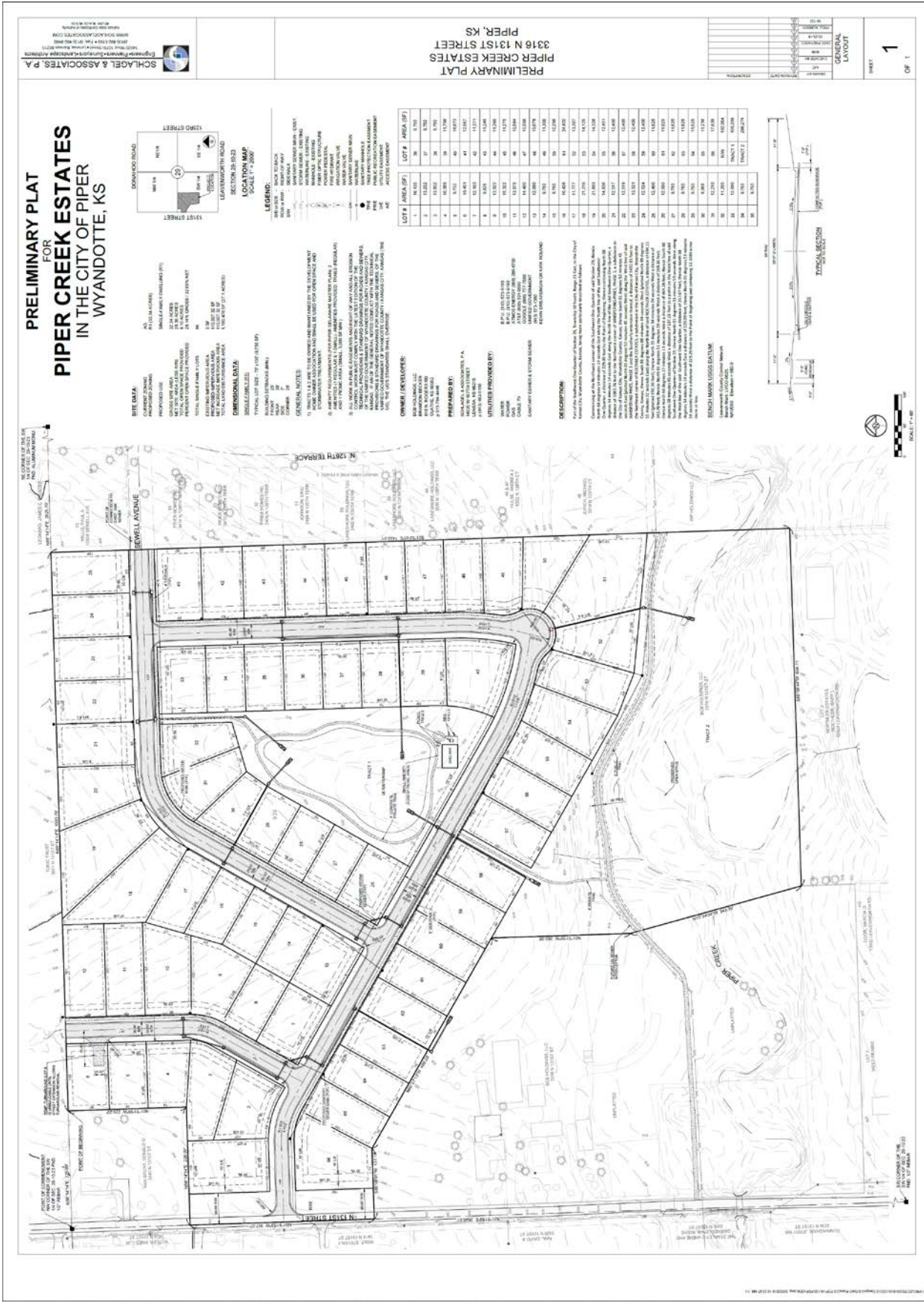


Figure 1. Aerial photograph of 3316 North 131st Street as indicated by the yellow box (provided by UG Maps).



Figure 2. Proposed trail connection to Leavenworth Road (provided by Arc Map).



SCHLAGEL & ASSOCIATES, P.A.
1000 N. WILSON ROAD, SUITE 200
WYANDOTTE, KS 66201
TEL: 913.885.8800

PRELIMINARY PLAT FOR PIPER CREEK ESTATES IN THE CITY OF PIPER WYANDOTTE, KS

3316 N 131ST STREET PIPER, KS

1 OF 1

DATE: 04/08/2019

DRAWN BY: J. SCHLAGEL

CHECKED BY: M. SCHLAGEL

APPROVED BY: M. SCHLAGEL

DATE: 04/08/2019

DEVELOPMENT REVIEW COMMITTEE

Unified Government of Wyandotte County/ Kansas City, Kansas



FIRE DEPARTMENT-FIRE PREVENTION DIVISION

815 North 6th St.

(913) 573-5550

Kansas City, Kansas 66101

(913) 551-0490 fax

DEPARTMENTAL REQUIREMENTS AND RECOMMENDATIONS

DRC No. PLAT.PRELIM. Address: 3316 N. 131st St.

Development Name: Piper Creek Estates Description: Prelim plat-66 single family lots

STAFF ONLY : A A/C F & F H/C R/A

Ordinance Requirements:

Before this Department can approve the issuance of a building permit for the above-named project, the developer, owner or contractor must address / agree with the following requirements, stipulated by the Unified Government Ordinances, by signing this form.

- 1) Compliance with the International Building Code -2012 Edition
- 2) Compliance with the International Fire Code – 2012 Edition
- 3) Compliance with current NFPA 101® Life Safety Code
- 4) Compliance with existing fire codes, Unified Government ordinances, state rules and regulations

Based on EDR 02.22.2019- PDP Gen Layout Rev1

*Provide code compliant truck turnaround on street passing between Lot 6 and Lot 12 (approx 130th St.). Truck turnaround as proposed is not code compliant per Sec. D103.4, 2012 IFC

*Based on the road width of 26' (28' B/B indicated minus curbs) no on street parking is allowed. Signs for "NO Parking- Fire Lane" per Sec. D103.6.1 must be posted on both sides of streets. For street widths 26' to 32' parking would be allowed on ONE side per Sec. D103.6.2, 2012 IFC.

*Provide location of code compliant Fire Hydrants for review per Sec.507.5.1(Ex.1), 2012 IFC.

NOTE: Items highlighted with (*) must be addressed prior to departmental approval.

Harvey Fields II Digitally signed by Harvey Fields II
Date: 2018.12.10 11:09:11 -06'00'

3/6/19

Attending DRC Member: _____

Date _____

I, _____, as _____ of the above referenced project, do hereby certify that I will comply with all of the above ordinance requirement(s), and give consideration to the recommendation(s) above.

Signature and Date _____

Contact Phone Number and Email Address _____

Mailing Address, City, State, and Zip Code _____



GeoSpatial Services
A Division of the Knowledge Office

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Rob Richardson, Urban Planning and Land Use
Janet Parker, Urban Planning and Land Use
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: March 8, 2019
RE: **PIPER CREEK ESTATES**

We have researched the official county records for the above plat as submitted to Urban Planning and Land Use by:
Schlagel & Associates, PA

And we have determined the following:

Takes part of CIC-TAS Parcel:
957602

Owner-of-Record:
BCB Holdings, LLC

Jurat Signature:
Brandon Becker – BCB Holdings, LLC

We find that the plat is: **Presently unacceptable for posting.**

Please note the following comments.

1) Title

All mentions of "City of Piper" and "Piper, KS" needs to be changed to "Kansas City, KS."

2) Preliminary

The plat is preliminary.