

**CITY OF LEAVENWORTH  
PLANNING COMMISSION  
COMMISSION CHAMBERS, CITY HALL  
100 N. 5<sup>th</sup> Street  
Leavenworth, KS 66048**

**REGULAR SESSION  
Monday, April 6, 2020  
6:00 p.m.**

**CALL TO ORDER:**

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: March 2, 2020**

**NEW BUSINESS:**

- 1. 2020-05 SUB – WEST GLEN 3<sup>RD</sup> PLAT, PRELIMINARY PLAT**  
Consider a preliminary plat for the West Glen 3<sup>rd</sup> Plat subdivision.
- 2. 2020-06 SUB – WEST GLEN 3<sup>RD</sup> PLAT, FINAL PLAT**  
Consider a final plat for the West Glen 3<sup>rd</sup> Plat subdivision.
- 3. 2020-07 SUB – MOONLIGHT LAKE, PRELIMINARY PLAT**  
Consider a preliminary plat for the Moonlight Lake subdivision.
- 4. 2020-08 SUB – MOONLIGHT LAKE, FINAL PLAT**  
Consider a final plat for the Moonlight Lake subdivision.

**OTHER BUSINESS:**

NONE

**ADJOURN**

**CITY OF LEAVENWORTH PLANNING COMMISSION**  
**COMMISSION CHAMBERS, CITY HALL**  
100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048  
**REGULAR SESSION**  
**Monday, March 2, 2020**  
6:00 PM

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**CALL TO ORDER:**

**Commissioners Present**

Mike Burke  
Claude Wiedower  
Linda Bohnsack  
Chris Murphy  
Jay Byrne  
John Karrasch

**Commissioners Absent**

Sherry Hines Whitson

**City Staff Present**

Julie Hurley  
Michelle Baragary

Acting Chairman Karrasch called the meeting to order at 6:10 p.m. and noted a quorum was present.

**APPROVAL OF MINUTES:** December 2, 2019

Acting Chairman Karrasch asked for comments or a motion on the minutes presented for approval: December 2, 2019. Mr. Byrne moved to accept the minutes as presented, seconded by Ms. Bohnsack. The minutes were approved by a vote of 6-0.

**APPROVAL OF MINUTES:** January 6, 2020

Acting Chairman Karrasch asked for comments or a motion on the minutes presented for approval: January 6, 2020. Mr. Burke moved to accept the minutes as presented, seconded by Mr. Murphy. The minutes were approved by a vote of 6-0.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. ELECTION OF OFFICERS**

Selection of board members to hold the position of Chairperson and Vice Chairperson for the Planning Commission.

Acting Chairman Karrasch called for nomination for the Chairman and Vice Chairman positions. Mike Burke volunteered for Chairman and Claude Wiedower volunteered for Vice Chairman. Chris Murphy moved to accept the nominations as stated, seconded by Mr. Byrne and approved by a vote of 6-0.

## **2. 2020-02 TXT – TEXT AMENDMENTS**

Review proposed text amendments to the adopted Development Regulations.

Acting Chairman Karrasch called for the staff report.

Planning Director Julie Hurley stated the Development Regulations were adopted by the City Commission in June 2016 after a year-long comprehensive update process. Through the daily use of the Regulations by staff, several minor items have arisen that may necessitate possible updating. This process is not uncommon, and it is anticipated that an annual review of the Development Regulations will be performed in order to ensure that they remain up to date and comprehensive. The following sections have been identified for update:

- **Section 2.02; Platting**

Language should set forth procedure for “Administrative Plat” process to be used only in applications for simple lot splits or lot combinations. Any other platting activity should follow Minor Subdivision or Major Subdivision procedures.

The Administrative Plats are only attended to be for a single split resulting in two separate lots or a combination of two separate lots resulting in one lot.

- **Section 4.03; Property Development Standards**

Commercial and Industrial zoning districts should be allowed higher maximum lot coverage requirement than residential districts, subject to stormwater quality and quantity considerations for each individual project.

In the commercial zoning districts and industrial zoning districts, the maximum lot coverage would be increased to 80%, subject to stormwater quality and quantity requirements determined by the Public Works Department.

- **Section 4.03; Property Development Standards**

Clarify language stipulating that no accessory structures shall be located forward of the main building line or in the required side yard setback.

- **Section 4.04; Use Standards**

Clarify language to specify that accessory structure regulations refer to Amateur Radio Towers; Commercial Radio Towers are addressed in a separate Article of Development Regulations. Clarify setback requirements for Amateur Radio Towers.

- **Section 4.04; Use Standards**

Update regulations for Agriculture Buildings to allow for larger buildings on larger lot sizes. The proposed building increase would be two percent of the size of the lot (this is based on the square footage of the lot).

Commissioners would like *this is based on the square footage of the lot* to be included in the Development Regulations.

Ms. Hurley will get some information on a maximum size for the building.

- **Section 4.04; Use Standards**

Per direction of the City Commission, add language to allow for keeping of Apiaries in residential districts.

Commissioners showed concern about neighboring property owners not being notified.

Ms. Hurley will look into a notification requirement or possible special use requirement and bring some options to the next Planning Commission meeting.

- **Section 4.04; Use Standards**

Clarify language regarding Prohibited Accessory Uses, proposed language to be removed creates confusion for residents and staff.

Headings to be removed “Large Vehicles or Trailers” and “Dismantled Objects”

- **Section 4.04; Use Standards**

Remove requirement that no separate outside entrance is allowed for home occupations. Provide provision for accessory structures to be used for home occupations with issuance of a Special Use Permit.

- **Section 6.08; Fences**

Modify setback requirement for solid fences installed on corner lots to allow for the fence to be placed at 50% of the existing setback from the house to the property line.

Ms. Hurley stated she will bring some better language to the next meeting.

- **Section 8.11; Signs Permitted in Commercial and Industrial Districts**

Correct maximum size allowance for attached signs in the CBD and OBD zoning districts, numbers were inadvertently transposed in last update.

The correct maximum size is 150 sqft for CDB and 96 sqft for OBD.

- **Article 12; Definitions**

Add definitions for “Adult Day Center” and “Agriculture Accessory Building”.

- **Appendix A; Use Table**

-“Live/Work Dwellings” allowed use in commercial zoning districts

-Add use type for “Adult Day Center”

-“Home Day Care, 6 or less children” allowed by-right in all districts



- “Home Day Care, 7 or more children” allowed with SUP in residential districts
- Modify use of “Kennel” to be allowed only in GBD, I-1 and I-2 districts
- “Apiaries” allowed in all residential zoning districts

Commissioners thought the Adult Day Center may be something they may want to review and require a special use permit rather than it being a permitted use by right.

Difference between the Adult Day Center and a Child Care Center in a residential area is that a Child Care Center is someone’s home; the owner of the daycare lives there. The owner of an Adult Day Center does not live there. The difference between a school and an Adult Day Center is that the Adult Day Center is an independent business.

Commissioners would like to look into a special use permit required for apiaries in residential districts.

**ACTION/OPTIONS:**

No formal action required at this time. Upon conclusion of discussion by Planning Commission, a public hearing will be set for the proposed text amendments at the next regularly scheduled Planning Commission meeting, as provided for in section 2.01 of the Development Regulations.

Ms. Hurley stated the Planning Commission will meet in April.

With no further business, Acting Chairman Karrasch called for a motion to adjourn. Mr. Byrne moved adjourn, seconded by Mr. Burke and approved by a vote of 6-0.

The meeting adjourned at 6:41 p.m.

JH/mb

**PLANNING COMMISSION AGENDA ITEM**  
**2020-05-SUB**  
**WEST GLEN, 3<sup>rd</sup> PLAT**  
**PRELIMINARY PLAT**

**APRIL 6, 2020**

**SUBJECT:**

A request for a preliminary plat of West Glen, 3rd Plat

**Prepared By:**

Julie Hurley  
Director of Planning and  
Community Development

**Reviewed By:**

Paul Kramer  
City Manager

**ANALYSIS:**

The subject property is owned by JMK Partners, LLC, plat prepared by Napier Engineering. The applicant is requesting approval of a 4 lot preliminary plat for the West Glen residential development. The property is currently vacant and zoned PUD, Planned Unit Development. The property was originally platted as Tract A as part of the West Glen, 1<sup>st</sup> Plat, approved by the Planning Commission on September 11, 2017. A request to rezoning the subject property from R1-6, High Density Single Family to PUD, Planned Unit Development was recommended for approval by the Planning Commission on October 1, 2018. That rezoning was requested in order to develop the townhomes that are currently proposed as part of this plat application.

The subject property is 2.32 acres in size, and is currently undeveloped. The site lies to the east of 20<sup>th</sup> Street, directly south of New Lawrence Road. The plat consists of 4 residential lots with an average size of 20,775 square feet. Each lot will be developed with a townhome consisting of 2 units, for a total of 8 residential units in the development. Also included are associated utility easements and dedication of new public right-of-way, as well as Tract A which is reserved for landscaping and monument signage.

The plat was reviewed at the January 15, 2020 Development Review Committee meeting. All issues identified have been addressed or will be addressed at the time of construction.

The associated final plat for the development is also on this agenda.

Staff recommends approval of the West Glen 3<sup>rd</sup> Plat, Preliminary Plat.

**ACTION/OPTIONS:**

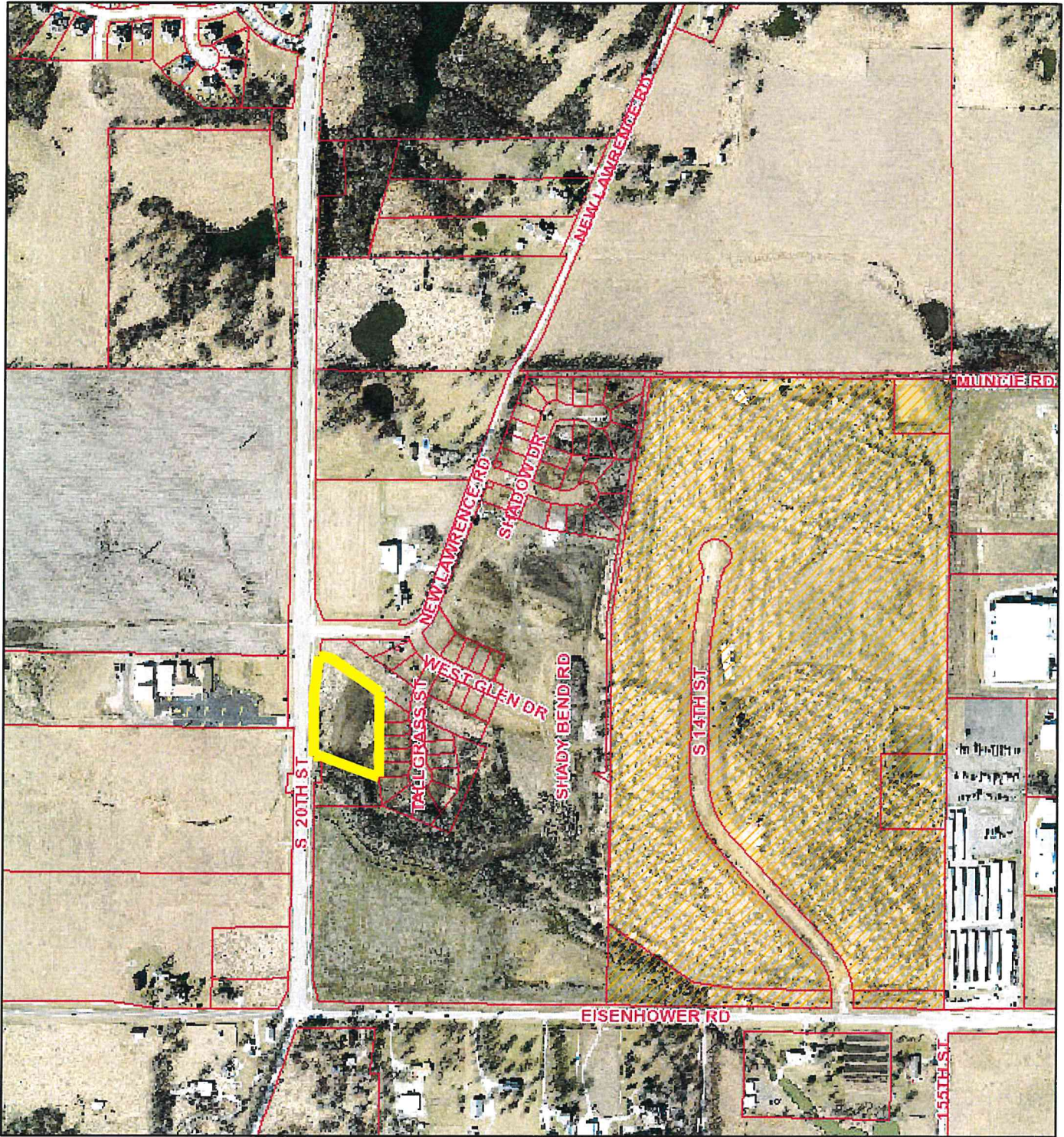
- Approve the Preliminary Plat
- Deny the Preliminary Plat
- Table the issue for additional information/consideration.

**ATTACHMENTS:**

Location map  
Application materials

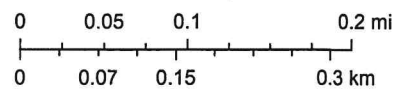


# West Glen, 3rd Plat



4/1/2020, 10:55:41 AM

1:9,028



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Web AppBuilder for ArcGIS  
Esri, HERE | National Weather Service |







## Development Review Committee Meeting Thursday, January 16, 2020

Committee members present: City Manager Paul Kramer, Assistant City Manager Taylour Tedder, Director Public Works Mike McDonald, Deputy Director Public Works Mike Hooper, Chief Building Inspector Hal Burdette, Police Chief Pat Kitchens, Fire Marshall Andy Brooks, Planning Director Julie Hurley, City Planner Jacquelyn Porter and Administrative Assistant Michelle Baragary.

### NEW BUSINESS:

- **West Glen – Lot A: Preliminary Development Plan**
  - Attendees: Mike Reilly & Brett Napier
  - Lot A is located at the intersection of 20<sup>th</sup> Street and New Lawrence Rd. This is a revised plan (looking to revise the layout and make the cul-de-sac a public street). The property is zoned PUD. The units will be on a slab, no basement. A storm room will be in the garage. Units will be 2-car tandem, roughly 1430 sqft living space, 2 bedroom, 2 full bath, covered and screened patio.
  - Needs to be a 10' u/e and 10' setback to the north of Lot 5
  - Fire separation was discussed and will be addressed at the time of building permit
  - Plat will go to Planning Commission in March

### OLD BUSINESS:

None

### OTHER BUSINESS:

None

Meeting adjourned at 2:08 p.m.

#7076



Fee: \$350.00  
(Non-Refundable)  
Pd. 2-11-20 Ck. #34740  
Project No. 2020-05 sub

PRELIMINARY PLAT APPLICATION  
CITY OF LEAVENWORTH

NOA/NO2PO - NOA  
Date of Hearing: 3-2-20

NAME OF SUBDIVISION/PROJECT: West Glen 3rd

NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)

NAME: JMK Partners, LLC  
STREET ADDRESS: PO Box 9  
CITY: Leavenworth STATE: KS ZIP: 66048  
PHONE: 913-682-1234 FAX: 913-682-0415 EMAIL: mike@reillyandsons.com

NAME OF DEVELOPER / ATTORNEY OR AGENT: (If Corporation, include name and address of Director or President)

NAME: JMK Partners, LLC  
STREET ADDRESS: PO Box 9  
CITY: Leavenworth STATE: KS ZIP: 66048

NAME OF ENGINEER PREPARING PLAT: Brett Napier, PE

COMPANY: Napier Engineering, LLC ADDRESS: 207 S. 5th Street  
CITY: Leavenworth STATE: KS ZIP: 66048  
PHONE: 913-684-8600 FAX: 913-684-8606 EMAIL: brett@napiereng.com

PARCEL NO: 1051500000002000  
1051000000004000 SEC.TWP.RNG. NE 1/4 Sec 15 T09S R22E

ZONING OF SUBJECT PROPERTY: PUD CURRENT LAND USE: Vacant

TOTAL ACREAGE: 2.32 ac NUMBER OF LOTS: 5 Lot Townhome Subdivision

Manner in which improvements will be made:

- Streets:  By Developer  By Benefit District
- Sanitary Sewers:  By Developer  By Benefit District
- Waterlines:  By Developer  By Benefit District

I/we, the undersigned, certify that I/we am/are the owner of the property described above and that is subject to this request for review of a subdivision under the rules of the Subdivision Regulations of the City of Leavenworth, Kansas.

Signature: [Handwritten Signature] Date: 2-10-2020



**PLANNING COMMISSION AGENDA ITEM**  
**2020-06-SUB**  
**WEST GLEN, 3<sup>rd</sup> PLAT**  
**FINAL PLAT**

**APRIL 6, 2020**

**SUBJECT:**

A request for a final plat of West Glen, 3rd Plat

**Prepared By:**

Julie Hurley  
Director of Planning and  
Community Development

**Reviewed By:**

Paul Kramer  
City Manager

**ANALYSIS:**

The subject property is owned by JMK Partners, LLC, plat prepared by Atlas Surveyors. The applicant is requesting approval of a 4 lot final plat for the West Glen residential development. The property is currently vacant and zoned PUD, Planned Unit Development. The property was originally platted as Tract A as part of the West Glen, 1<sup>st</sup> Plat, approved by the Planning Commission on September 11, 2017. A request to rezoning the subject property from R1-6, High Density Single Family to PUD, Planned Unit Development was recommended for approval by the Planning Commission on October 1, 2018. That rezoning was requested in order to develop the townhomes that are currently proposed as part of this plat application.

The subject property is 2.32 acres in size, and is currently undeveloped. The site lies to the east of 20<sup>th</sup> Street, directly south of New Lawrence Road. The plat consists of 4 residential lots with an average size of 20,775 square feet. Each lot will be developed with a townhome consisting of 2 units, for a total of 8 residential units in the development. Also included are associated utility easements and dedication of new public right-of-way, as well as Tract A which is reserved for landscaping and monument signage.

The plat was reviewed at the January 15, 2020 Development Review Committee meeting. All issues identified have been addressed or will be addressed at the time of construction.

The associated preliminary plat for the development is also on this agenda.

Staff recommends approval of the West Glen 3<sup>rd</sup> Plat, Final Plat.

**ACTION/OPTIONS:**

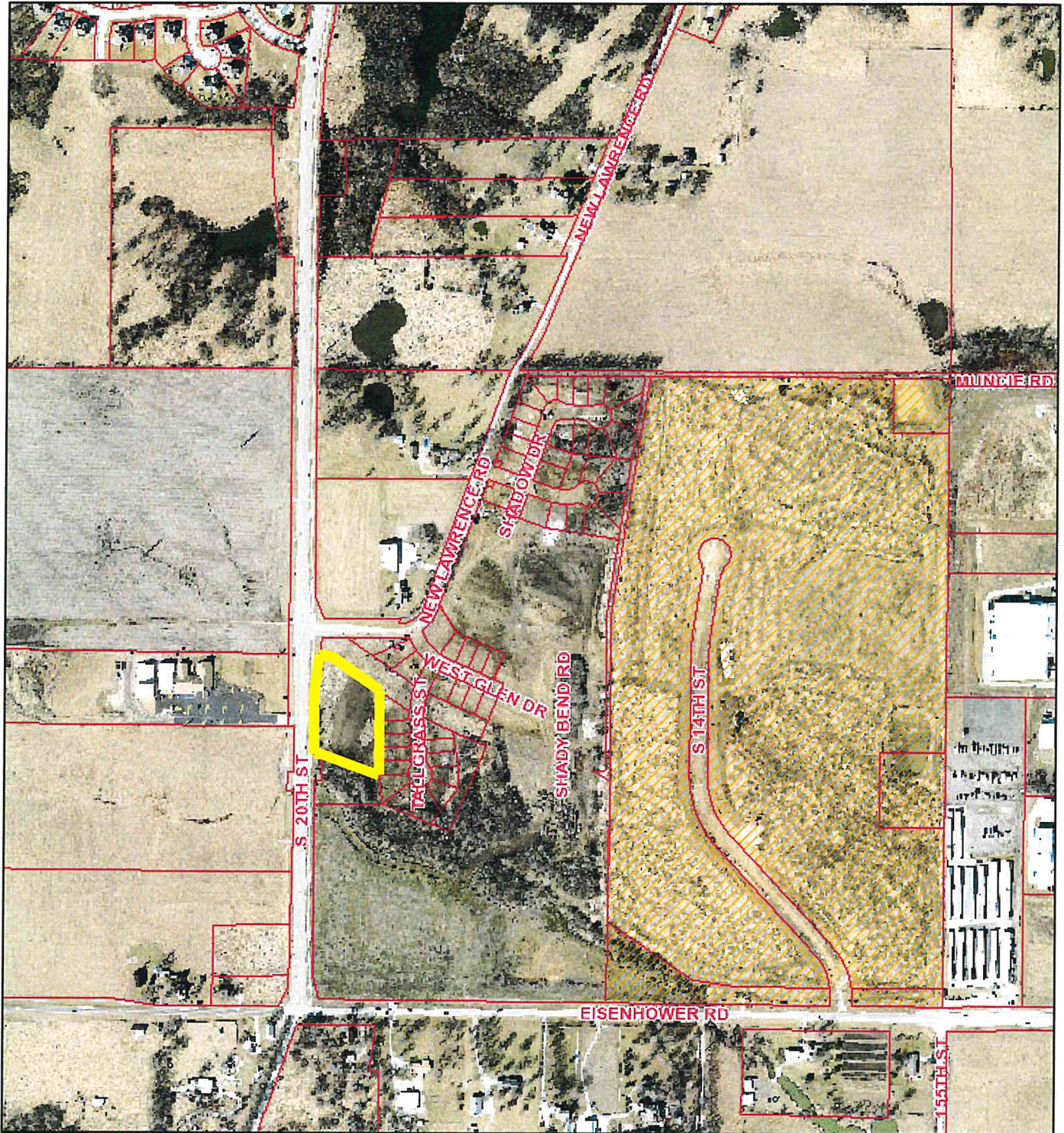
- Approve the Final Plat
- Deny the Final Plat
- Table the issue for additional information/consideration.

**ATTACHMENTS:**

Location map  
Application materials

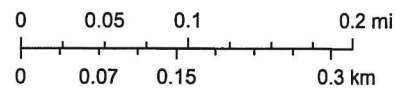


# West Glen, 3rd Plat



4/1/2020, 10:55:41 AM

1:9,028



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## Development Review Committee Meeting Thursday, January 16, 2020

Committee members present: City Manager Paul Kramer, Assistant City Manager Taylour Tedder, Director Public Works Mike McDonald, Deputy Director Public Works Mike Hooper, Chief Building Inspector Hal Burdette, Police Chief Pat Kitchens, Fire Marshall Andy Brooks, Planning Director Julie Hurley, City Planner Jacquelyn Porter and Administrative Assistant Michelle Baragary.

### **NEW BUSINESS:**

- ***West Glen – Lot A: Preliminary Development Plan***
  - Attendees: Mike Reilly & Brett Napier
  - Lot A is located at the intersection of 20<sup>th</sup> Street and New Lawrence Rd. This is a revised plan (looking to revise the layout and make the cul-de-sac a public street). The property is zoned PUD. The units will be on a slab, no basement. A storm room will be in the garage. Units will be 2-car tandem, roughly 1430 sqft living space, 2 bedroom, 2 full bath, covered and screened patio.
  - Needs to be a 10' u/e and 10' setback to the north of Lot 5
  - Fire separation was discussed and will be addressed at the time of building permit
  - Plat will go to Planning Commission in March

### **OLD BUSINESS:**

None

### **OTHER BUSINESS:**

None

Meeting adjourned at 2:08 p.m.



act No. 2020-06 SUB

Received. Prelim + Final Plat  
ing concurrently. MS  
Fee: \$350.00 (Fee required if  
preliminary plat not previously filed)  
Date Paid N/A  
Received By \_\_\_\_\_  
Hearing Date 3-2-20  
Publication Date N/A

**FINAL PLAT APPLICATION**  
CITY OF LEAVENWORTH

NAME OF SUBDIVISION/PROJECT: West Glen, 3rd Plat

NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)

NAME: JMK Partners, LLC

STREET ADDRESS: P.O. Box 9

CITY: Leavenworth STATE: KS ZIP: 66048

PHONE: 913-684-1234 FAX: 913-682-8136 EMAIL: mike@reillyandsons.com

NAME OF DEVELOPER: (If Corporation, include name and address of Director or President)

NAME: Same as Above

STREET ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

NAME OF ATTORNEY OR AGENT:

NAME: N/A

STREET ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME OF ENGINEER PREPARING PLAT: Roger Dill, RLS

COMPANY: Atlas Surveyors

STREET ADDRESS: 207 S. 5th Street

CITY: Leavenworth STATE: KS ZIP: 66048

PHONE: 913-682-8600 FAX: 913-682-8606 EMAIL: roger.dill@atlassurveyors.com

PARCEL NO: Part of R14497 & R14495 SEC.TWP.RNG. Sec 15 T09S R22E

ZONING OF SUBJECT PROPERTY: PUD CURRENT LAND USE: Graded for Subdivision

TOTAL ACREAGE: 2.32 ac NUMBER OF LOTS: 5

LEGAL DESCRIPTION: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY) \_\_\_\_\_

DATE OF PRELIMINARY PLAT APPROVAL: \_\_\_\_\_

#7077

**PLANNING COMMISSION AGENDA ITEM  
2020-07-SUB**

**MOONLIGHT LAKE  
PRELIMINARY PLAT**

**APRIL 6, 2020**

**SUBJECT:**

A request for a preliminary plat of Moonlight Lake

**Prepared By:**

Julie Hurley  
Director of Planning and  
Community Development

**Reviewed By:**

Paul Kramer  
City Manager

**ANALYSIS:**

The subject property is owned by Limestone Land Company, LLC, plat prepared by Hahn Surveying. The applicant is requesting approval of a 9 lot preliminary plat for the Moonlight Lake residential development. The property is currently vacant and zoned R1-25, Low Density Single Family Residential District.

The subject property is 45.54 acres in size, and is currently undeveloped. The site is addressed as 4500 New Lawrence Road, and is situated between New Lawrence Road and 20<sup>th</sup> Street. The plat consists of 9 residential lots with an average size of 5.1 acres. Also included are associated utility easements.

The plat was discussed at the March 5, 2020 Development Review Committee meeting. All issues identified at that time will be addressed prior to construction commencing on any of the lots.

The associated final plat for the development is also on this agenda.

Staff recommends approval of the Moonlight Lake Preliminary Plat.

**ACTION/OPTIONS:**

- Approve the Final Plat
- Deny the Final Plat
- Table the issue for additional information/consideration.

**ATTACHMENTS:**

Location map  
Application materials  
DRC Minutes











## Development Review Committee Meeting Thursday, March 5, 2020

Committee members present: City Manager Paul Kramer, Assistant City Manager Taylour Tedder, Director Public Works Mike McDonald, Deputy Director Public Works Mike Hooper, Chief Building Inspector Hal Burdette, Police Chief Pat Kitchens, Fire Marshall Andy Brooks, City Clerk Carla Williamson, Planning Director Julie Hurley, City Planner Jackie Porter, and Administrative Assistant Michelle Baragary.

### NEW BUSINESS:

- **4500 New Lawrence Rd – Moonlight Lake Final Plat**
  - Attendees: Lance Lozenski (developer), Larry Hahn (surveyor), Chris Storm (engineer – sanitary sewer), Justin Lozenski
  - 45 acre lot into 9 residential lots
  - Waiting for NOI from the State
  - Need construction cost estimate and 125% bond for the City Commission meeting
  - At end of construction – need payment of 6% inspection fee
  - Need KDHE approval of sewer plans
  - Need plans for what will be done on New Lawrence Rd
  - Need calculations showing steep slopes are less than 10f/s in the sewer
  - Discussed that the dam will be left as-is
  - Discussed the Landslide Hazard zone layer on GIS and the need for a geologist or engineer to provide a report if building is in the hazard (red) area
  - They will add to covenants or other method allowing city personnel to access sewer line from all lots
  - Lots 2 and 3 will have a shared driveway (existing curb cut). Lot 4 will use an existing curb cut. Lots 1 and 5-9 have individual driveways.
    - All driveways must be paved. Must request a variance through the Board of Zoning Appeals if wanting gravel portions of any of the driveway.





Date of Meeting: 4-6-20

Project No. 2020-08 SUB

OFFICE USE ONLY

Application No. 7090

Fee: \_\_\_\_\_ (Pd. Prelim. Plat)  
(\$350 plus \$10 per lot over 5 lots)

Date Paid \_\_\_\_\_

Received By \_\_\_\_\_

NOH, N2PO, Publication - NA

FINAL PLAT APPLICATION  
CITY OF LEAVENWORTH

NAME OF SUBDIVISION/PROJECT: Moonlight Lake

NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)

NAME: Limestone Land Company, LLC / Lance Lozenski

STREET ADDRESS: 17096 Eisenhower Road

CITY: Leavenworth STATE: Ks ZIP: 66048

PHONE: 913-927-3474 FAX: \_\_\_\_\_ EMAIL: L.Lozenski@att.net

NAME OF DEVELOPER: (If Corporation, include name and address of Director or President)

NAME: Limestone Land Company, LLC / Lance Lozenski

STREET ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

NAME OF ENGINEER PREPARING PLAT:

NAME: Larry Hahn, LS

STREET ADDRESS: PO Box 41

CITY: Lansing STATE: Ks ZIP: 66043

COMPANY: Hahn Surveying

PHONE: 913-547-3405 FAX: \_\_\_\_\_ EMAIL: hahnsurvey@gmail.com

PARCEL NO: 102-10-20.02 SEC.TWP.RNG. 10-T9S-R22E

ZONING OF SUBJECT PROPERTY: R1-25 CURRENT LAND USE: Agriculture

TOTAL ACREAGE: 45.54 NUMBER OF LOTS: 9

LEGAL DESCRIPTION: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY)

DATE OF PRELIMINARY PLAT APPROVAL: running concurrent w/ final plat.

SIGNATURE OF OWNER(S)

Lance Lozenski Date: 2-18-2020

State of Kansas, County of Leavenworth, SS  
Signed or attested before me on February 18, 2020 by Lance Lozenski.

Michelle Baragary Notary  
(Seal) Appointment Expires 8-16-20





PLANNING COMMISSION AGENDA ITEM  
2020-08-SUB

MOONLIGHT LAKE  
FINAL PLAT

APRIL 6, 2020

**SUBJECT:**

A request for a final plat of Moonlight Lake

  
\_\_\_\_\_  
**Prepared By:**  
Julie Hurley  
Director of Planning and  
Community Development

  
\_\_\_\_\_  
**Reviewed By:**  
Paul Kramer  
City Manager

**ANALYSIS:**

The subject property is owned by Limestone Land Company, LLC, plat prepared by Hahn Surveying. The applicant is requesting approval of a 9 lot final plat for the Moonlight Lake residential development. The property is currently vacant and zoned R1-25, Low Density Single Family Residential District.

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Staff recommends approval of the Moonlight Lake Final Plat.

**ACTION/OPTIONS:**

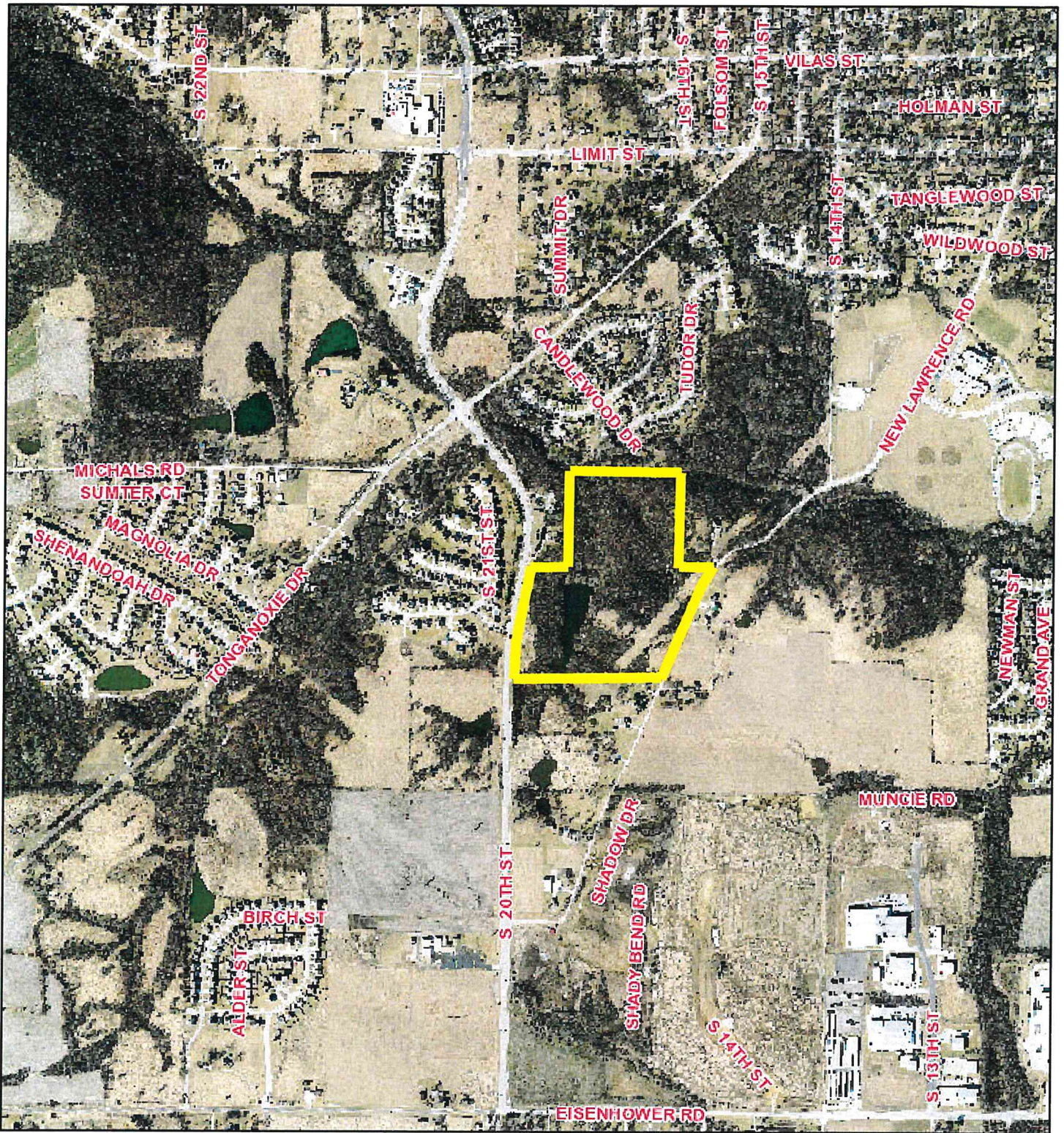
- Approve the Final Plat
- Deny the Final Plat
- Table the issue for additional information/consideration.

**ATTACHMENTS:**

Location map  
Application materials  
DRC Minutes

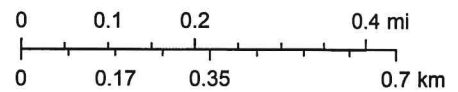


# Moonlight Lake



4/1/2020, 10:59:26 AM

1:18,056



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## Development Review Committee Meeting Thursday, March 5, 2020

Committee members present: City Manager Paul Kramer, Assistant City Manager Taylour Tedder, Director Public Works Mike McDonald, Deputy Director Public Works Mike Hooper, Chief Building Inspector Hal Burdette, Police Chief Pat Kitchens, Fire Marshall Andy Brooks, City Clerk Carla Williamson, Planning Director Julie Hurley, City Planner Jackie Porter, and Administrative Assistant Michelle Baragary.

### NEW BUSINESS:

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- Need plans for what will be done on New Lawrence Rd
- Need calculations showing steep slopes are less than 10f/s in the sewer
- Discussed that the dam will be left as-is
- Discussed the Landslide Hazard zone layer on GIS and the need for a geologist or engineer to provide a report if building is in the hazard (red) area
- They will add to covenants or other method allowing city personnel to access sewer line from all lots
- Lots 2 and 3 will have a shared driveway (existing curb cut). Lot 4 will use an existing curb cut. Lots 1 and 5-9 have individual driveways.
  - All driveways must be paved. Must request a variance through the Board of Zoning Appeals if wanting gravel portions of any of the driveway.



Project No. 2020-07 SUB

Date of meeting: 4-6-20

OFFICE USE ONLY  
Application No. 7088  
Fee: 390.00  
(\$350 plus \$10 per lot over 5 lots)  
Date Paid 2-18-20  
Received By SA  
NOH, N2PO, Publication - NA

**PRELIMINARY PLAT APPLICATION  
CITY OF LEAVENWORTH**

NAME OF SUBDIVISION/PROJECT: Moonlight Lake 4500 New Lawrence Rd.

NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)  
NAME: Limestone Land Company, LLC / Lance Lozenski

STREET ADDRESS: 17096 Eisenhower Road

CITY: Leavenworth STATE: Ks ZIP: 66048

PHONE: 913-927-3474 FAX: \_\_\_\_\_ EMAIL: L.Lozenski@att.net

NAME OF DEVELOPER / ATTORNEY OR AGENT: (If Corporation, include name and address of Director or President)  
NAME: Limestone Land Company, LLC / Lance Lozenski

STREET ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME OF ENGINEER PREPARING PLAT: Larry Hahn, LS  
COMPANY: Hahn Surveying

STREET ADDRESS: PO Box 41

CITY: Lansing STATE: Ks ZIP: 66043

PHONE: 913-547-3405 FAX: \_\_\_\_\_ EMAIL: hahnsurvey@gmail.com

PARCEL NO: 102-10-20.02 SEC.TWP.RNG. 10-T9S-R22E

ZONING OF SUBJECT PROPERTY: R1-25 CURRENT LAND USE: Agriculture

TOTAL ACREAGE: 45.54 NUMBER OF LOTS: 9

LEGAL DESCRIPTION: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY)  
\_\_\_\_\_

**Manner in which improvements will be made:**

Streets:	<input type="checkbox"/>	By Developer	<input type="checkbox"/>	By Benefit District
Sanitary Sewers:	<input checked="" type="checkbox"/>	By Developer	<input type="checkbox"/>	By Benefit District
Waterlines:	<input checked="" type="checkbox"/>	By Developer	<input type="checkbox"/>	By Benefit District

I/We, the undersigned, certify that I/we am/are the owner of the property described above and that is subject to this request for review of a subdivision under the rules of the Subdivision Regulations of the City of Leavenworth, Kansas.

Signature: Lance Lozenski Date: 2-15-2020

Date of meeting: 4-6-20