



Paola Planning Commission / Board of Zoning Appeals Agenda

Tuesday, November 15, 2022 - 5:00 PM

Paola Justice Center - 805 North Pearl

YouTube Link:

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

1. Pledge of Allegiance.
2. Approval of the minutes from the October 18, 2022 meeting.
★ Motion_____ Second_____ Vote_____
3. Consideration and vote to recommend approval of preliminary site plan for Taylor Forge, Triangle Builders, applicant.
★ Motion_____ Second_____ Vote_____
4. Discussion on 2018 International Building Codes, Appendix Q.
5. Community / Economic Development Director Report.
6. Adjournment.
★ Motion_____ Second_____ Vote_____

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 Jessica Newton at least 24 hours in advance of this meeting at 259-3600.

**NEXT SCHEDULED MEETING
DECEMBER 20, 2022**



PLANNING COMMISSION /
BOARD OF ZONING APPEALS
OCTOBER 18, 2022 MEETING MINUTES

Commissioners Present: Cowman, DeGrande, Maurer, McLean, Parks, Upshaw
Commissioners Absent: Scott
Others Present: Randi Shannon, Stephanie Marler, and Leigh House - City of Paola, Dylan Medlock - Mammoth Sports Construction, Brian McCauley - Miami County Republic, LeAnne Shields, Jim Pritchard, Alan Hire, David Baldrige

Item 1: Pledge of Allegiance.

Item 2: Introduction of New Planning Commissioners

City Manager Randi Shannon introduced Kristi Maurer and Trent Upshaw as new members.

Item 3: Consideration of minutes from the September 20, 2022 meeting.

Commissioner Cowman called the meeting to order. The next order of business was the consideration and approval of the minutes from the September 20, 2022 meeting.

Commissioner McLean made a motion to approve the September 20, 2022 meeting minutes. The motion was seconded by Commissioner Parks and all voted aye. The motion passed 6 to 0.

Item 3: Consideration and vote to recommend approval of final site plan for Paola Synthetic Turf Ballfields, Mammoth Sports Construction, applicant.

City Manager Randi Shannon presented information about the synthetic turf project including site plan application, Civil plan set, lighting plan, light pole spec sheet, and a parking plan. The site plan shows the planned project of two new synthetic turf fields replacing one existing natural turf field in Wallace Park. The site plan was submitted by Mammoth Sports Construction and completed by CEI Engineering Associates, Inc. The City of Paola requested the professional services of Wilson and Company to review the site plan. Mammoth Sports Construction has submitted the required Notice of Intent (NOI) and Storm Water Pollution Prevention Plan to KDHE. The Storm Water Pollution Prevention Plan has been approved and the Notice of Intent is still under review. City Manager Shannon states NOI review notifications are received daily from KDHE. Comments were received from Wilson and Company and Mammoth/CEI is in the process of satisfying those.

Background information given by the City Manager Shannon states the required site area is 4 acres and the area of disturbance is 4.06 acres. Parking requirements are one (1) space per every four (4) feet of bleachers or thirty (30) per field, whichever is greater. In the case of this project, thirty (30) per field is greater. The north side lot will park approximately sixty-seven (67) but will vary due to the lot being gravel and depending on how people park. The west side lot will park approximately thirty-two (32). Not shown on the parking plan, the City will be installing a trail from the pool parking lot to the expanded north side lot. The pool parking lot has approximately ninety (90) spaces. With the pool closing at 6 pm this should alleviate some parking issues. There are three (3) handicapped space requirements and the City will provide signage for those spaces. According to 12.430 C, gravel may be considered for parking areas associated with outdoor recreation facilities. The lighting plan provided shows seventy (70') foot light poles which conform to the maximum permitted post height of eighty (80') feet. Extra lighting will be installed at forty (40') feet on one pole directed toward the north parking lot only with a dusk to dawn setting.

City Manager Shannon stated Dylan Medlock was in attendance representing Mammoth Sports Construction. It was also noted that the Planning Commission makes a recommendation or denial that is then sent to the City Council for final approval or denial.

Commissioner Upshaw clarified if the handicap spaces were three (3) total or three (3) per field. City Manager Shannon stated it was three (3) total.

Commissioner DeGrande asked if the three (3) handicap spaces were in addition to the parking requirement of sixty (60) or included. City Manager Shannon stated it was included in the sixty (60) spaces. Commissioner DeGrande asked if the handicap spaces should be hard surfaced to the facility. City Manager Shannon stated she had not found anything stating that with the approved parking plan and the existing surface is gravel.

Commissioner Cowman asked about a drain on the east side and if it will drain one or both fields. Dylan Medlock stated it will drain both fields.

Commissioner Upshaw asked where the two field drains tie together. Dylan Medlock stated the northeast corner of the west field comes in and ties to the northwest corner of the east field.

Commissioner Cowman asked how much higher the drain was in relation to the bottom of the drainage swale. Dylan Medlock stated there was about five (5') feet to the bottom.

Commissioner Cowman reminded the audience this was not a public hearing and the Commissioners were not taking public comments after audience interruption.

Commissioner Cowman asked that if the swale fills up and the ballfields don't drain, will there be any damage to the ballfields. Dylan Medlock stated there is a six inch (6") aggregate layer beneath the turf and the fields are designed to flood. Occasionally with rapid moving water there will be some infill loss. A number of cities who have worked with Mammoth have placed athletic fields in floodplains and floodways. Sometimes with flooding there will be sediment left behind.

Commissioner DeGrande asked how to clean sediment out of the base rock. Dylan Medlock clarified the question of base rock or the turf infill. Dylan Medlock stated the infill can be cleaned with equipment similar to a vacuum. Commissioner DeGrande asked how thick the total drainage system is. Dylan Medlock stated there is a two inch (2") fine aggregate layer and a coarse aggregate layer of four inches (4"), the subgrade elevation gets deeper, up to one foot (1') of aggregate, as it goes towards one of the drainage ditches. Commissioner DeGrande asked what if the aggregate does take on silt or sediment. Dylan Medlock stated it would have to take it on somehow from the outfall and the backing of the turf doesn't allow for sediment to get into the aggregate layer but it would mix in with the infill but there is a machine that sucks that from the turf. Commissioner DeGrande asked where the aggregate layers and outlet tube are in comparison to the floodplain. Dylan Medlock stated they were in the 500 year floodplain. Commissioner DeGrande asked what would stop water from backing up into the aggregate from the outfall tube. Dylan Medlock stated check valves could be installed however it is in the 500 year floodplain. Commissioner DeGrande stated the floodplain is listed as 857 and the outlet tube is 851. Commissioner Parks stated to Commissioner DeGrande the water flows outward and the drop is due to the water needing to drain from the fields. Dylan Medlock stated you would probably see some standing water in the outfield of the eastern ballfield but the western field wouldn't see anything.

Commissioner McLean asked what the difference was between floodplain and floodway because recreation facilities are not allowed by the LDO in a floodway. Dylan Medlock stated floodways are federally regulated areas.

Commissioner Parks asked with the construction of the turf fields how much does that raise the elevation of the fields from what it currently stands. Dylan Medlock stated the perimeter will be matched and everything else will be within 6" to 12" of existing grade.

Commissioner DeGrande asked how the retaining wall would be placed. Dylan Medlock stated on the field side, there will be infill against the retaining wall.

Commissioner McLean asked what would keep gravel from the north parking lot from washing onto the field. Dylan Medlock stated the outfield fence sits in a concrete curb and would help keep it from washing onto the field and he does not see it as a major issue since the existing lot is gravel.

Commissioner McLean asked what effect the Legion would have on parking for a Friday night ball game. City Manager Shannon stated this was taken into consideration and citizens would be able to park at the pool, south across Wallace St. the fence would be removed to access that lot, and the thirty-two (32) spots west of the fields.

Commissioner Cowman asked if the City owned the parking lot. City Manager Shannon stated that was correct. Commissioner Cowman asked if the Legion owned the parking lot to the north of their building. City Manager Shannon stated that was their own private parking and they also have access to the public parking at the ballfields. Commissioner Cowman asked if there would be signage to help citizens differentiate the two. City Manager Shannon stated there is a legal agreement that cannot be discussed at the moment but signage was included in that.

Commissioner Cowman asked if you would still be able to drive around the Legion building after construction of the ballfields due to emergency access. City Manager Shannon stated the City contacted their Fire Reviewer and the alley along with Delaware St. were designated as emergency access.

Commissioner DeGrande asked about parking overlapping with bingo at the Legion on a Friday night and multiple games. City Manager Shannon stated that there was parking available onsite, at the pool, and across the street to help. There is a Phase II that will also include more parking to the south of the new fields.

Commissioner Cowman asked how many existing spaces were south of the fields at the original Legion baseball field. City Manager Shannon didn't have an exact count but stated that it was an existing gravel parking lot.

Commissioner DeGrande asked if there were any plans to renovate Delaware St. City Manager Shannon stated that there is always discussion of what roads need to be paved but that is not currently a priority.

Commissioner McLean stated a gas line goes under the middle of the west ballfield. City Manager Shannon explained Public Works (PW) Director Kirk Rees has been in contact with the gas company. Dylan Medlock stated if the gas company verified the depth wasn't enough then it would possibly be rerouted.

Commissioner Parks asked if the existing ballfield was over the gas line currently. City Manager Shannon stated it runs right along the existing field.

Commissioner DeGrande asked about concession stands and restrooms. City Manager Shannon stated those were not with this phase and there are existing restrooms across the

street. City Manager Shannon also stated the previous youth sports commission did not have anyone to clean the restrooms so that is why they chose to use port-a-johns.

Commissioner Cowman clarified that after Planning Commission approval of the site plan it would have to go to City Council for final approval. Commissioner Cowman also asked how long it would take to get a response from the gas company. City Manager Shannon stated that the PW Director Rees had been in contact and told the gas company of the plans and it was PW understanding that if there were any issues the gas company would be in contact. Commissioner Cowman stated there are two big concerns, the gas line and the parking arrangement with the Legion.

Commissioner DeGrande asked if part of the west field outfield fence was near Legion property. City Manager Shannon stated that was part of a legal agreement that could not be discussed and was not part of site plan approval.

Commissioner Parks asked if there had been any issue with the gas line in years while the existing field was in use. City Manager Shannon stated she was unaware of any issues but would agree with Commissioner Cowman to place conditions of resolving the gas line and parking concerns to approve to Council.

Commissioner Cowman made a motion to recommend approval of the final site plan for Paola Synthetic Turf Ballfields, Mammoth Sports Construction, applicant, with the following conditions. The motion was seconded by Commissioner Upshaw. The motion passed 4 to 2 with Commissioners Cowman, Parks, Upshaw, and Maurer voting aye and Commissioners DeGrande and McLean voting nay.

Conditions:

- 1. Resolution of gas line issue*
- 2. Finalization of the Legion Legal Agreement*

Item 4: Community / Economic Development Director Report

City Manager Shannon presented the following:

1. LDO text amendment for Article 3 was approved by City Council
2. 2018 Code adoption Public Hearing at last month's City Council meeting had no public comment. It will be adopted at next month's City Council meeting.
3. 398 building permits for the year
4. T-Mobile retail store passed final building and fire inspections
5. Deborah Hays filled Trent Upshaw's Ward 2

Item 6: Adjournment

Commissioner Cowman made a motion to adjourn. The motion was seconded by Commissioner McLean and all voted aye. The motion passed 6 to 0.

SUBJECT: Preliminary Site Plan Review - Taylor Forge Learning Center
CONTACT: Jessica Newton, City Planner
DATE: November 15, 2022

Introduction:

Case Number: 22-PLAN-06
Applicant: Triangle Builders
Subject Property: 405 N Mulberry St.
Zoning: Industrial (I)

Background:

This is a request for preliminary site plan approval of a new 4,732 sq. ft. learning center for Taylor Forge Engineered Systems, Inc. The architectural site plan submitted by Triangle Builders was completed by BCS Design, Inc Architects. Since this is a preliminary site plan no outside review was completed by Design Professionals.

Zoning:

MINIMUM SITE AREA (Table 4.110 A.)

- Required: 5 acres
- Provided: Total acreage after recent BLA is roughly 12.10 acres

SETBACKS (Table 4.110 A.)

Street Yard

- Required: 25'
- Provided: 70.6' / 177' (for learning center addition)
- All other setbacks are existing

PARKING (Table 3.110 A., Table 3.110 B., Section 12.411)

General

- Required: 2.5 per 1,000 sq. ft. of floor area plus 1 per company vehicle
- Provided: No parking plan submitted. Sheet AS103 shows existing number of stalls versus provided number of stalls after learning center addition. Applicant has acknowledged they do not meet the parking requirements and has asked the Planning Commission to waive the requirement. Furthermore, does the addition of the learning center negatively impact the flow of traffic through the parking lot.

Handicapped

- Required: 6
- Provided: Unknown / not provided on preliminary site plan. It appears there are handicap spaces that will be removed for the addition of the learning center so those will need to be replaced.

Parking Surface Type

- Required: All parking lots shall be paved with concrete, paving blocks, asphalt, or other all-weather surface. Gravel is not permitted.
- Provided: Existing parking is hard surface. If the Planning Commission wishes to require additional parking to meet parking requirements, it must be an approved material as stated in the parking surface requirements.

LANDSCAPING (Table 4.110 A.)

Lot

- Required: 6 plant units per acre
- Provided: No landscaping plan submitted. Staff would recommend landscaping be required along the southern and eastern exteriors of the learning center addition.

LIGHTING (LDO 12.500)

- Required: Lighting plan required per LDO 12.510
- Provided: No lighting plan submitted. It is unknown if the parking lot has existing light poles as they are not shown on the preliminary site plan.

Discussion:

Does the Planning Commission wish to recommend approval of the proposed Final Site Plan of Wallace Park Ballfields

Recommendation:

I recommend the preliminary site plan for Taylor Forge Learning Center be approved with the following conditions:

1. Show utility information for the site including but not limited to utility easements
2. Addition of landscaping plan
3. Addition of lighting plan
4. Addition of parking plan to verify adequate ADA parking

Findings:

1. The application is consistent with §21.625 of the LDO.
2. The application will not be detrimental to the health, safety, or general welfare of the community.

Action:

The Planning Commission may take action by majority vote of the members present.

Motion:

I move to recommend **approval / denial** of the Preliminary Site Plan for Taylor Forge Learning Center (with the following conditions...).

Attachments:

1. Application
2. Architectural Plan Set
3. Locations of water / sewer for reference



City of Paola

Final Development Plan Application

received
11/04/22JN

Community Development Department • 19 E Peoria St • Paola, KS 66071 • (913) 259-3611

Development Name: Taylor Forge - Learning Center
Address or Vicinity: 208 N Iron St
Range: See Boundary Line Township: Submitted and approved
Section: Adjustment - Quadrant: 11-3-22
Current Zoning and Land Use: Industrial
Proposed Land Use: Existing Steel Fabrication - New office Bldg

APPLICANT INFORMATION


Applicant Name: Alan Hire Triangle Builders
Applicant Address: 401 W Wca
Contact Phone: 913-294-2525 913-285-3396 Email: hirea@trianglebuilders.com

OWNER INFORMATION

Owners Name: Taylor Forge Rick Pysker
Owners Address: 208 N Iron Paola Ks 66071
Contact Phone: 913-294-5331 Email: rpysker@TFES.com

ARCHITECT/ENGINEER INFORMATION

Company Name: BCS Design Jeff Shinkle - Principal
Company Address: 19920 W 161st St Olathe, Ks 66062
Contact Phone: 913-780 5088 Email: jhs@bcsarchitects.com

Applicant Signature: 
Alan Hire
Date of Application: 11-4-22

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	LAM.	LAMINATE
ACOUST.	ACOUSTICAL	LT.	LIGHT
ADJ.	ADJACENT, ADJUSTABLE	LT. WT.	LIGHTWEIGHT
A.H.U.	AIR HANDLING UNIT	LWCMU	LIGHTWEIGHT C.M.U.
ALT.	ALTERNATE		
ALUM.	ALUMINUM		
∠	ANGLE	MANUF.	MANUFACTURER
ARCH.	ARCHITECTURAL	MAT.	MATERIAL
@	AT	MAX.	MAXIMUM
		MECH.	MECHANICAL
BD.	BOARD	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	M.O.	MASONRY OPENING
BOT.	BOTTOM	MTL.	METAL
B.O.	BOTTOM OF		
BRG.	BEARING		
		N.	NORTH
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
CB.	CHALKBOARD	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	NOM.	NOMINAL
☒	CENTER LINE		
CLG.	CEILING		
CLR.	CLEAR		
CMU	CONCRETE MASONRY UNIT	O.C.	ON CENTER
COL.	COLUMN	O.D.	OVERFLOW DRAIN
CONC.	CONCRETE	OPNG.	OUTSIDE DIAMETER
CONST.	CONSTRUCTION		OPENING
CONT.	CONTINUOUS		
C.S.	CUP SINK	PARTN.	PARTITION
CW	COLD WATER	P.BD.	PARTICLE BOARD
		PL.	PLATE, PROPERTY LINE
DBL.	DOUBLE	PLAM	PLASTIC LAMINATE
DEMO.	DEMOLISH/DEMOLITION	PNL	PANEL
D.F.	DRINKING FOUNTAIN	P.S.F.	POUNDS PER SQUARE FOOT
D.I.	DE-IONIZED WATER	P.S.I.	POUNDS PER SQUARE INCH
DIA.	DIAMETER	PWD.	PLYWOOD
DIM.	DIMENSION		
DN.	DOWN	QTY.	QUANTITY
DR.	DOOR		
D.S.	DOWNSPOUT		
DET.	DETAIL	R.	RADIUS, RISER
DWG.	DRAWING	R.A.	RETURN AIR
		R.D.	ROOF DRAIN
EA.	EACH	RE.	REFER TO, REFERENCE
E.J.	EXPANSION JOINT	REF.	REFRIDGERATOR
ELEC.	ELECTRICAL	REINF.	REINFORCING, REINFORCED
EL.	ELEVATION	REQD.	REQUIRED
ELEV.	ELEVATOR	R.J.	RUSTICATION JOINT
EQUIP.	EQUIPMENT	RM./RMS.	ROOM, ROOMS
EXIST.	EXISTING	R.O.	ROUGH OPENING
EXP.	EXPANSION	R.T.U.	ROOF TOP UNIT
EXT.	EXTERIOR		
		S.A.	SUPPLY AIR
F.D.	FLOOR DRAIN	SCHED.	SCHEDULE
F.E.	FIRE EXTINGUISHER	S.F.	SQUARE FOOT
F.E.C.	FIRE EXTINGUISHER CABINET	SHT.	SHEET
FIN.	FINISH	SIM.	SIMILAR
FLR.	FLOOR	SPEC.	SPECIFICATION
FLUOR.	FLUORESCENT	SQ.	SQUARE
FND.	FOUNDATION	S.S.	STAINLESS STEEL
F.R.	FIRE-RATED	STD.	STANDARD
FT.	FOOT OR FEET	STL.	STEEL
FTG.	FOOTING	STOR.	STORAGE
		STRUCT.	STRUCTURAL
GA.	GAUGE		
GALV.	GALVANIZED	T.B.	TACKBOARD
G.C.	GENERAL CONTRACTOR	TCL.	TELEPHONE
GYP.	GYPSUM	TEMP.	TEMPERED/TEMPERATURE
		TLT.	TOILET
H.B.	HOSE BIBB	T.O.	TOP OF
H.C.	HANDI-CAPPED	TYP.	TYPICAL
HDWR.	HARDWARE		
H.M.	HOLLOW METAL	V.C.T.	VINYL COMPOSITION TILE
HORIZ.	HORIZONTAL,HORIZONTALLY	VERT.	VERTICAL
HR.	HOSE	VEST.	VESTIBULE
HVAC	HEATING, VENTILATING & AIR CONDITIONING		
		W.	WIDTH
I.D.	INSIDE DIAMETER	W/.	WITH
INSUL.	INSULATION	W/O	WITHOUT
INT.	INTERIOR	WD.	WOOD
		WIN.	WINDOW
JAN.	JANITOR	WT.	WEIGHT
J.B.	JUNCTION BOX	W.W.F.	WELDED WIRE FABRIC
JST.	JOIST		
JT.	JOINT		

GRAPHIC SYMBOLS

	EXPANSION JOINT
	CONTROL JOINT
	SPOT ELEVATION (FEET/INCHES)
	PLAN NOTE
	DETAIL SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
	PARTITION TYPE: PARTITION TYPE NUMBER INSIDE SEE PARTITION TYPES THIS SHEET
	WALL SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
	BUILDING SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
	ENLARGED PLAN/ ENLARGED DETAIL: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
	DOOR DESIGNATION: REF. DOOR SCHEDULE
	WINDOW / LOUVER DESIGNATION: REF. WINDOW / LOUVER SCHEDULE(S)
	ELEVATION MARKER: ELEVATION NUMBER (OUTSIDE) SHEET NUMBER (INSIDE)
	CONTROL JOINT IN PLAN (MASONRY & GYP. BD.)

CODES UTILIZED

2006	INTERNATIONAL BUILDING CODE and AMENDMENTS
2006	INTERNATIONAL FUEL GAS CODE and AMENDMENTS
2006	INTERNATIONAL PLUMBING CODE and AMENDMENTS
2006	INTERNATIONAL MECHANICAL CODE and AMENDMENTS
2006	INTERNATIONAL EXISTING BUILDING CODE and AMENDMENTS
2005	NATIONAL ELECTRIC CODE and AMENDMENTS
2006	INTERNATIONAL PROPERTY MAINTENANCE and AMENDMENTS
2006	INTERNATIONAL FIRE CODE and AMENDMENTS
2006	INTERNATIONAL ENERGY CONSERVATION and AMENDMENTS
2009	ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ANSI STANDARD

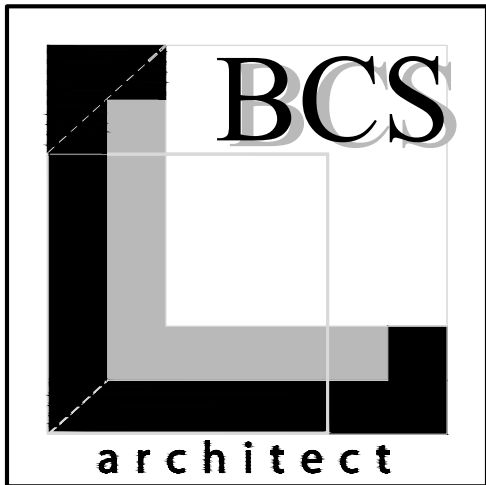
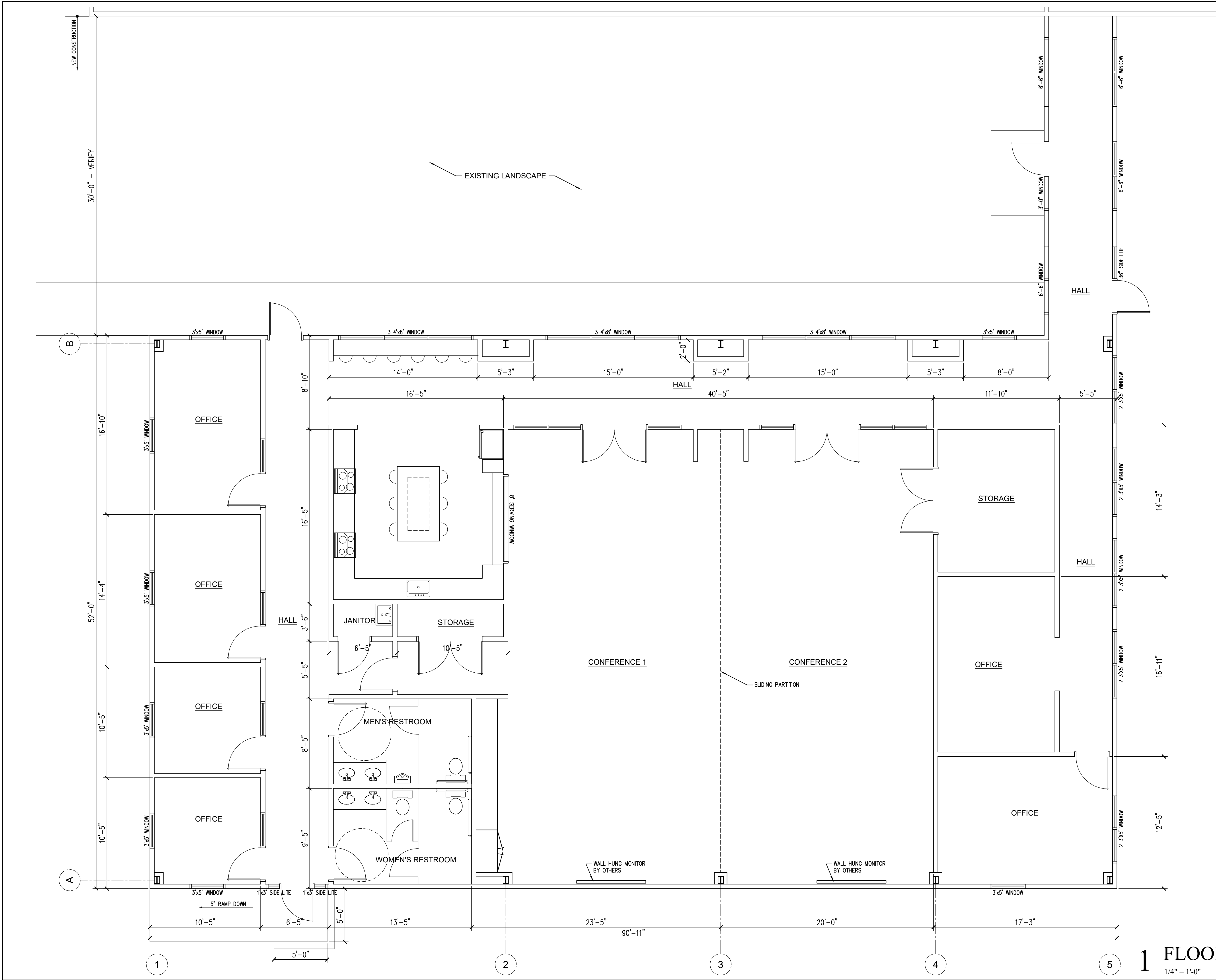
DRAWING INDEX

COVER SHEET / GENERAL NOTES / PROJECT INFO / CODE ANALYSIS	A000
SITE PLAN	AS100
NEW WORK FLOOR PLAN	A100
EXTERIOR ELEVATIONS	A200
EXTERIOR ELEVATIONS	A201

NEW CONSTRUCTION
for
TAYLOR FORGE
Paola, Kansas

PROJECT LOCATION

208 North Iron Street



BCS Design, Inc
Architects

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

New Construction for:
Taylor Forge
208 North Iron Street
Paola, KS

PROJECT NO. : 2022-52
DATE : 08.29.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

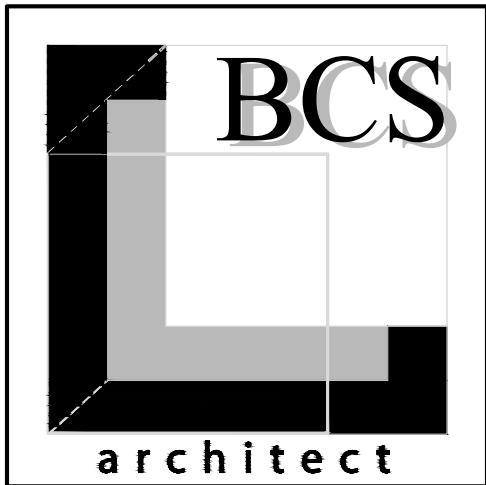
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SHEET NO.
A100
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1 FLOOR PLAN
1/4" = 1'-0"





BCS Design, Inc
Architects

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

New Construction for:
Taylor Forge
208 North Iron Street
Paola, KS

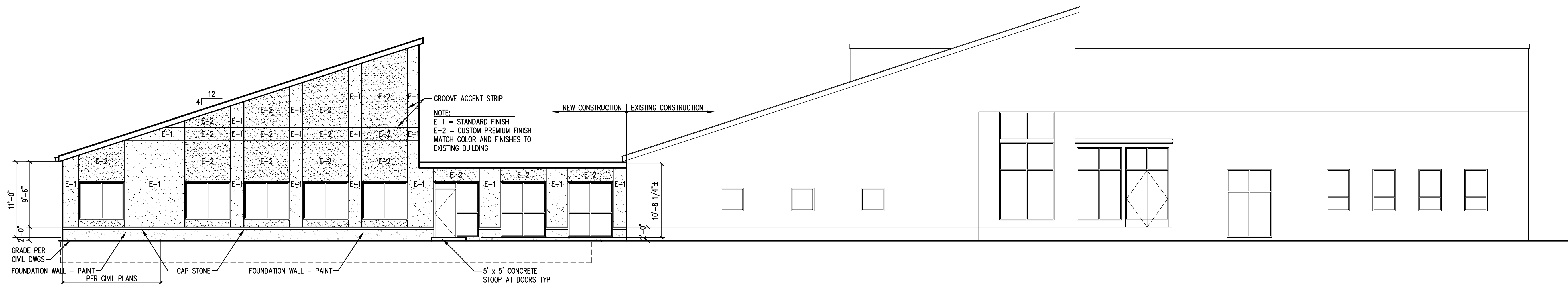
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DATE : 11.04.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

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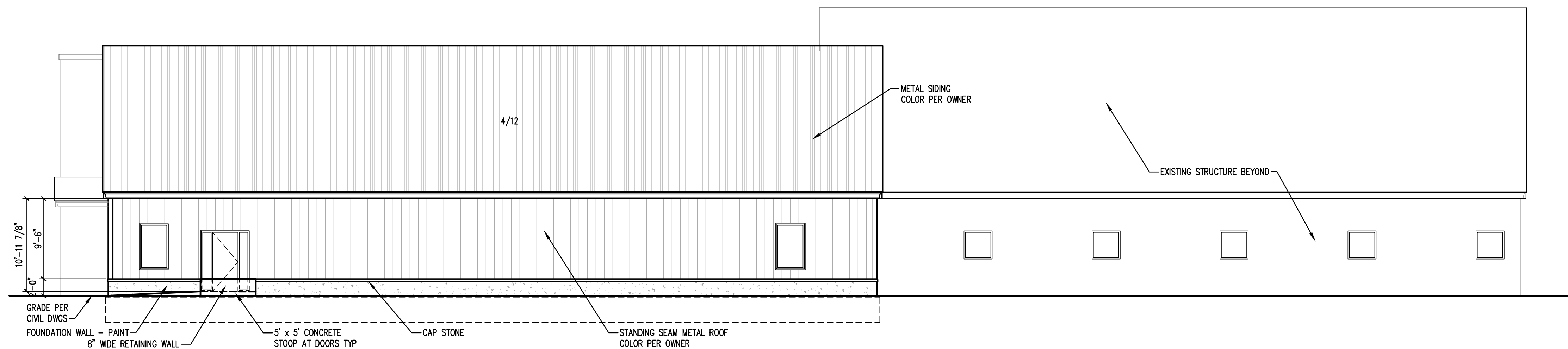
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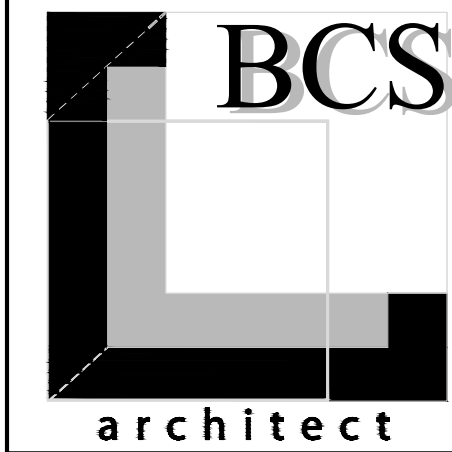
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2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



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New Construction for:
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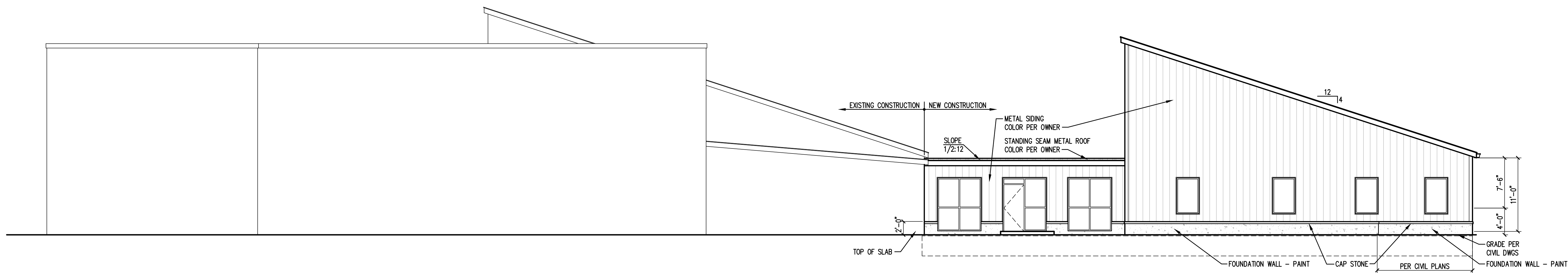
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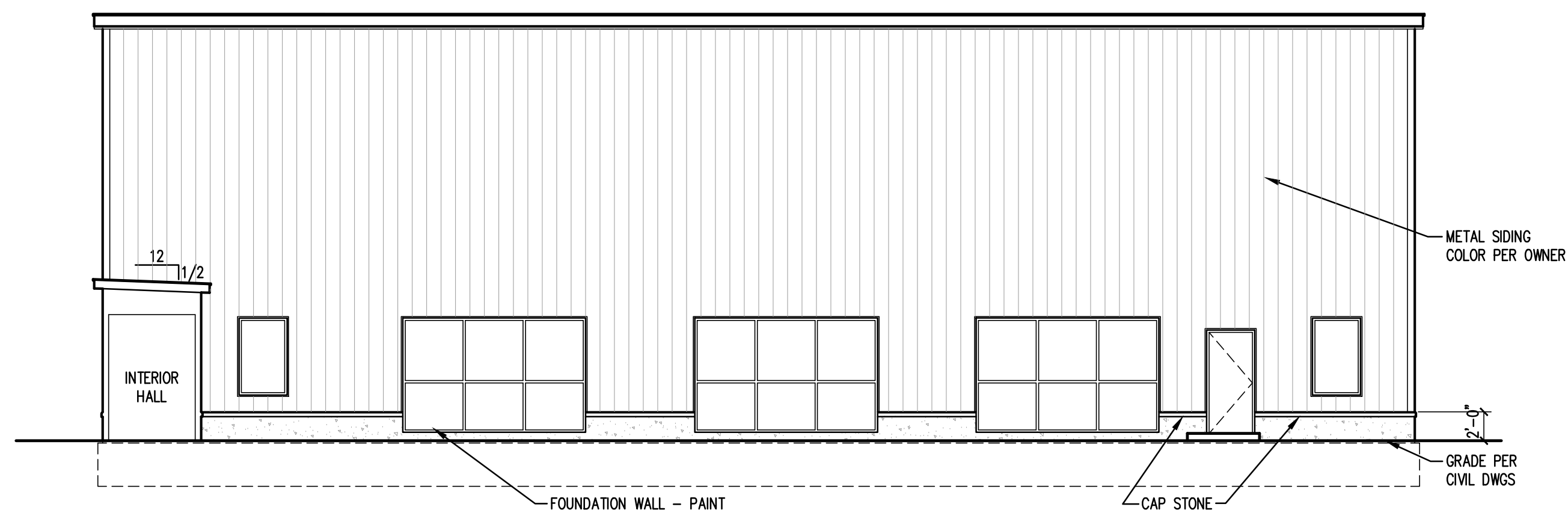
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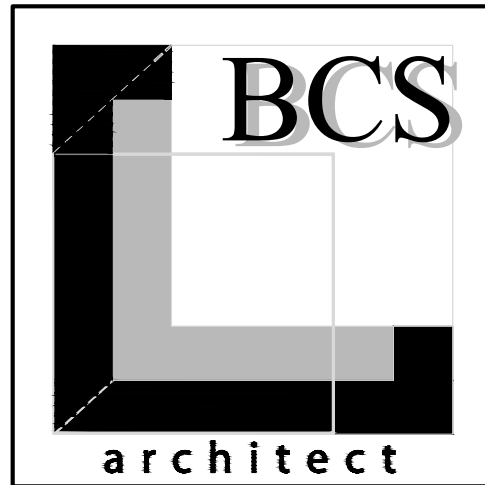
2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



1 PARTIAL SITE PLAN
1" = 20'-0"



BCS Design, Inc
Architects
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

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208 North Iron Street
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DATE : 11.04.2022
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1

FULL SITE PLAN

1" = 50'-0"



BOUNDARY LINE ADJUSTMENT / MERGER

ORIGINAL LEGAL DESCRIPTIONS: Filed in Bk-341 deeds Pg-384,390 "tracts 1 & 6", Bk-885 Pg-382, Bk-392 deeds Pg-295

NEW DESCRIPTION:

All of Blocks 83 and 86 the City of Paola, all of Blocks 17 and 12 and all that part of Blocks 18 and 19 Peery's Addition to the City of Paola, Miami County, Kansas, as prepared by Jeff Luthro RLS#1222, October 7th 2022, described as follows: Beginning at the Southwest corner of Lot 6, Block 83, in the City of Paola; thence N81°1'49"E, along the East right-of-way line of Mulberry Street, a distance of 519.00 feet, to a point on the Easterly right-of-way line of Missouri Pacific Railroad; thence N46°39'41"E, along said right-of-way line, a distance of 88.55 feet measured (89.02' deed); thence N81°1'49"E, along said right-of-way line, a distance of 20.00 feet; thence N38°51'33"E, along said right-of-way line, a distance of 215.81 feet measured (217.09' deed); thence N39°16'18"E, along said right-of-way line, a distance of 89.17 feet measured (92.28' deed); thence N51°46'08"E, along said right-of-way line, a distance of 92.88 feet measured (92.65' deed), to a point on the South right-of-way line of 3rd Street; thence S82°03'45"E, along said right-of-way line, a distance of 343.75 feet, to a point on the West right-of-way line of Iron Street; thence S81°2'29"W, along said right-of-way line, a distance of 941.50 feet measured (943.00' plat), to a point on the North right-of-way line of Kaskaskia Street; thence N81°35'18"W, along said right-of-way line, a distance of 618.75 feet to the Point of Beginning, containing 12.10 Acres more or less.

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2003, 58-2005, 58-2011 and K.A.R. 66-12-1 for content only and is compliant with this act. No other warranties are extended or implied.

Approved by: Richard A. Weiss
Kansas L.S. #1216

This Boundary Line Adjustment Lot Merger was approved by the City of Paola Planning Department this day of 20.

Approved by: City Planner

I hereby certify, as the County Treasurer of Miami County, Kansas, that there are no unpaid taxes, special assessments, or tax liens outstanding against this property as of this day of 2022.

Tricia Lee, Treasurer

State of Kansas
County of Miami

Filed for record this day of 20, at o'clock M., at Block M., at the Register of Deeds Office at Paola, Miami County, Kansas.

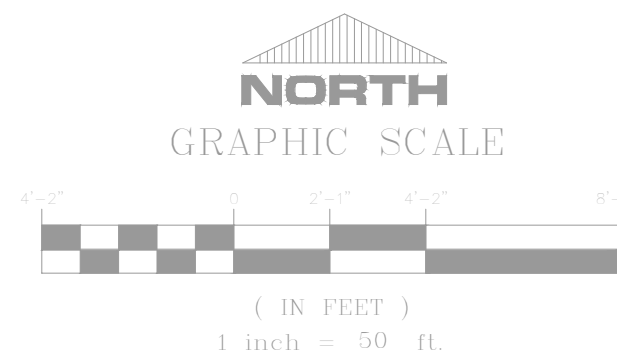
Slide Number Jamie S. Homrighausen
Miami County Register of Deeds

FLOOD NOTE: SUBJECT PROPERTY LIES OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA FIRM NUMBER 2012C01590, REVISED JANUARY 16, 2014.

PREPARED FOR:

NO TITLE INFORMATION PROVIDED
NO EASEMENTS SHOWN IF ANY
ALL DISTANCES AND BEARINGS ARE MEASURED
UNLESS OTHERWISE NOTED.
ASSUMED S81°2'29"W ALONG THE WEST
RIGHT-OF-WAY LINE OF IRON STREET.

THIS IS TO CERTIFY THAT ON THE 7th DAY OF OCTOBER, 2022, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.



LEGEND

- EXISTING 1/2" REBAR OF UNKNOWN ORIGIN UNLESS OTHERWISE DESCRIBED
- ⊙ SET X" X 24" REBAR WITH PLASTIC KS CLS 93 CAP
- PK NAIL SET
- ✕ CALCULATED LOCATION
- (M.) MEASURED DISTANCE



Scale: Drawn By: Project: Date: 9/21/2022 Checked By:



BCS Design, Inc Architects

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

New Construction for:
Taylor Forge
208 North Iron Street
Paola, KS

PROJECT NO.: 2022-52
DATE: 11.04.2022
DRAWN BY: BCS STAFF
REVIEWED BY:

REVISED:

SHEET NO.

AS101

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BCS Design, Inc
Architects

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

New Construction for:
Taylor Forge
208 North Iron Street
Paola, KS

PROJECT NO. : 2022-52
DATE : 11.04.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

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SHEET NO.

AS102

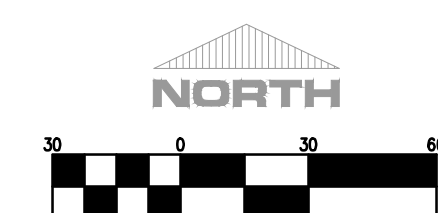
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9-26-22 4:30 PM

TOTAL SPACES:		
MAIN PARKING LOT	137	137
WEST	41	41
	178	178

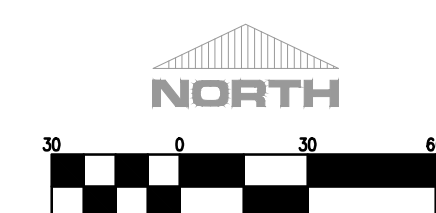
USED MAIN	137	137
WEST	41	41
TOTAL OCCUPIED SPACES	178	178



2 EXISTING PARKING PLAN
1" = 30'-0"



BEFORE ADDITION	MAIN	
PARKING W/ADDITION	137	TAYLOR FORGE
	<25>	208 NORTH IRON
	112	PAOLA, KANSAS
WEST	41	
	153	
USED		PARKING LOT UTILIZATION
OCCUPIED 9-27 5	<104>	4:30 SHIFT CHANGE
AVAILABLE	47	DAY and EVENING SHIFT BOTH ON SITE



1 PARKING / UTILITY PLAN
1" = 30'-0"



9-26-22 4:30 PM

TOTAL SPACES:		
MAIN PARKING LOT	137	137
WEST	<u>41</u>	<u>41</u>
	178	178
USED MAIN	137	137
WEST	<u>41</u>	<u>41</u>
TOTAL OCCUPIED SPACES	178	178



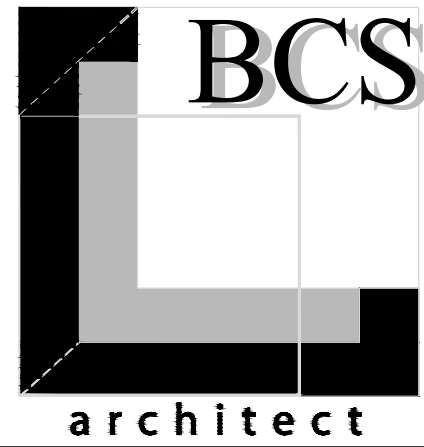
2 PARKING 9-26
NTS



BEFORE ADDITION PARKING W/ADDITION	MAIN 137	TAYLOR FORGE 208 NORTH IRON PAOLA, KANSAS
	<u><25></u> 112	
WEST	<u>41</u> 153	PARKING LOT UTILIZATION 4:30 SHIFT CHANGE DAY and EVENING SHIFT BOTH ON SITE
USED		
OCCUPIED 9-27 5	<u><-104></u>	
AVAILABLE	47	



1 PARKING 9-27
NTS



BCS Design, Inc
Architects

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

New Construction for:
Taylor Forge
208 North Iron Street
Paola, KS

professional seal

PROJECT NO. : 2022-52
DATE : 11.04.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

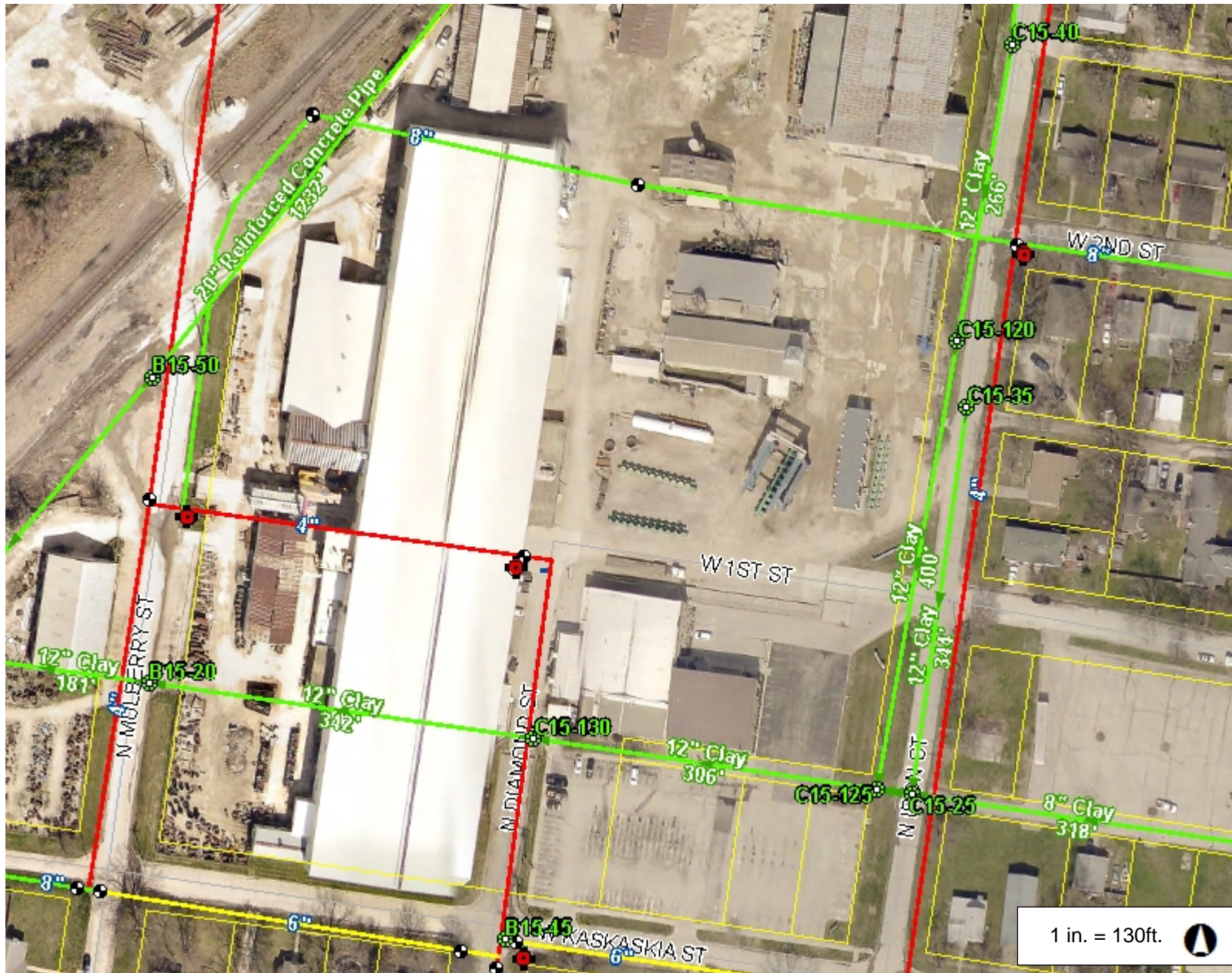
REVISED:

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SHEET NO.

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Paola, KS



Legend

- Manhole
- Lift Station
- Discharge Point
- Gravity Main
- Force Main
- Lagoon
- Hydrants
- System Valves
- Network Structure**
 - Pump Station
 - Water Tower
- Water Main Break
- Water Main By Size**
 - Unknown
 - 3/4"
 - 1 1/4"
 - 1 1/2"
 - 1"
 - 10"
 - 12"
 - 16"
 - 2"
 - 4"
 - 6"
 - 8"
- Water Main Label**

Notes

260.3 0 130.17 260.3 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



TO: Paola Planning Commission
FROM: Jessica Newton, City Planner
DATE: November 15, 2022
RE: Appendix Q - Tiny Homes

Background

2018 International Building Code adoption necessitates revisions of the current Land Development Ordinance (LDO) in multiple sections. This draft reflects changes suggested by Staff after research of surrounding municipalities and taking into consideration the allowed use of tiny homes as regulated by Appendix Q of the 2018 International Building Code.

Attachments

“Attachment A” is a working draft from Staff.

ATTACHMENT A - DRAFT

A.) Modifying General Use Table 3.110A

Land Use	E	S	NC	SC	TA	D	BP	I
(Existing) SF Cluster	Y	Y	AI	N	N	N	C	N
(Proposed) Tiny Home Cluster	C	C	AI	N	C	N	N	N

B.) Modifying DIVISION 03.300 LIMITED AND CONDITIONAL USES

SECTION 03.313 SINGLE FAMILY RESIDENTIAL

D. Tiny home single family cluster development may be considered for a Conditional Use permit if the following standards are met:

1. A site plan is submitted and approved by the Planning Commission and the City Council.
2. Tiny home development shall only be permitted with a minimum spacing of 1,000 feet between tiny home developments.
3. The minimum site area in any district is five (5) acres.
4. All cluster developments must comply with lot setbacks set in Article 4. Flexible setbacks are permitted from lot boundaries to enable functional site design during site plan review by the Planning Commission. All tiny homes shall maintain a minimum separation of ten (10) feet for other tiny homes within the development.
5. The cluster development must be retained under common ownership including the common open spaces, building, and structures.
6. Each residential structure within a development shall include at least two off-street parking spaces.
7. All tiny homes must be connected to all available public utilities.
8. Tiny homes on wheels must be anchored (need exact language) and have screening.
9. Each tiny home that is moved in or built on site must be inspected by the City of Paola Building Inspector to obtain a Certificate of Occupancy.

ATTACHMENT A - DRAFT

C.) Modifying Article 4, Table 4.110 A. USE AND LOT STANDARDS

Development Type	Min. OSR / LSR	<u>Density</u> Max Gross	<u>Density</u> Max Net	<u>Floor Area</u> <u>Ratio</u> Max Gross	<u>Floor Area</u> <u>Ratio</u> Max Net	Sewer
SF Cluster - Tiny Home	.25	5	7.45	na	na	P

D.) Modifying Article 4, Tables 4.110 B. LOT STANDARDS FOR ATTACHED AND PLANNED HOUSING TYPES

Development Type	<u>Lot Area</u>	<u>Lot Width</u>	<u>Street yard</u>	<u>Side Yard</u>	<u>Bldg Spacing</u>	<u>Rear Yard</u>	<u>Height</u>	<u>Bldg Coverage</u>
SF Cluster Tiny Home Development	4,000	40	15	8	n/a	15	<u>18/25*</u>	<u>850</u>

***Tiny houses may not exceed 18 feet in height, except that pitched roofs with a minimum pitch of 6:12 may extend up to 25 feet in height. All parts of a roof above 18 feet in height must be pitched.**

E.) Defining Tiny Home.

Tiny Home. “Tiny home” means a detached and self-contained dwelling unit permanently construction on a frame or chassis and designed for use as permanent living quarter that:

- A. Is equipt for the basic functional areas that support normal daily routines such as cooking, sleeping, and sanitation.
- B. Dwelling must be between a total of 300 and 800 square feet in total floor area, not including lofts.
- C. Must be only one story (excluding lofts)
- D. “Tiny home” does not include a trailer, semitrailer, camp trailer, recreational vehicle or manufactured housing.

F.) Structural Requirements

Structural Requirements

- A. All requirements of the 2018 International Building Code, Appendix Q shall be met:

ATTACHMENT A - DRAFT

- a. AQ103 Ceiling Height
 - b. AQ104 Lofts
 - c. AQ105 Emergency Escape and Rescue Openings
- B. Minimum square footage shall not account for the required cooking facilities, toilet faculty areas, or lofts, which are required in addition to the minimum clear floor area of 120 square feet for a single occupant, 220 square feet for two occupants, and 320 square feet for three occupants.