



AGENDA

Paola Planning Commission/ Board of Zoning Appeals To be held via YouTube

https://www.youtube.com/channel/UCEIqDJzXV_XvXznUfKQomw/featured?view_as=subscriber

Tuesday, November 16, 2021 - 5:00 PM.

1. Pledge of Allegiance.
2. Approval of the minutes from the September 21, 2021 meeting.
3. Consideration and vote on the recommendation of a Preliminary Plat for Paola Crossings, Highlands Paola, LLC, Applicant.
4. Community/ Economic Development Director Report.
5. Adjournment.

Note: When addressing the Commission, please step to the podium and state your name and address so that it can be recorded in the minutes of the meeting. In compliance with the American with Disabilities Act, Individuals needing assistance or other services or accommodation for this meeting should contact Randi Shannon at least 24 hours in advance of this meeting at 259-3600.

**NEXT SCHEDULED MEETING
December 21 , 2021**



**MINUTES OF THE
PLANNING COMMISSION MEETING
PLANNING COMMISSION /
BOARD OF ZONING APPEALS
SEPTEMBER 21, 2021**

Commissioners Present: Cowman, Scott, Newton, McLean
Commissioners Absent: Pfefferkorn, Pritchard, Nickelson
Others Present: Assistant City Manager Randi Shannon, Bill Sanders, Rob George

Item 1: Pledge of Allegiance

Item 2: Consideration of minutes from the July 20, 2021 meeting

Commissioner Cowman called the meeting to order. The first order of business was the consideration and approval of the minutes from the July 20, 2021 meeting.

Commissioner Scott made a motion to approve the minutes from the July 20, 2021 meeting, Commissioner Newton made a second motion. All Commissioners voted in favor with Commissioner McLean abstaining due not being present at the July 20, 2021 meeting.

Item 3: Public Hearing: Consideration and vote on the recommendation of Final Plat of Calico Court, a replat of Lot 1, Parcel 2 of Revised Final Development Plan of Indian Hills, Legacy Properties & Development, LLC, Applicant.

Assistant City Manager Randi Shannon presented that the parcel is approximately 2.88 acres. Applicant is looking to split the parcel into five (5) separate lots. Lots 2-5 are intended for residential development. The minimum lot size requirement for residential lots in the TA district is 8,500 square feet. The smallest proposed lot size (Lot 4) is 12,269 square feet.

Although there are not finite plans for Lot 1, with the lot size of 1.66 acres, it is possible for residential development as well as some commercial development. If a commercial project is to be developed the applicant will have to submit a site plan for Planning Commission's review.

The plat was done by Allenbrand-Drews & Associates, Inc. There is a 25ft build line around the property, as well as the required 10ft utility easements. The proposed sewer extensions are shown on the second page of the plat. The extensions are within the 25ft building line, and plans for the extensions will be submitted and approved by our Public Works Director Kirk Rees as the development progresses.

The Planning Commission needs a simple majority of the members present and the

final action will be taken at the October 12th City Council meeting. The developer Rob George is present if the Commission has any questions.

Bill Sanders, President of the Indian Hills Homeowners Association asked to speak. Commission Cowman granted permission. Mr. Sanders asked for clarification on the property line of the Calico Court subdivision. Mr. Sanders was given a copy of the plat map and he asked why it was called Indian Hills if it was not actually in Indian Hills. Shannon explained that when the parcel was originally platted it was all Indian Hills and that as each parcel gets sold, it then gets replatted and renamed. Mr. Sanders then asked Mr. George if he was the developer performing the work directly adjacent to Indian Hills. Mr. George advised he was not.

Commissioner Newton asked if there would be an allowable driveway space on Lot 1. Shannon advised that there was sufficient egress on Lot 1 for this.

Bill Sanders asked Rob George the anticipated start date. Mr. George advised that he thought one house might start construction this year. Mr. Sanders expressed Indian Hills' concern about construction traffic through the subdivision. Mr. George advised that his company would not access the building sites through the Indian Hills subdivision.

Commissioners Newton and McClean made a motion to approve the Final Plat of Calico Court, a replat of Lot 1, Parcel 2 of Revised Final Development Plan of Indian Hills, with all Commissioners voting in favor.

Item 4: Community/Economic Development Director Report

Assistant City Manager Randi Shannon informed the Commission that the City has issued 354 building permits so far this year, the Comprehensive Plan is still moving forward, there will be an advisory committee meeting in October and it will focus on the future land use map, they will also be performing a Housing Needs Assessment for the City however this information will not be ready for the October meeting, the Hedge Lane project was finished before school started, the Baptiste extension is completed and Shannon recommended the Commissioners drive-through to view the completed project.

Commissioner Cowman asked if there was any idea on when the Paola Crossing project would start back up. Shannon advised that the City has received some inquiries on it but that no company has submitted any building plans as of today's date. Commissioner McLean asked if there has been any progress made on the U-Haul project. Shannon advised that they have submitted building plans to be reviewed as of last week. Commissioner Newton asked if the batting cage project was still moving forward. Shannon advised that it was. Commissioner Scott asked if there has been any progress in the upgrading of Wi-Fi in the city limits. Shannon advised that the City Manager has had some conversations but that there are no meetings set

up as of today's date. Commissioner Scott asked which company the City Manager was speaking to. Shannon advised she did not have that information.

Item 7: Adjournment

Commissioners McLean and Scott made a motion to adjourn with all Commissioners voting in favor.

SUBJECT: Preliminary Plat Paola Crossings
CONTACT: Randi Shannon, Assistant City Manager
DATE: November 16, 2021

Introduction:

Case Number: 2021-PRE PLAT-01
Applicant(s): Highlands Paola, LLC.
Owners(s): Highlands Paola, LLC.
Engineering: Sublime Engineering
Address: N/E Corner of Baptiste Road and Hedge Lane
Current Zoning: Thoroughfare Access (TA)

Lot Standards and Access Spacing:

Specific lot standards, such as setbacks and open space are dependent on the type of use for each parcel and will be reviewed in the development plan process. The general requirement for the street yard setbacks in the TA district is 25'; this has been designated as 20' on the plat and will be addressed in the review comments.

A variety of land uses are allowed in the TA zoning district, such as retail, office, services, single- and multi-family housing (see General Use Table 3.110 for complete list). Parcel sizes in the proposed development range from 1.10 to 4.70 acres.

Parcel 1 90608 SF or 2.08 Acres
Parcel 2 47706 SF or 1.10 Acres
Parcel 3 83947 SF or 1.93 Acres
Parcel 4 55627 SF or 1.28 Acres
Parcel 5 77641 SF or 1.78 Acres
Parcel 6 114172 SF or 2.62 Acres
Parcel 7 122660 SF or 2.82 Acres
Parcel 8 63968 SF or 1.47 Acres
Parcel 9 74773 SF or 1.72 Acres
Parcel 10 204516 SF or 4.70 Acres
Parcel 11 663816 SF or 15.24 Acres

Open Space and Density:

Open space and density requirements are dependent upon land use and will be evaluated in the site plan process.

Street and Sidewalks:

Street specification and dimensions will be part of the final plat. Sidewalk plans can be handled as each parcel develops.

Landscaping:

A landscape plan is not required for a preliminary plat. However, the developer must provide 1 plant unit per 100 linear feet of street frontage in the development and a 0.4 opacity bufferyard between the development and U.S. 169.

Staff recommends a statement on the final plat outlining when the landscaping will be installed. Additional landscaping (lot, parking, open space, and so on) will be required when each parcel develops.

Drainage and Utilities:

A stormwater drainage study has been submitted and is currently being reviewed by Wilson and Company.

Paola Crossing Preliminary Plat

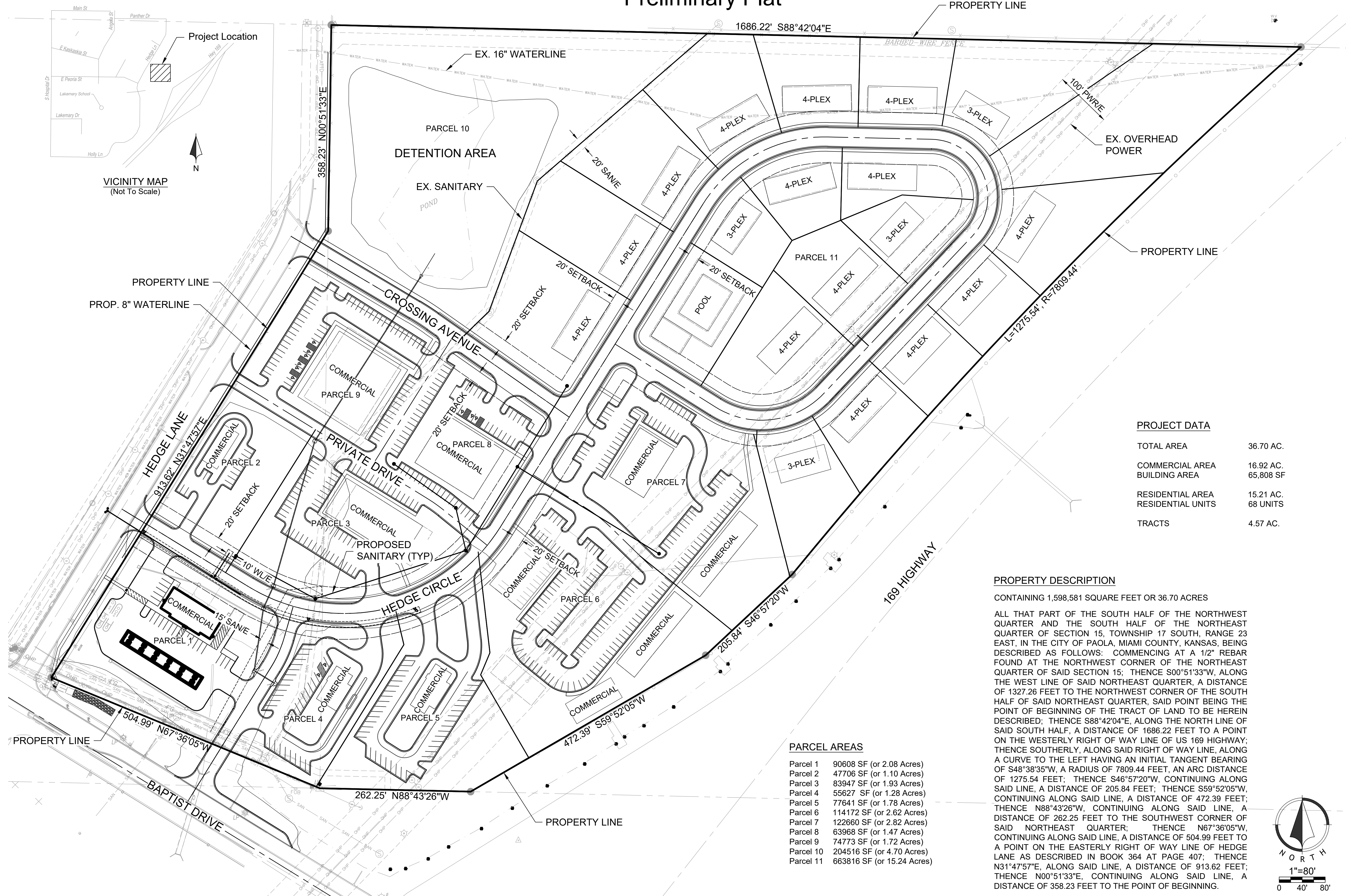
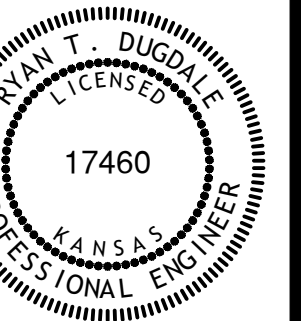
Sheet
C01

Preliminary Plat
21-0121
Paola Crossing

Preliminary Plat

ORIGINAL SUBMITTAL
REVISION

Sublime Engineering
6127 NW Pine Ridge Circle
1141 Southwest Blvd.
Kansas City, Ks 66103
Phone: (913) 333-8966
Ryan.Dugdale@SublimeBuild.com



VICINITY MAP
(Not To Scale)



PROJECT DATA

TOTAL AREA	36.70 AC.
COMMERCIAL AREA	16.92 AC.
BUILDING AREA	65,808 SF
RESIDENTIAL AREA	15.21 AC.
RESIDENTIAL UNITS	68 UNITS
TRACTS	4.57 AC.

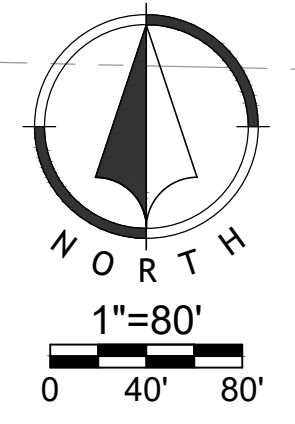
PROPERTY DESCRIPTION

CONTAINING 1,598,581 SQUARE FEET OR 36.70 ACRES

ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 23 EAST, IN THE CITY OF PAOLA, MIAMI COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE S00°51'33"W, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1327.26 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S88°42'04"E, ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 1686.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF US 169 HIGHWAY; THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S48°38'35"W, A RADIUS OF 7809.44 FEET, AN ARC DISTANCE OF 1275.54 FEET; THENCE S46°57'20"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 205.84 FEET; THENCE S59°52'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 472.39 FEET; THENCE N88°43'26"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 262.25 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N67°36'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 504.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HEDGE LANE AS DESCRIBED IN BOOK 364 AT PAGE 407; THENCE N31°47'57"E, ALONG SAID LINE, A DISTANCE OF 913.62 FEET; THENCE N00°51'33"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 358.23 FEET TO THE POINT OF BEGINNING.

PARCEL AREAS

Parcel 1	90608 SF (or 2.08 Acres)
Parcel 2	47706 SF (or 1.10 Acres)
Parcel 3	83947 SF (or 1.93 Acres)
Parcel 4	55627 SF (or 1.28 Acres)
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Nov 15, 2024 6:06am
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