Agenda
City of Baldwin City, Kansas Planning Commission
Tuesday, July 9, 2019 – 7:00 p.m.

I. Call to Order

II. Approve the minutes of the regular Planning Commission meeting held on June 11, 2019

III. Election of Officers

1. Chairperson
2. Vice-Chair
3. Secretary

III. Unfinished Business

None

III. New Business

1. To consider a preliminary plat for the Firetree Estates Phase 6A subdivision consisting of 13-lots and 2-Tracts situated north of Ridge Lane and westerly of N400 Road. The property is +/- 5.2 acres. (*Action Item – The Commission shall either approve, deny or modify the petition request*)

2. To Discuss amending the Zoning Regulations to modify off-street parking materials and single-family residential minimum parking stall standards; and to add a new section to the Zoning Regulations regulating shipping containers in all zoning districts. (*Discussion Item – Since this Amendment hasn't moved to the City Council for decision after a recommendation to approve the proposed Amendments, staff is bringing it back to ensure this is still the direction of the Commission*)

IV. Adjourn

Minutes
City of Baldwin City Planning Commission
June 11, 2019 at 7:00 P.M.

Location: Baldwin City Library, 800 7th Street, Baldwin City, Kansas

Chairperson Richard Dechant called the meeting to order at 7:00 P.M.

Members present included Richard Dechant, Matt Kirby, Dustin Baker and Ted Madl. Baldwin City staff present: Ed Courton, Community Development Director and Mattie Robertson Administrative Assistant Public Utilities Building. Commission member absent was Joe Salb.

Chairperson Dechant asked for a motion to approve the draft minutes of the regular meeting held on January 8, 2019 and February 2, 2019. Mr. Kirby made a motion and Mr. Baker seconded the motion to approve the minutes. Motion passed 4-0.

There being no unfinished business, Chairperson Dechant moved on to new business.

Chairperson Dechant opened the public hearing to hear the item under New Business:

1. To consider a Development Plan to install a fence at a height of 5.5 feet within a corner lot front yard setback situated at 819 8th Street.

The applicant Jon Warren stated he has four dogs with three of them having special needs. He would like the proposed fence in order to keeps his dogs safe. Ed Courton spoke on the request relating to setbacks and the zoning district that would allow for a fence to be installed in this area. The neighbor who would be directly impacted by the fence was asked for consent and provided a letter of support. The fence will not negatively impact the neighborhood based upon its design and location.

Mr. Baker made a motion and Mr. Madl seconded the motion to approve the fence location and proposed height with staff recommendations. Motion passed 4-0

Chairperson Dechant moved onto agenda item 2:

2. To consider a Development Plan to construct a porch within the two front yard setbacks of a corner lot for an existing residence located at 503 Dearborn Street.

The applicant Wayne Jarvis described the plan to construct a wraparound porch in place of the existing dilapidated porch situated on the property. He stated the new porch setback would actually be longer than the neighbors and their existing porches. He provided pictures of the proposed porch. Ed Courton stated that this property is located in an older neighborhood and this porch would enhance the appearance of the property and be consistent with setback of existing residences. The property is in a planned University district, which allows for relaxation of building setbacks, as part of development plan review and approval.

There being no further questions from the Commission, Mr. Kirby moved Mr. Baker seconded a motion to approve the Development Plan. The motion passed 4-0.

Chairperson Dechant moved onto agenda item 3:

> 3. To consider a rezone from Single-Family Residential "R-1B" to Planned Unit Development "PUD" and Conceptual Plan approval for a two-family senior residential development consisting of fourteen (14) lots and a maximum total dwelling units of twenty-eight (28). The property is +/- 9.4 acres and situated to the west of Ileene's Way and Blaze Blvd

Chairperson Dechant explained the Planning Commission will review and decide on this request and make a recommendation to be forwarded to the City Council for final decision.

The applicant's representative, Dean Grob, presented a quick overview of the planned unit development. The PUD consists of 14 lots and a total of 28 dwelling units, and it will provide senior housing for residents at or over 55 years of age. The PUD will have covenants and restrictions to address the age of residents and architectural design requirements. Mr. Grob stated that there would be an increase in traffic associated with the development, but it would be comparable to a single-family development of 20 or more lots. Mr. Grob also stated that they haven't finished a drainage study and will complete one, if the rezone and conceptual plan is approved. Both Tracts A and B have sufficient area to manage future stormwater run-off. The applicant believes that this project will be a benefit to the community and the existing floodplain will act as a buffer between the project and the existing single-family homes to the east.

Chairperson Dechant asked whether or not the PUD would include property maintenance issues such as lawn care and snow removal. Mr. Grob stated they have not fully looked into that issue, but are looking into individual lot ownership, as opposed to rentals. Details will be developed later in the planning process. Chairperson Dechant asked about the trees on the property and if the ultimate goal was to either keep them or remove most of them. Mr. Grob says the developer will remove many of the trees due to the construction of a road and building pads, but they intend to retain as much as possible. Chairperson Baker voiced concerns about traffic, going from R-1B to PUD and having only one access point to the site. Mr. Grob explained that they added the street extension to continue a road network to the west, but when that would happen, he just didn't know. Mr. Grob mentioned that the 2003 IBC does allow for 30 units on a single access road. No a traffic study has not been done at this point but if that is needed they can perform one. Chairperson Kirby was also concerned about the traffic and the impacts from this development. Chairperson Kirby was also worried about the hard surface run-off and water flowing into the creek.

Chairperson Dechant opened up the public hearing to the audience.

Albert Taylor asked who the members of the planning commission were and staff residing at the table. Commissioners and staff introduced themselves. Mr. Taylor chose to move to Baldwin City because he liked the area and chose his house due to the back of his house is private with the creek nearby. Mr. Taylor asked if a traffic impact study, water diversion study, bridge plan,

seismic study, environmental studies were submitted. Mr. Taylor has concerns with emergency vehicle access and children in the area. Ed Courton says that none of those studies were submitted to staff at this point. Mike Ettedge had concerns with traffic during the construction. Mr. Ettedge would like to see limitations on operating hours for construction of the site. Boyd Lund stated that the 2010 Comprehensive Plan for the area included green space or park land and to provide buffer zones as the city grew. Mr. Lund also stated that this development is multi-family development and it is being wedged in to the area. Mr. Lund insists that it was never planned this way and all residents felt it should be open space. Mr. Lund was concerned that no traffic study has been done and feels that we are already over the comprehensive plan traffic requirements for the Firetree subdivision. Most importantly, he is concerned about the creek, and the ability of the development to satisfactorily address stormwater run-off along with the existing erosion and flooding problems with the creek.

Mike Brungardt stated that he is opposed to the rezone and conceptual plan, and disagrees with staff's analysis and the developer's conclusions. Mr. Brungardt says he appreciates what the planning commission does and appreciates what Ed does. Mr. Brungardt does disagree with a lot of the elements of the PUD, but doesn't want it to be taken as criticism or with any animosity. Mr. Brungardt started with concerns that the project is not in conformance with the city's comprehensive plan and, more specifically, the site in question is designated as agricultural. Mr. Brungardt also stated his concern with additional elements of the PUD: the city will not be able to enforce an age restriction development; the development will significantly increase traffic generated from this project - a 46% increase in the trips in and out of the Firetree development; noncompatibility of two-family adjacent to single-family, the project's road is a cul-de-sac and inconsistent with development regulations pertaining road and block lengths; the project violates the subdivision regulations in many sections, namely the road length and radius; the project doesn't have a drainage plan and it is necessary for evaluation of the project; the project violates planning principles; and the project's application is incomplete and inconsistent with intent and application of the PUD ordinance.

Nancy Stewart stated that she is very concerned about the removal of trees onsite, and it would make existing creek problems worse. Mrs. Stewart is also concerned about traffic and with vehicles parking on the streets, there will not be enough room for emergency vehicles. Deb Marsh asked how the project would affect the property value of their home. Ms. Marsh also stated that she is close to 55 years old and would be able to live in the PUD, if approved, and she believes the traffic generated from the development would be significant.

Chairperson Dechant closed the public hearing and asked Mr. Courton to respond to the public comments. Mr. Courton stated that the PUD will be difficult to enforce, but it could be enforced since it is a PUD, staff can place a requirement to restrict the development to seniors only per advice from the city's land use attorney. Mr. Courton further stated the request was for a rezone to PUD and approval of a conceptual plan; staff has provided sufficient conditions of approval to address the concerns of the public and to ensure the development meets the intent of the PUD ordinance and zoning and subdivision regulations; many of the studies and application materials were deferred by staff until the rezone and conceptual plan was approved. Since the PUD was outside of the existing floodplain, staff felt comfortable deferring the studies and other application materials until later. If approved, all the studies and application materials will be

submitted and reviewed prior to final plat or development plan approval. If the Commission disagrees with staff for deferring the studies and application materials, then the Commission can continue the hearing until all materials are submitted; the project is not multi-family per definitions in the comprehensive plan and zoning regulations; the traffic generated from the development will be significant, but it is within the Comprehensive Plan perimeters – Firetree Avenue is described as a collector and is shown as such on existing and future transportation maps and this makes the adjacent road segments of Blaze Blvd and Flame Way well below the maximum traffic allowed by the comprehensive plan. Mr. Courton also provided a basic traffic analysis based on 10 trips generated for single-family residence per day; explained why a traffic study was not required; explained how Ileene's Way is determined by staff as a local access road and the project has two cul-de-sacs; explained why staff didn't require a drainage plan at this point due to cost and the development will be outside of the existing floodplain; explained the difference between Euclidean and other more flexible planning concepts; explained how the project was consistent with the PUD ordinance and comprehensive plan. If the Commission disagreed with staff's analysis, then it could recommend denial; and Mr. Courton is in favor of revising the existing construction specifications in regards to street widths, drainage standards and requirements to analyze traffic generated from developments, but the rezone and conceptual plan must be reviewed under the existing codes and specifications.

Mr. Madl made a motion to recommend approval of the rezone and conceptual plan with the inclusion of staff's conditions of approval and Chairperson Dechant seconded the motion. The motion failed with a 2-2 vote. Dissenting votes were from Matt Kirby and Dustin Baker. Staff will move forward a recommendation to deny to rezone and conceptual plan to City Council.

Seeing no further business, Chairperson Dechant stated he would entertain a motion to adjourn.

Mr. Dechant moved and Mr. Baker seconded a motion to adjourn the meeting at 8:55 pm
The motion passed 4-0.

Respectfully submitted by:

Mattie Robertson, Administrative Assistant

TO: Planning Commission
FROM: Ed Courton, Community Development Director
DATE: July 5, 2019
PROJECT: Firetree Estates Phase 6A, Preliminary Plat

OWNER/APPLICANT:
Baldwin Land Company, Inc
PO Box 616
Baldwin City, Kansas 66049

Public Hearing:	July 9, 2019	Planning Commission only

PROJECT SUMMARY

The developer is requesting preliminary plat approval for thirteen (13) two-family residential lots on a property consisting of +/- 5.23 acres. The project site is situated northerly of Ridge Lane and westerly of N400 Road.

City staff is recommending approval contingent on thirteen (13) conditions of approval.

ANALYSIS

Land Uses – The proposed development will consist of two-family dwelling units, and it is consistent with the underlying zoning district of R-2 "Two-Family Residential." The property is inconsistent with the Comprehensive Plan designation of Agricultural, even though the Planning Commission forwarded a favorable recommendation and the City Council approved a rezone from R-1B to R-2 on November 20, 2018. All Agricultural designated properties were rezoned to single-family residential in 2010. Overall, the property is generally consistent with the existing Comprehensive Plan.

Access - The site will be accessed via existing Ridge Lane. The developer will construct a new local access road to provide access to all lots onto Ridge Road, classified as a cul-de-sac.

Subdivision Variances: - The developer is requesting three (3) subdivision rule exemptions (variances), pursuant to Section 6-101 of the Subdivision Regulations. The rule exemptions are as follows: 1) to increase the maximum length of the cul-de-sac by three feet from a maximum distance of 600 to 603 feet; 2) reduce the proposed cul-de-sac radius from a required 60-foot to 50-foot, as per Section 4-102 (18); and 3) reduce the majority of the proposed lot depths from the standard 120-foot, as per Section 4-105 (2), to the proposed lot depths shown on the preliminary plat. City staff, including Rob Culley, Public Utilities Director and Terry Baker, Fire Chief are not opposed to the three requests and would recommend approval.

Phasing – No phasing is proposed at this time.

Compatibility - The development will be compatible with surrounding properties. The property is situated in the NW corner of the city. County rural zoning is located immediately to the north and northeast of the property. The R-1B district is situated to the west, south and southeast. The proposed two-family dwelling units can be compatible with the surrounding single-family residential properties.

Utilities/Infrastructure – The developer has submitted civil plans and the plans are currently under review by city staff. Infrastructure is readily available to the site. Prior to recordation of the plat, the civil plans must be approved. This will be addressed in a Subdivision Improvement Agreement and must be approved by the City Council prior to recording the plat.

It should be noted that an addition waterline must be constructed to serve the subject property and the existing Firetree subdivision to provide a necessary second waterline. A second waterline is required to provide potable water and water pressure in case of an emergency and, in the event, the existing main waterline serving the existing subdivision from 6th Street is unable to be used. Without an additional waterline, the entire subdivision is vulnerable. It is a standard practice to loop water systems and to have two source points to provide continual water service. A second waterline will be addressed in a future Subdivision Improvement Agreement with the final plat, and the Agreement will address how the waterline will be designed, constructed and funded.

Stormwater Facility – The stormwater plans have been reviewed by the city's engineering consultant (BG Engineering) and some revisions are required for the plan to be approved. Staff is proposing additional drainage easements (D/E) widths to be included on all new contoured lots to ensure the lots when developed are consistent with the stormwater plan, as proposed.

Topography – According to the applicant's Stormwater Management Plan, the site varies in elevation from northeast to the southwest/south at approximately 4.5 – 5.5 % with a few 6 – 10 % slopes.

Subdivision Improvement Agreement –Prior to Recordation of the Final Plat, this Agreement must be finalized to the satisfaction of both parties. This Agreement specifies the timing, funding and responsibility of installing the required infrastructure to the subdivision.

Homeowner's Association ("HOA") – The HOA will be responsible for the preservation and maintenance of the stormwater management facility, two Tracts and any amenities.

PUBLIC INPUT

As of the date of this report, city staff has not received any public comment regarding this preliminary plat.

RELATED CODES:

2008 Comprehensive Plan:

https://www.baldwincity.org/DocumentCenter/View/122/Comprehensive-Plan-2008-PDF

2010 Subdivision Regulations:

https://www.baldwincity.org/DocumentCenter/View/123/Subdivision-Regulations-PDF

2010 Zoning Regulations:

https://www.baldwincity.org/DocumentCenter/View/131/Zoning-Regulations-PDF?bidId=

(*Please note: the above codes are not updated. Specific references to codes are accurate though*)

STAFF RECOMMENDATIONS

Staff recommends approval of the Firetree Estates Phase 6A Preliminary Plat and recommends the following thirteen (13) conditions of approval be attached to the motion of approval:

1. Prior to Final Plat approval, the developer shall provide any restrictive covenants pertaining to the property.
2. Prior to Final Plat approval, the developer shall provide certification by the Douglas County Clerk showing that all due or unpaid taxes have been paid in full.
3. Prior to Final Plat approval, the developer shall provide a platting binder (title report).
4. Prior to site grading, a grading and erosion control plan shall be approved to the satisfaction of the Public Works Director.
5. Prior to Final Plat approval, drainage easements shall be extended inward on all lots to include the contoured slopes in the rear of the lots, excluding Lot 8.
6. Prior to recordation of the plat, all civil plans (street, sewer, water, drainage and other infrastructure plans) and the Subdivision Improvement Agreement shall be approved by the City.
7. Prior to Final Plat submittal, the following note shall be depicted on the plat, "*The Homeowners Association shall operate and maintain the stormwater management facility depicted on Tract B. The stormwater management facility shall include, but are not limited to the detention basin, culverts, control structures, inlets and associated open apace/recreation areas.*" *Said wording may be modified by the City prior to recordation of the plat.*
8. Prior to Final Plat submittal, the following note shall be depicted on the plat, "*The front yard setback shall be 25 feet per Ordinance#1378. Side and rear yard setbacks shall conform to the underlying zoning district.*" *Said wording may be modified by the City prior to recordation of the plat.*
9. Prior to Final Plat submittal, the following note shall be depicted on the plat, "*Drainage Easements - No grading or altering of the land nor placement of any structures, including fences shall be allowed within all drainage easements, unless approval is granted by the City and in conformance to the approved*

subdivision grading and stormwater management plan." Said wording may be modified by the City prior to recordation of the plat.

10. Prior to Final Plat submittal, all approved subdivision rule exception(s) shall be described under General Notes.
11. All civil plans shall show city utilities situated within the Ridge Road rights-of-way and 10-foot utility easements shall be inserted along the front property lines of all lots.
12. A note under General Notes shall state, "No on-street parking is allowed in the cul-de-sac turnaround and this note shall be included in all applicable legal documents.
13. A note shall be inserted under General Notes stating the Minimum Building Elevation Opening for Lots 9-13.

Decision: The Commission shall review the submitted preliminary plat application and application materials. The Commission shall approve or deny the preliminary plat, or may request modifications to the plat, as deemed necessary, to carry out the spirit and intent of the Subdivision Regulations.

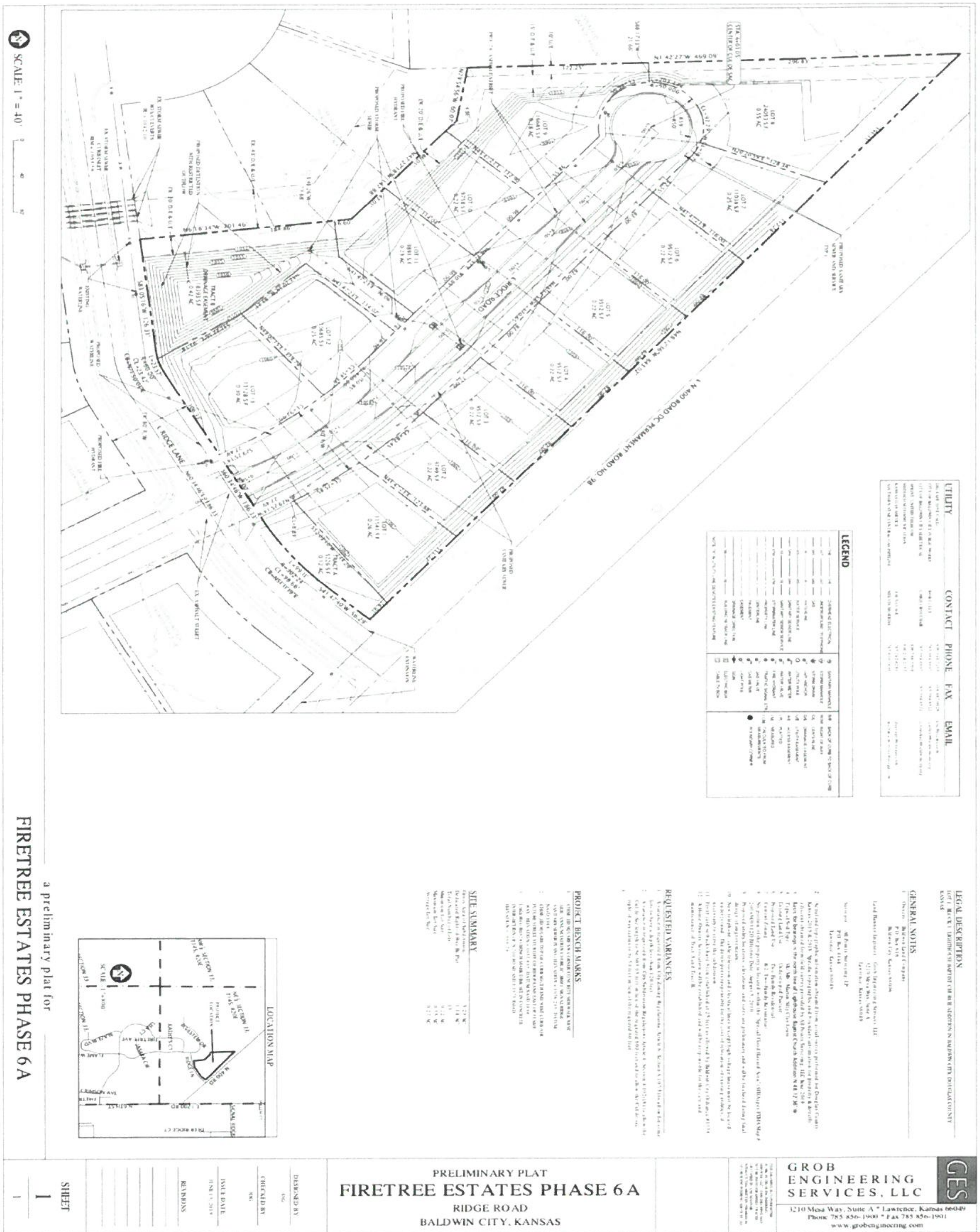
MOTIONS:

*****Approval with Conditions *****

I move the Baldwin City Planning Commission Approve the Firetree Estates Phase 6A Preliminary Plat, including staff's thirteen (13) conditions of approval, as meeting all the requirements of the City of Baldwin City's Subdivision Regulations and also being in the interest of the public health, safety and welfare.

***** Denial *****

I move the Baldwin City Planning Commission Deny the Firetree Estates Phase 6A Preliminary Plat, as NOT meeting all the requirements of the City of Baldwin City's Subdivision Regulations and being contrary to interest of the public health, safety and welfare.


PRELIMINARY PLAT
FIRETREE ESTATES PHASE 6A
RIDGE ROAD
BALDWIN CITY, KANSAS
GES
GROB ENGINEERING SERVICES, LLC
3210 Mesa Way, Suite A * Lawrence, Kansas 66049
Phone 785 856-1900 * Fax 785 856-1901
www.grobengineering.com
SHEET
1
FIRETREE ESTATES PHASE 6A
a preliminary plat for
LEGEND
UTILITY
CONTACT
PHONE
FAX
EMAIL
LEGAL DESCRIPTION
GENERAL NOTES
REQUESTED VARIANCES
PROJECT BENCH MARKS
SITE SUMMARY
LOCATION MAP
SCALE: 1" = 40'
RIDGE ROAD
RIDGE LANE

Section No. NE Quarter Section 33
Township No. 14 South
Range 20 East

Subdivision No. Firetree Estates Phase 6A
Date Filed 6-13-19

APPLICATION FOR PRELIMINARY PLAT APPROVAL

Name of Subdivision Firetree Estates Phase 6A

General Location

Northeast of Firetree Estates Phase 4 - Ridge Road off of Ridge Lane

Name of Property Owner Baldwin Land Company, Inc.

Address P.O. Box 616, Baldwin City, Kansas 66006 Phone 785 766-7500

Name of Agent J. Dean Grob, Grob Engineering Services, LLC

Address 3210 Mesa Way, Suite A Phone 785 856-1900

Name of Surveyor or Engineer All Points Surveying, LP

Address P.O. Box 4444, Lawrence, KS 66046 Phone 785 832-2121

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat: 5.23 Acres

2. Number of Lots:

   a. Residential 13
   b. Commercial
   c. Industrial
   d. Other 2 Tracts

   Total Number of Lots 13

3. Minimum Lot Frontage: 82.0 Ft.

4. Minimum Lot Area: 9512 Sq. Ft.

5. Existing Zoning R-2

6. Proposed Zoning R-2

7. Public Water Supply Yes (Yes, No) Name Baldwin City, Kansas

8. Public Sanitary Sewers Yes (Yes, No) Name Baldwin City, Kansas

9. Health Department Approval (where applicable) N/A (Yes, No)

10. Lineal Feet of New Street:

a. Ridge Road - 80' R/W 563 Ft.
b. _____ R/W _____ Ft.
c. _____ R/W _____ Ft.
d. _____ R/W _____ Ft.
e. _____ R/W _____ Ft.

TOTAL 563 Ft.

11. Sidewalk adjacent to all streets? Yes Yes _____ No

The owner herein agrees to comply with the requirements of the Subdivision Regulations for Baldwin City, as amended, and all other pertinent resolutions and regulations of Baldwin City, and Statutes of the State of Kansas. It is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature _____

Agent (if any) J. Dean Grob, Grob Engineering Services, LLC

FOR OFFICE USE ONLY:

Received by _____

Date _____

Fee Submitted _____

PRELIMINARY PLAT CHECK LIST

Name of Subdivision Firestree Estates Phase 6A Date 6-13-19

Name of Owner Baldwin Land Company, Inc.

Name of Subdivider Baldwin Land Company, Inc.

Name of Person who Prepared the Plat J. Dean Grob, Grob Engineering Services

Signature of Person who Completed this Check-List John Dean Grob Digitally signed by John Dean Grob DN: cn=John Dean Grob, o, ou, email=jdgrob@grobengineering.com, c=US Date: 2019.06.13 08:49:20 -05'00'

Instructions:

The following check-list is to be completed by the Zoning Administrator and shall accompany the Preliminary Plat when it is submitted to the Planning Commission. If the answer to any of the questions is "No", a written explanation must accompany this check-list.

	Yes	No
A. Does the Preliminary Plat show the following information?	✓	
1. Name of the Subdivision.	✓	
2. Location of boundary lines and reference to section or quarter section lines.	✓	
3. Name and address of owner(s).	✓	
4. Name and address of subdivider(s).	✓	
5. Name of surveyor who prepared the Plat.	✓	
6. Scale of Plat, 1" = 100', or larger.	✓	
7. Date of preparation and north point.	✓	
8. Location, width and name of platted streets or other public ways, railroads and utility R/W, parks and other public open spaces and permanent buildings within or adjacent to the propose subdivision.	✓	
9. Location of existing sewers, water mains, gas mains, culverts or other underground installations, within or adjacent the proposed subdivision with pipe size, manholes and grades.	✓	

		Yes	No
10.	Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels of unsubdivided land.	✓	
11.	Topography at contour intervals of not more than two (2) foot referred to U.S.G.S. and location of water courses, bridges, wooded areas, lakes, ravines and other significant physical features.	✓	
12.	Arrangement of lots and their approximate sizes.	✓	
13.	Location and width of proposed streets, alleys, pedestrian ways and easements.	✓	
14.	General plan of sewage disposal, water supply and utilities, if public.	✓	
15.	Notation of type of sewage disposal and water supply if non-public.	✓	
16.	Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.	✓	
17.	Relationship to adjacent unsubdivided land.	✓	
B.	Does the proposed use of land conform to the Comprehensive Plan?	✓	
C.	Were twenty copies of the preliminary plat submitted?	✓	
D.	Preliminary Plat fee of $ 100 paid?	✓	

E. Comments:

CITY of BALDWIN CITY

June 18, 2019

Dear Property Owner:

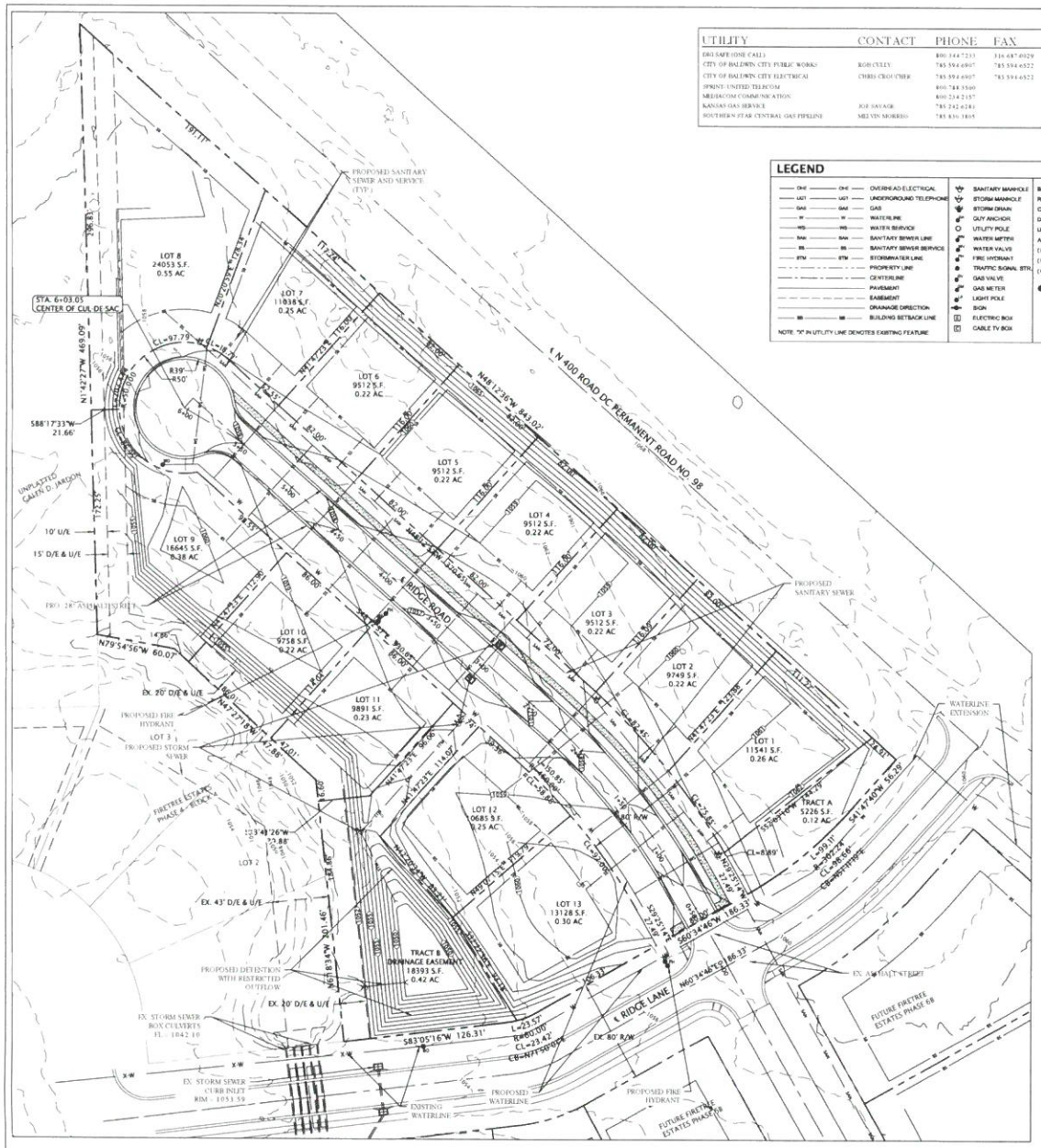
As a property owner within 200 feet (City) and 1,000 feet (County) of the proposed Firetree Estates Phase 6A Preliminary Plat subdivision. you are hereby notified that a **public hearing** will be held at the **Baldwin City Library located at 800 7th Street** on the following date:

Tuesday, July 9, 2019 at 7:00 p.m.

The owner is proposing a 13-lot subdivision (see attached preliminary plat map) and the property is depicted below and highlighted in yellow for your convenience:

The public hearing shall provide everyone with the opportunity to speak in favor of, or in opposition to, the request. Written comments will also be accepted and will be presented at the public hearing. Inquiries or written comments may be submitted to:

City of Baldwin City
Ed Courton, Community Development Director
PO Box 86
Baldwin City, KS 66047
785-594-6427



UTILITY	CONTACT	PHONE	FAX	EMAIL
811 SAFE (ONE CALL)		800.344.7233	316.687.6029	ksc@kscorp.com
CITY OF BALDWIN CITY PUBLIC WORKS:	ROB CULLY:	785.594.6907	785.594.6522	rcully@baldwincity.org
CITY OF BALDWIN CITY ELECTRICAL	CHRIS CROUTHER	785.594.6907	785.594.6522	ccrouther@baldwincity.org
SPRINT/ UNITED TELECOM		800.788.3500		
MEDIACOM COMMUNICATION:		800.244.2157		
KANSAS GAS SERVICE	JOE SAVAGE	785.242.6281		jjsavage@mwgas.com
SOUTHERN STAR CENTRAL GAS PIPELINE	MELVIN MORRIS:	785.830.1805		melvin.a.morris@sstrgp.com

LEGEND

OHE — OVERHEAD ELECTRICAL	SANITARY MANHOLE	B/B	BACK OF CURB TO BACK OF CURB
UGT — UNDERGROUND TELEPHONE	STORM MANHOLE	ROW	RIGHT-OF-WAY
GAS — GAS	STORM DRAIN	CL	CENTERLINE
W — WATERLINE	GUY ANCHOR	D/E	DRAINAGE EASEMENT
WS — WS — WATER SERVICE	UTILITY POLE	U/E	UTILITY EASEMENT
SAN — SAN — SANITARY SEWER LINE	WATER METER	A/E	ACCESS EASEMENT
SS — SS — SANITARY SEWER SERVICE	WATER VALVE	(P)	PLATTED
STM — STM — STORMWATER LINE	FIRE HYDRANT	(M)	MEASURED
PROPERTY LINE	TRAFFIC SIGNAL STR.	(CM)	CALCULATED FROM MEASUREMENTS
CENTERLINE	GAS VALVE		BOUNDARY CORNER
PAVEMENT	GAS METER		
EASEMENT	LIGHT POLE		
DRAINAGE DIRECTION	SIGN		
BB — BB — BUILDING SETBACK LINE	ELECTRIC BOX		
	CABLE TV BOX		

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE

LEGAL DESCRIPTION

LOT 1, BLOCK 1, LIGHTHOUSE BAPTIST CHURCH ADDITION IN BALDWIN CITY, DOUGLAS COUNTY KANSAS

GENERAL NOTES

1 Owners: Baldwin Land Company
P.O. Box 616
Baldwin City, Kansas 66006

Land Planner/Engineer: Grob Engineering Services, LLC
3210 Mesa Way, Suite A
Lawrence, Kansas 66049

Surveyor: All Points Surveying, LP
P.O. Box 4444
Lawrence, Kansas 66046

2 Aerial and topographic information obtained from aerial survey performed for Douglas County Kansas 2015 & 2018. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by All Points Surveying, LLC June 2019.
3 Basis for bearings is the north line of Lighthouse Baptist Church Addition N 48°12'36" W
4 Typical Soil Type: Mc/Mb - Martin Silty Clay Loam
5 Existing Land Use: Undeveloped Pasture
6 Proposed Land Use: Two Family Residential
7 Current Zoning: R-2, Two Family Residential
8 No portion of the property is located within the "Special Flood Hazard Area" (SFHA) per FEMA Map # 20045C0132D Effective Date: August 5, 2010
9 Proposed utility locations, elevations, and sizes are preliminary and will be finalized during final design of improvements
10 New telephone, cable television and electrical lines (except high voltage lines) must be located underground. The developer is responsible for the cost of relocation of existing utilities, if necessary to serve the subdivision
11 Front yard setbacks have been established at 25 feet as allowed by Baldwin City Ordinance #1578
12 A Home Owners Association will be established and will be responsible for the care and maintenance of Tract A and Tract B

REQUESTED VARIANCES

1 A variance is requested from City Zoning Regulations: Article 6: Section 6-107(5) to allow for some lots to have a depth less than 120 feet
2 A variance is requested from City Subdivision Regulations Article 4: Section 4-102(18) to allow the Cul-de-Sac length to be 603.05 feet in lieu of the required 600 feet and to allow the Cul-de-sac right-of-way radius to be 50 feet in lieu of the required 60 feet
3

PROJECT BENCH MARKS:

1 CHISELED SQUARE SW CORNER CONCRETE SIDEWALK WEST SIDE "ANNUNCIATION CHURCH" (B46) (NATIONAL RIDGE SANITARY SEWER PLANS) ELEVATION = 1076.295 DATUM NAVD 1988
2 CHISELED SQUARE TOP OF CURB SOUTH END WEST CURB FOR 31TH ST. STREET STUB OFF OF RIDGE LANE EAST OF FLAME WAY ELEVATION = 1057.885 DATUM NAVD 1988
3 USGS H44(B092) BENCH MARK DISK SET IN CONCRETE INTERSECTION OF N 2100 ROAD AND E 1575 ROAD ELEVATION = 1066.24

SITE SUMMARY

Gross Area of Subdivision	5.23 AC
Dedicated Right of Way By Plat	1.14 AC
Total Number of Lots	13
Minimum Lot Size	0.22 AC
Maximum Lot Size	0.55 AC
Average Lot Size	0.27 AC

LOCATION MAP

SCALE: 1" = 40' 0 40' 80'

a preliminary plat for

FIRETREE ESTATES PHASE 6A

GES
GROB ENGINEERING SERVICES, LLC
3210 Mesa Way, Suite A * Lawrence, Kansas 66049
Phone 785 856-1900 * Fax 785 856-1901
www.grobengineering.com

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PRELIMINARY PLAT
FIRETREE ESTATES PHASE 6A
RIDGE ROAD
BALDWIN CITY, KANSAS

DESIGNED BY: JDG
CHECKED BY: JDG
ISSUE DATE: JUNE 13, 2019
REVISIONS

SHEET 1 / 1

BG CONSULTANTS
ENGINEERS · ARCHITECTS · SURVEYORS

*** by email only ***
Rob Culley, Director of Public Works
Baldwin City, Kansas

June 26, 2019

Re: Preliminary Plat Review
Firetree Estates Phase 6A, Baldwin City, KS

Dear Mr. Culley:

The following comments are provided based on our review of the Preliminary Plat for Firetree Estates Phase 6A dated June 13, 2019 and the supporting Stormwater Management Plan.

Preliminary Plat Comments:

1. No utility easements are shown for privately owned utilities on Lots 1-7, 12 and 13. Is it the developer's intent to place all utilities in the Ridge Road right-of-way?
2. We suggest placing minimum building low opening elevations on Lots 8 thru 13 and basing those elevations on the 1% chance rainfall event (100-year) plus 1 foot of freeboard abutting said lots for the drainage channel and/or detention pond on the back of the lots.
3. The waterline along Ridge Lane should be extended to N 400 Road and then to the southeast to provide a loop into the City's water system on N. 6th Street and a second point of service to this development.
4. Locate the proposed Ridge Road waterline 10 feet from the right-of-way line rather than the 4.5 feet shown on the preliminary plat.
5. The water service near the Sta. 2+25 (Left) is within 10 feet of the manhole. Consider shifting the manhole a sufficient distance to obtain 10 feet of clearance or consider realigning the water service to Lots 2 and 3 (also see related comment #6 below).
6. The length of sanitary sewer between the manhole at Sta. 2+25 (Left) and the manhole at the end of the cul-de-sac exceeds 400 feet. Consider moving the sanitary sewer manhole at Sta. 2+25 (Left) northwest to keep sanitary sewer runs at 400 feet (maximum) in length.
7. A utility easement (U/E) will be needed along the from of Lots 1 thru 8 for future maintenance of the sanitary sewer. Also, show sufficient U/E on the front of Lot 8 for the manhole shown on the lot. The size of U/E needed will be contingent on the depth of the sanitary sewer line.

Stormwater Management Plan Comments:

1. Baldwin City's *Manual of Practice for Water, Sewer, Residential Streets and Storm Drainage*, Section 5606.4.B. "Release Rate" limits the maximum release rate from any development in the 100-year and more frequent storms to 1.8 cfs per tributary acre. The release rate of 1.8 cfs per acre applied to this 5.23-acre development equates to 9.4 cfs. The proposed stormwater release rate is 14.01 cfs which exceeds the 1.8 cfs per acre but is lower than their calculated estimate of undeveloped stormwater runoff rate of 27.97 cfs. Baldwin City will either need to provide a variance for the development's stormwater release rate or the developer's Stormwater Management Plan will need to be revised.

2. Appendix B is labeled "Developed Conditions" but appears to match the undeveloped site conditions. Developer's engineer should provide confirmation/clarification that Appendix B is for undeveloped conditions (for the City's future reference to the report).
3. The report should include an Intensity-Duration-Frequency graph or table to document the rainfall intensity values used in the hydrograph analysis.
4. The future submittal of public improvement plans should include a grading plan and outlet structure details, including erosion control, for the proposed detention pond to confirm the improvements conform to the basis of design/analysis in the report.

Please call me at 785-840-7299 or email me at jason.hoskinson@bgcons.com if you have any questions.

Sincerely,

Jason Hoskinson, P.E., PTOE
Corporate Secretary

GROB ENGINEERING SERVICES, LLC
Site Planning & Land Development
Civil Engineering, Design & Consulting

Firetree Estates Phase 6A Preliminary Plat

June 28, 2019

Response to City & BG Consultants Comments

BG Letter:

Preliminary Plat

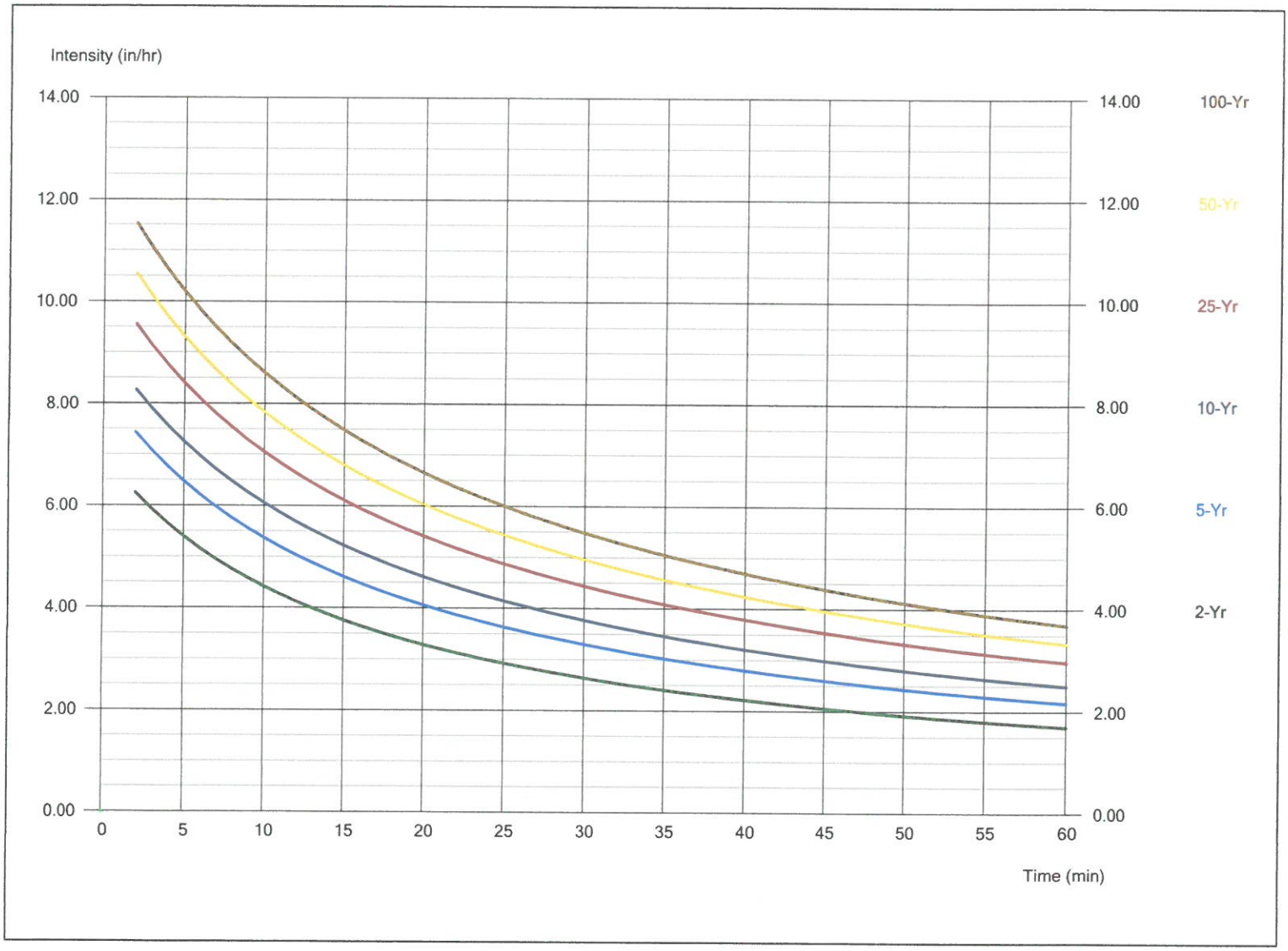
1. I was waiting on feedback on desired utility easements. 7.5' U/E has been added to the front of all lots.
2. Minimum Elevation of Building Openings (MEBO) has been added to Lots 9-13
3. Comment noted. Proposed waterline location shown.
4. Waterline location changed to 10' off R/W.
5. Water Service location changed.
6. Sanitary Sewer Manhole location changed. SS line now less than 400'.
7. See note 1.

Stormwater Management Plan

1. The maximum release rate does not meet the 1.8 cfs/ac, but it should be noted that the most recent APWA Specifications & Design Criteria Section 5600 Storm Drainage Systems & Facilities Subsection 5608.4(c) allows for 3.0 cfs/ac discharge. APWA recommended 3.0 cfs/ac in years past and for a period of time change that to 1.8 cfs/ac, but changed it back to 3.0 cfs/ac because it was too stringent on small developments. Note, the discharge from the pond is only 3.87 cfs which equates to 0.74 cfs/ac. The peak discharge is mostly due to the undetained run-off around the perimeter mostly undeveloped areas. These small areas amount to 1.93 cfs/ac.
2. Appendix B is mislabeled, it should read "Undeveloped Conditions".
3. IDF graph and table provided.
4. Noted.

Hydraflow IDF Curves

IDF file: rain.IDF



Hydrographs

Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 06 / 28 / 2019

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	63.5516	13.7000	0.8421	--------
3	0.0000	0.0000	0.0000	--------
5	70.7917	14.2000	0.8092	--------
10	79.3613	14.8000	0.8014	--------
25	88.8582	15.0000	0.7871	--------
50	98.6161	15.3000	0.7841	--------
100	109.5290	15.7000	0.7836	--------

File name: rain.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.40	4.42	3.76	3.29	2.92	2.64	2.41	2.22	2.06	1.92	1.80	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.48	5.37	4.62	4.06	3.64	3.30	3.03	2.80	2.61	2.44	2.30	2.17
10	7.25	6.06	5.23	4.62	4.15	3.77	3.46	3.21	2.99	2.80	2.64	2.50
25	8.41	7.05	6.11	5.41	4.87	4.44	4.09	3.79	3.54	3.32	3.14	2.97
50	9.31	7.83	6.80	6.03	5.44	4.96	4.57	4.24	3.96	3.72	3.51	3.33
100	10.19	8.60	7.48	6.65	6.00	5.48	5.05	4.69	4.39	4.12	3.89	3.69

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	2.20	0.00	3.30	4.25	5.77	6.80	7.95
SCS 6-Hr	0.00	2.60	0.00	3.40	2.60	4.60	5.20	5.80
Huff-1st	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Custom	0.00	1.75	0.00	2.80	3.90	5.25	6.00	7.10

Published in _____ *on the* _____ *day of* _____, *2017*

ORDINANCE NO _____

AN ORDINANCE AMENDING ZONING ORDINANCE #1247 OF THE CITY OF BALDWIN CITY, KANSAS AND AS SET FORTH IN CHAPTER 16 OF THE MUNICIPAL CODE OF THE CITY OF BALDWIN CITY, KANSAS, BY AMENDING ARTICLE 25 AND ADDING A NEW ANNOTATION (8) AND AMENDING ARTICLE 25 AND AMENDING SECTION 21-10, COLUMN 1 AND ARTICLE 26, SECTION 112, CITY OF BALDWIN CITY, KANSAS, DOUGLAS COUNTY, KANSAS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BALDWIN CITY, KANSAS, THAT:

SECTION 1

Zoning Ordinance #1247 of the City of Baldwin City, Kansas, and as set forth in Chapter 16 of the Municipal Code of the City of Baldwin City, Kansas be and the same is hereby amended as follows:

1. Article 26, Section 112 is hereby added as follows:

SHIPPING CONTAINERS AND PERSONAL STORAGE UNITS

Section 26-112

1. Definitions.

   a. Shipping containers: Any temporary structure that is a reusable, enclosed, semi-closed or open vessel, cargo container, or truck trailer which is used for the storage of freight, articles, goods, solid waste, personal belongs, commodities, or the like. Other names include container, storage container, freight contain, ISO container, cargo container, hi-cube container, conex box and sea can. "Intermodal" indicates that the container can be moved from one mode of transport to another. Shipping containers DO NOT include rail box cars, which were manufactured as an integral part of a vehicle, or which have or previously had permanently affixed wheels. Shipping containers consist primarily of a steel exterior, are manufactured to transport goods, and have external measurements of typically twenty (20) or forty (40) feet in length by eight (8) feet six (6) inches in height by eight (8) feet in width but can be smaller and still be defined as a shipping container.

   Shipping containers include standardized reusable vessels that were:

   (1) Originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; and/or
   (2) Originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition

includes the terms "transport containers" and "portable site storage containers" having a similar appearance to and similar characteristics of cargo containers; and/or

(3) For purposes of this chapter, cargo containers, railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not accessory storage buildings.

b. Personal storage units: A pre-fabricated unit, made of metal and/or wood, fully fabricated off-site and shall mean any container designed for the temporary storage of property and are typically rented to occupants of property for their storage use, and are delivered and removed by truck and/or trailer. Furthermore, this unit is delivered to and retrieved from a home or business for long term off-site or on-site storage. Portable Storage On Demand or "PODS" are a familiar trade name for such containers. These containers are not on a chassis and do not have axles or wheels. The size of the unit shall not exceed 150 square feet, unless approved by the City.

2. Storage on residential use properties.

a. Shipping containers, personal storage units, railroad cars, truck vans, converted mobile homes, travel trailers, recreational vehicles, bus bodies, vehicles, and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not permitted to be used as accessory storage buildings on property zoned residential or on property the primary use of which is residential.
b. Notwithstanding the provisions set forth in subsection A of this section, the temporary placement of personal storage units on residentially zoned properties, or on properties the primary use of which are residential, excluding the RP-3 zoning district, for the limited purpose of loading and unloading household contents shall be permitted for a period of time not exceeding 60 days in any one calendar year. No more than one container is allowed to be placed on a single-family or two-family residential property.
c. Notwithstanding the provisions set forth in subsection A of this section, a property owner, in any residentially zoned district, may use a shipping container for the temporary location of equipment and/or materials storage structure during construction which is taking place on the property where a shipping container is located, if the use of the shipping container is authorized pursuant to an active building permit. Such container must be removed from site prior to final inspection of the building permit or certificate of occupancy.
d. Notwithstanding the provisions set forth in subsection A of this section, personal storage units shall not be placed on rights-of-way, any drainage or utility easements or in any manner that creates a traffic visibility obstruction as determined by the City.
e. Notwithstanding the provisions set forth in subsection A of this section, personal storage units shall be placed on a hard surface, gravel or other city-approved surfaces free and clear of grass, weeds and other vegetation. All such units must be capable of sustaining vehicle

3. Shipping containers – Permitted locations.

The placement of a shipping container as an accessory storage use are limited to commercial and industrial zoning districts. Development Plan approval in accordance with Chapter 19 is required for the CP-4 zoning district.

4. Permit required – Development standards.

   a. A building permit is required in all commercial and industrial zoning districts prior to placement of a shipping container, ensuring effective anchoring/foundation according to the then most current edition of the International Building Code. The application shall show the proposed shipping container is accessory to the permitted use of the property and meets the placement criteria for the underlying zoning district.
   b. Shipping containers shall meet the setback requirements of the underlying zoning district.
   c. Shipping containers shall not be stacked above the height of a single container device, except for placement within industrially zoned districts.
   d. Shipping containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing. The exterior color shall be similar and compatible with the primary building and adjacent structures.
   e. As a condition of placement, shipping containers shall be required to be fenced or screened from abutting properties and/or rights-of-way pursuant to the provisions of the zoning regulations.
   f. Shipping containers shall not occupy required off-street parking, loading or landscaping areas.
   g. Shipping containers may only be used for the storage of materials that are incidental to the primary use on the site. No storage of hazardous or flammable materials are allowed. Materials stored within shipping containers are subject to review and approval by the fire department.
   h. Under no circumstance shall a container be used for human or animal habitation.
   i. No shipping container shall be placed on a lot which does not contain a principal structure, unless such lot is adjacent to and under the same ownership as a lot with a principle structure.
   j. The maximum size and height of the shipping container shall be 8.5 feet and 1,360 cubic feet (8x8.5x20) respectively.
   k. Graffiti shall be removed within 48 hours.
   l. Shipping containers may be placed in the front yard setback for seasonal sales or a temporary use for no more than 90 days per calendar year. The placement shall not create a traffic visibility obstruction as determined by the City.
   m. Shipping containers shall not be placed on rights-of-way, any drainage or utility easements or in any manner that creates a traffic visibility obstruction as determined by the City.

5. Conflicts.

   In the event any conflict exists between the provisions of this chapter and other currently existing provisions of the Code of the City of Baldwin City, Kansas or other ordinances of the city, the terms and provisions of this chapter shall take precedence and to the extent of any such conflict, the terms and conditions of any existing provisions of the Code of the City of Baldwin City, Kansas or other ordinances of the city shall be and hereby are amended insofar as necessary to conform to the provisions of this chapter.

6. Violations – Penalties.

Violation of this chapter shall be enforced pursuant to the procedures and penalties set forth in Code of the City of Baldwin City, Kansas as the same exists now or may hereafter be amended.

2. Article 25, Section 21-105 (8) is hereby amended and a new annotation (8) is added as follows:

"All required off-street parking and access drives in residential districts shall be paved, unless graveled prior to the adoption of this ordinance. Also, all other areas devoted to off-street parking or providing access to approved accessory buildings on residential properties may be graveled if required off-street parking is paved or existing parking and access drives are graveled.

3. Article 25, Section 21-10, Columns 1 and 2, "One-family dwellings" is hereby modified by the following text:

"One-family dwelling 2 per dwelling unit"

SECTION 2 EFFECTIVE DATE OF ORDINANCE. This Ordinance shall take effect on its passage and upon its publication as required by law.

Passed by the City Council this ___ day of _____, 201__.

_____
Casey Simoneau, Mayor

ATTEST: _____
Laura E. Hartman, City Clerk

(Approved as to Form):

_____
Blake Glover, City Attorney