

CITY OF LEAVENWORTH PLANNING COMMISSION
COMMISSION CHAMBERS, CITY HALL
100 N 5th Street, Leavenworth, Kansas 66048
REGULAR SESSION
Monday, April 5, 2021
6:00 PM

CALL TO ORDER:

Commissioners Present

Claude Wiedower
Sherry Hines Whitson
James Diggs
Joseph Burks
Chris Murphy
Mike Burke
Linda Bohnsack

Commissioners Absent

City Staff Present

Julie Hurley
Jackie Porter
Michelle Baragary

Mike Burke, Claude Wiedower, Joseph Burks, Chris Murphy, Linda Bohnsack, Julie Hurley, Jackie Porter and Michelle Baragary were present in the commission chambers. James Diggs and Sherry Hines Whitson participated remotely.

Chairman Burke called the meeting to order at 6:00 p.m. and noted a quorum was present.

APPROVAL OF MINUTES: February 1, 2021

Chairman Burke asked for comments or a motion on the minutes presented for approval: February 1, 2021. Mr. Wiedower moved to approve the minutes as presented, seconded by Mr. Murphy and approved by a vote of 6-0. Ms. Bohnsack abstained.

OLD BUSINESS:

None

NEW BUSINESS:

Chairman Burke changed the order of the agenda.

- 1. 2021-08 REZ – 711 MARSHALL STREET (CUSHING MEMORIAL HOSPITAL)**
Public hearing has been rescheduled to Monday, May 5, 2021 at 6:00 p.m.

- 2. 2021-10 SUB – THE BRANCHES ADDITION NO. 3 – PRELIMINARY PLAT**
Consider a preliminary plat for The Branches Addition No. 3.

Chairman Burke called for the staff report.

City Planner Jackie Porter stated the subject property is owned by Reilly Development, LLC, plat prepared by Napier Engineering. The applicant is requesting approval of a 46 lot preliminary plat for The Branches Addition residential development. The property is currently vacant and zoned R1-6, High Density Single Family Residential District.

The subject property is 25.09 acres in size, and is currently undeveloped. The site lies between South 20th Street and Tonganoxie Drive. The plat consists of 46 residential lots with an average size of 15,763 square feet. The maximum lot size is 39, 235 sqft and the minimum lot size is 8,400 sqft. Also included are associated utility easements, open space/drainage easements and emergency access.

The Development Review Committee (DRC) reviewed the plat at their December 10, 2020 meeting. The proposed plat at the meeting was modified to the current preliminary plat in March. The items discussed at that time of the December meeting included the two access points: the first access point to the east and the second access point would be from Tract B to the south, the need for a Home Owner's Association, and it was also noted the need to address threatened and endangered species.

Storm water and sewer plans have been submitted, and Public Works is in the process of reviewing. Public Improvement Plans will be finalized and approved by Public Works prior to the recording of the final plat.

Fire Marshall has been in coordination with Napier Engineering in regards to the second fire access dedicated by Tract A.

ACTION/OPTIONS:

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

Chairman Burke called for questions from commissioners about the staff report.

Mr. Burke asked if the applicant owns the property to the east since there will be an access point there.

Mike Reilly, applicant, stated the property to the east is owned by Evergy. Mr. Reilly stated there have been discussions with Evergy about installing a construction road but that does not appear to be an opportunity at this time.

Planning Director Julie Hurley stated it is her understanding Evergy plans to construct substations on that property in 2025. Once Evergy gets the property carved out for substations the rest of the land would potentially be open for purchase or development. The applicant would have the possibility for connection through the Evergy land at that time.

Mr. Burke asked for clarification that the only access point at this time would be through Tract B to the south.

Mr. Reilly responded in the affirmative. He further stated he is not the original developer of The Branches. It is his understanding the original developer left Tract B as a secondary site to have access to the subject property. Mr. Reilly has spoken with emergency services about possibly constructing a turf road at this access point, which would hold emergency vehicles and would not be utilized on a

daily basis by daily traffic. The grade on Tract B is such that if a hard-surfaced road was constructed, it would cause issues for the homeowners of the lots to each side of Tract B. This is still being worked through with emergency services.

Mr. Wiedower asked about the Public Works comment on the DRC minutes about the NW cul-de-sac may need some change.

Mr. Reilly responded he made changes in the original site plan that was presented at DRC. The changes were based off the depth of the sanitary sewer in that particular cul-de-sac. Mr. Reilly further stated the pond will be improved and will act as an amenity as well as a water detention facility.

With no other questions or comments, Chairman Burke called for a motion. Mr. Wiedower moved to approve The Branches Addition No. 3 preliminary plat, seconded by Mr. Burks and approved by a vote of 7-0.

3. DRAFT 2030 COMPREHENSIVE PLAN

Present draft presentation of the Comprehensive Plan.

Chairman Burke called for the staff report.

Planning Director Julie Hurley stated in December 2019, the City entered into a contract with Shockey Consulting to provide services for a Comprehensive Plan update. Since that time, Shockey has completed multiple sessions with the Stakeholder Focus Group, joint sessions with the City Commission and Planning Commission, as well as a public engagement process that included two virtual public participation meetings. The final Comprehensive Plan will be the culmination of all input received throughout the process.

Staff from Shockey Consulting will give an overview of the draft chapters of the Plan and to facilitate a discussion related to the content of the chapters. Pending the results of this discussion, a final document will be prepared and presented to the City Commission for formal adoption.

Shelby Ferguson with Shockey Consulting presented a presentation on where we are at in the process and what the framework of the process has been over the past 15 months. Further discussion was on the provided handouts (see Appendix A).

Chairman Burke called for questions/comments from the commissioners.

Mr. Wiedower asked what the positive economic impact would be if developers built \$150K homes in Leavenworth versus the typical \$300K plus homes in Leavenworth.

Ms. Ferguson stated a \$150K home does not mean it is low income only or not a quality home that will not be maintained. Attracting developers who will build homes like this will help maintain the current population at St. Mary University, as they will be able to afford a home in this price range. It will also attract employers, and within that return, individuals and employees are not going to necessarily look to go to Missouri to other areas outside of your city limits; to be able to stay within a 15-minute drive of their employer.

Ms. Ferguson further stated having affordable housing that your residents aren't spending over 30% of their income on a house will attract more people to live here, will bring in more jobs and will attract that ability to have more businesses.

Ms. Bohnsack stated the city has a large stock of older homes. The trend towards renovation has benefitted the city to help keep that cost of living down, which attracts people.

Ms. Ferguson stated she spoke about infill housing but you want to make sure what you do put in there will still go with the character of the neighborhood. Looking at the design guidelines, policies and how future development can impact the economic piece of the community; and get the rooftops in to fill in the yellow area but also be sure you do not lose the historic piece of the community. Must find how to have future development but also the historic piece and weaving it together to make sure everything is cohesive in respect of the character areas.

Mr. Murphy stated his concern is the amount of agriculture and green space that is taken away and brought in the future land use. Does not want Leavenworth to become a small Kansas City. Leavenworth is known for its hometown appeal and that will play a big part in the city's future.

Ms. Ferguson stated one thing to consider within all of the single-family residential, a local action has been written in that would require all future developments to require a certain amount of green space and open space. What this does is conserve spaces but it also in turn gives recreational, accessibility and walkability to nearby parks for future developments.

With no other questions, Ms. Ferguson discussed the future of Metropolitan stating currently a lot of Metropolitan is single-family residential with commercial near Ft. Leavenworth. Ms. Ferguson asked the commissioners their thoughts on maintaining most of Metropolitan as residential or for it to evolve into more commercial or a mixed use.

Ms. Hurley stated as more houses on Metropolitan are being lost just through attrition, do we want to encourage people to rebuild single-family homes or encourage a different use.

Mr. Burks stated when the bridge becomes an attractive gateway to the city, having businesses in that location instead of homes will increase the potential of people staying in Leavenworth instead of going to Platte City or somewhere else. Mr. Burks further stated his opinion is the houses that are run down, run down to grass and then rebuild with businesses.

Mr. Burke stated it has been a problem getting businesses to Leavenworth and although the goal is to get business to come to Leavenworth until that point leave them green or encourage houses be built.

Mr. Wiedower stated Metropolitan has a high traffic flow; therefore, he believes this area should be more commercial than residential. Would provide great visibility for businesses.

Ms. Ferguson stated there has been discussion about turning Metropolitan more commercial with a few mixed-use areas, which will provide some rooftops.

Mr. Burke asked what the next steps were.

Ms. Ferguson stating the land use map can be revised with the Metropolitan corridor as more commercial. She will be meeting with the City Commission tomorrow to provide similar information, to include the edit for Metropolitan. As long as there are no other edits, comments or concerns with what is proposed, the Comprehensive Plan can be moved towards adoption.

Mr. Burks stated it is important to him that green space be included in the new communities being developed. He asked for more information on green space being included with developer's plans.

Ms. Hurley stated many cities require for new residential developments that a certain percentage of the land be devoted to green space and amenities. This is one of the recommendations in the Comprehensive Plan.

With no further comments or questions, Ms. Hurley stated the Planning Commission needs to provide a consensus to move forward with the Comprehensive Plan. The consensus can be provided with the changes that have been discussed identifying Metropolitan as more of a commercial corridor.

There was consensus by the Planning Commission to move forward with the 2030 Comprehensive Plan with the changes identifying Metropolitan as more of a commercial corridor.

With no other business, Chairman Burke adjourned the meeting.

The meeting adjourned at 7:24 p.m.

Minutes taken by Administrative Assistant Michelle Baragary.