

AGENDA

PLANNING COMMISSION
EDWARDSVILLE, KANSAS

August 17, 2016
7:00 p.m.

John Altevogt
Jeff Martinek

Mark Bishop
Bryan Smith
Ralph Eaton

Erin Harves
Tim Sweeten

-
1. Call meeting to order
 2. Minutes from May 18, 2016 Meeting
 3. New Business:
 - a. **Re-Plat PUBLIC HEARING** – 213 South 5th Street (2016-05-FTP) Wayne & Julie Burnett – Owner / Applicant.
 - b. **Tri-City Multimodal Redevelopment Plan Presentation**
 4. Staff Reports
 - a. Development Updates
 5. Planning Commission Comments
 6. Adjournment

MINUTES May 18, 2016

Members Present: John Altevogt, Erin Harves, Jeff Martinek, Tim Sweeten, Ralph Eaton

Staff Present: Dave Knopick, City Planner
Michael Webb, City Manager
Zack Daniel, Assistant to the City Manager/City Clerk

Regular Meeting

The regular meeting was called to order by Chairman Jeff Martinek at 7:05 p.m.

Minutes from April 20, 2016

Commissioner John Altevogt motioned to approve the minutes of April 20, 2016.

Commissioner Ralph Eaton seconded the motion.

The motioned carried 3-0-1, with Commissioner Martinek abstaining

New Business

(a) Re-Plat PUBLIC HEARING – 201 N. 4th St. (2016-04-FTP) Lois D. Roberts Revocable Trust, Owner/Kevin VanMaele, Selective Site Consultants and Roland McBride, Lovelace Associates, Applicant

City Planner Dave Knopick gave a brief summary of the item and introduced representatives of the applicants in the audience. He noted the property is zoned C-2 Commercial and was formerly in the K-32 Overlay District. The property owner's agent filed a re-plat application for approximately 2.045 acres of land. The proposal will plat the area as a single lot. The recommendation of staff is supports approval of the plat contingent on meeting the conditions outlined in the staff report and an additional condition to address potential easements along 4th Street and High Street to accommodate in place utilities and potential sidewalk provision. At this point Commissioner Eaton made the motion to open the public hearing. Commissioner Altevogt seconded the motion, which passed unanimously.

Helen B. Shore, 208 N. 4th St., asked who the applicant was for the zoning change. Mr. Knopick corrected her that there is no zoning change being considered as part of tonight's meeting, but that the application is from owner Lois D. Roberts Revocable Trust and her representatives.

Gary Green, 210 N. 4th, asked what the tax implications are associated with the re-plat. The City Manager noted that a tax parcel can be made up of multiple lots. Mr. Knopick also noted that a tax check is conducted at the County level when a plat is filed. Commissioner Altevogt confirmed that the County currently considers the whole area a single taxing entity.

Renee Braun, 204 N. 4th St., asked what was going in this area that is requiring the re-plat. Mr. Knopick noted that there is no official application for the area's future use. Anything that would go on this property would need go through a plan review process and necessitate a public hearing. Ms. Braun also stated she would have liked to receive a letter about this development, which Mr. Knopick noted that notices are required for property owners within 200 ft. and were sent out as required.

Suzy Green, 210 N. 4th St., asked if there was a limit on how many times a piece of property could be re-platted. Mr. Knopick noted that there is no statutory limit associated with the amount of time a property could be re-platted.

Monte Drennon, 403 High St., stated that he filed a protest petition when this property was originally re-zoned. He believed that action necessitated a "super vote", meaning the majority of the elected body, in order to pass. He said he does not recall any super vote being taken and was surprised that the area was zoned commercial. He asked staff to please review the history of this area and provide information on the status of that protest petition and how it eventually was rezoned. After providing some more details, Mr. Knopick asked that Mr. Drennon stay after the meeting to provide contact information. Mr. Drennon also asked that he be provided a list of allowable uses on C-2 zoned properties.

Gary Green took the podium a second time and thanked the staff and the Commissioners for providing the information at the evening's meeting.

Monte Drennon returned to the podium asking about easements and points of entrance into the area. Mr. Knopick answered that any potential development in the area would need to meet the applicable design requirements and go through the development plan review / public hearing process. It would be up to the developer to provide documentation that it could accommodate / address traffic in the area.

Hearing no further public comments, Commissioner Harves moved to close the public hearing. Commissioner Eaton seconded the motion, which passed unanimously. Mr. Knopick reiterated that the action of the Planning Commission at this meeting has nothing to do with the zoning of the property. It is simply a consolidation of multiple lots into a single parcel. He did state that staff will review the zoning history of the area in order to answer resident questions. Commissioner Sweeten then confirmed the conditions, to which Mr. Knopick added a condition related to possible adjustments of easements/rights-of-way based on conditions related to existing utility location.

Commissioner Sweeten made the motion to recommend approval to the City Council the re-plat of 201 N. 4th St. with the conditions detailed by staff. Commissioner Harves seconded the motion, which passed unanimously. Mr. Knopick stated the item will appear before the City Council at their June 13 meeting.

Staff Reports

Mr. Knopick noted that the City Council adopted the Zoning Ordinance at a previous meeting and staff is working on getting the whole of the ordinance online. Mr. Webb noted that there were minor edits made to a mathematical error in one section, minimum square feet in mobile homes, and removing language related to extended family dwellings. Mr. Knopick also noted that the Herff Jones expansion is progressing and INX is still awaiting corporate approval to finalize their expansion. Mr. Knopick and Mr. Webb also provided updates on the Village South at Edwardsville, which the City Council will consider a resolution to hold a public hearing on a redevelopment district associated with the development. If all things progress, the Planning Commission will review a TIF plan for conformance with the comprehensive plan at the July meeting.

Planning Commission Comments

Commissioner Altevogt corrected an earlier comment he made, stating that the County lists the 201 N. 4th St. area as two parcels and not one.

Adjournment

Chairman Jeff Martinek adjourned the meeting at 8:27 p.m.

The next scheduled meeting is June 15, 2016.

Minutes submitted by Zack Daniel, Assistant to the City Manager/City Clerk



**City of Edwardsville
Staff Analysis Report
Planning Commission August 17, 2016
Item 3a – PUBLIC HEARING Final Plat (Re-plat) 213
South 5th Street. (2016-05-FPT)**

General Information

Applicant: (Owner / Applicant) – Wayne and Julie Burnett

Location: 213 South 5th Street

Applications: Final Plat (Re-Plat)

Zoning & Overlay: R-2 Medium Density Residential Zoning District

Existing Land Use: Vacant

Background

On July 7, 2016 the property Owner's agent filed an application for a final plat (re-plat) of approximately 1/3 acres of land located on the east side of South 5th Street between Newton Street and Pacific Street. This property is part of the Edwardsville original town plat. The property is proposed to be platted as 1 lot and is located in the R-2 Medium Density Residential District.

Currently the site is vacant and zoned for residential use. Future use of the property is subject to further review and approval for zoning and development compliance per the R-2 district.

Per the City of Edwardsville Subdivision Regulations, the various utility providers in the area, as well as appropriate UG representatives, have been provided copies of the proposed final plat for review and comment. The final plat was also provided to the city consulting engineer for review and comment.

Analysis

The final plat application materials have been reviewed by the city planning and engineering consultants for conformance with the requirements of the Subdivision Regulations and other applicable polices and plans. As noted previously, the submitted final plat was also sent to the various utility providers and County surveyor for comment.

The review comments regarding the final plat were provided to the applicant on July 25, 2016. These comments were primarily technical in nature. The revised final plat submittal, received on August 3, 2016, has addressed these items.

Recommendation

Planning Commission to conduct public hearing to receive and consider public comment regarding this final plat / re-plat request.

In regard to a final plat, Article IV Section 13 of the City of Edwardsville Subdivision Regulations state:

- The Planning Commission shall approve a final plat if it is:*
- 1. Substantially the same as the approved preliminary plat;*

2. *There has been compliance with all conditions, restrictions and requirements of this ordinance and all other applicable ordinances of the City;*
3. *There has been compliance with any conditions that may have been attached to the approval of the preliminary plat.*

In light of the analysis and consideration of the standards for Planning Commission approval provided above, staff recommends approval of the final plat / re-plat with the following conditions:

1. Clean-up of any general typographical errors.
2. Meet the submittal and filing requirements of the County Surveyor.

If approved by the Planning Commission, this plat will be forwarded to the City Council for approval and acceptance of public rights-of-way, easements and dedications.

Attachments

- Property Location Map
- Application Material: Final Plat / Re-plat Materials

General Location Map 213 South 5th Street Re-Plat

Case # 2016-05-FPT
August 17, 2016





City of Edwardsville
Staff Report
Planning Commission August 17, 2016
Item 3b – Village South at Edwardsville – TIF Plan Review

Background

On January 20, 2016 a preliminary plan for approximately 27.18 acres of land located on the east side of North 110th Street near the I-70 interchange was considered by the Planning Commission. The property was proposed to be developed as a mixed-use development including commercial uses (retail, hotel, conference, restaurant, and convenience) and multi-family use (with accessory functions). The Planning Commission recommended approval of the proposed preliminary plan with a number of conditions. Subsequently the preliminary plan with conditions was considered by the Governing Body and resulted in the approval of the preliminary plan with conditions, but without multi-family use being a part of the plan.

The approved preliminary plan includes 2 Hotels (185 rooms) with a restaurant and 22,000 square feet of conference / meeting room space on approximately 7.46 acres; approximately 31,250 square feet of convenience / fast food / retail uses on approximately 4.89 acres; and approximately 10.37 acres open space for future development. Since the approval of the preliminary plan the developer has been working to address the plan conditions and pursue a development agreement with the City of Edwardsville including Tax Increment Financing (TIF).

As part of the TIF process a Redevelopment (TIF) Project Plan is provided for consideration and approval by the City. Before a Redevelopment (TIF) Project Plan may be considered by the City Council at a public hearing and formally adopted, the Planning Commission must first examine the proposed redevelopment project plan and make a finding that the plan is consistent with the City's Comprehensive Plan for development.

Analysis

The comprehensive plan for the City of Edwardsville, "*The Edwardsville Plan*," was adopted on February 27, 2012. This plan serves as the guiding document for land use and development related recommendations, decisions, policies and ordinances for the City of Edwardsville staff, Planning Commission and City Council. By articulating the community vision, goals and objectives regarding growth and development the plan also is available for use by citizens, property / business owners and developers as they consider making various investments in the community via property use, development or improvements to ensure that such investment aligns with the vision of the community.

The Village South at Edwardsville TIF District was established on June 27, 2016 by Ordinance 965. Attached for your review is the proposed Project Plan (Project Area 1) for Village South at Edwardsville. The Project Plan (Project Area 1) contemplates construction of the 2 Hotels with a restaurant and conference / meeting space; convenience / fast food / retail uses; and surface parking (the "Project") consistent with the approved preliminary plan. The layout of the Project on the site is different than the approved preliminary plan as the developer has been working to address comments and conditions related to the preliminary plan approval. The Project is located on the property at 323 / 325 North 110th Street and is included in the approved Village South preliminary plan (noted above). The Project Plan includes both private and public TIF reimbursable costs and the priority and term for reimbursement of the TIF Reimbursable Costs will be set forth in a Disposition & Development Agreement entered into between the developer and the City.

The City's Comprehensive Plan identifies this area as a mixed-use area. Within the comprehensive plan the narrative regarding mixed-use is as follows:

Mixed-Use

The mixed-use designation means exactly what the name suggests: developments composed of many different types of uses. A mixed-use area may consist of a variety of uses, such as retail sales, offices, restaurants, public services and residential units, in a compact, vibrant setting at a pedestrian-oriented scale. For most mixed-used developments, the layout and appearance of the buildings are more important than the proposed use of the building. Such developments should be served by a system of connector and local streets, as well as sidewalks and pedestrian pathways. Mixed-use areas often contain a central point of activity, such as a town square or main street. The intensity of uses is highest at the central point and decreases as you move away, generally creating a transition to low density residential.

Additionally, the property is zoned C-2 Commercial Retail and the preliminary plan was approved with the uses proposed in the Project.

Given this context, staff would suggest Project Plan, as proposed, is consistent with the City's Comprehensive Plan for the reasons noted below and requests the Planning Commission consider adopting such findings as their own:

- The Project Plan is in keeping with the approved preliminary plan for the Village South at Edwardsville development and complies with the existing C-2 Commercial Retail zoning district.
- The Project Plan is located in the northwest corner of a larger mixed-use area identified in the comprehensive plan and will provide a transition from the adjacent interstate and 110th Street arterial to other future land uses via planned roadway and pedestrian connections.
- The Project, being in close proximity to the I-70 / 110th interchange, reflects the value of the property for commercial development and use.
- Construction of Project Plan will spur future development in the area that will include uses other than commercial. The mixing and connecting of uses between 110th Street and I-435 north of Riverview is an important concept set forth in the comprehensive plan.

Recommendation

Staff recommends that the Planning Commission find this project plan to be consistent with the Comprehensive Plan for the City of Edwardsville per the analysis provided above and approve the draft resolution.

Attachments

- Village South at Edwardsville Redevelopment (TIF) Project Plan
- Draft Planning Commission Resolution
- Link to the *Edwardsville Plan* at <http://www.edwardsvilleks.org/planning-development/documents/the-edwardsville-plan-comprehensive-plan>

RESOLUTION # _____

A RESOLUTION MAKING CERTAIN FINDINGS IN CONNECTION WITH THE REDEVELOPMENT PROJECT PLAN FOR PROJECT AREA 1 WITHIN THE VILLAGE SOUTH AT EDWARDSVILLE TIF DISTRICT IN THE CITY OF EDWARDSVILLE, KANSAS.

WHEREAS, in accordance with K.S.A. 12-1772(b), all redevelopment project plans for redevelopment projects within the City of Edwardsville, Kansas (the “City”), are to be reviewed by the Planning Commission of the City of Edwardsville, Kansas (the “Planning Commission”), in order for the Planning Commission to make certain findings with respect to such plans; and

WHEREAS, the Planning Commission has received and considered the Redevelopment TIF Project Plan, Village South at Edwardsville Redevelopment District, Project Area 1 (the “Project Plan”) in accordance with K.S.A. 12-1772(b); and

WHEREAS, before the Governing Body of the City may consider the adoption of the Project Plan, the Planning Commission must find that the Project Plan is consistent with the intent of the comprehensive plan for development of the City; and

WHEREAS, in accordance with K.S.A. 12-1772, the proposed Project Plan includes (a) a summary of the feasibility study, (b) a reference to the redevelopment district plan that identifies the redevelopment project area set forth in the Project Plan that is being considered, (c) a description and map of the redevelopment project area to be redeveloped, (d) the relocation assistance plan, if required, (e) a detailed description of the buildings and facilities proposed to be constructed or improved in the redevelopment project area, and (e) any other information the Governing Body of the City deems necessary to advise the public of the intent of the Project Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds and determines that the proposed Project Plan is consistent with the intent of the comprehensive plan for development of the City.

ADOPTED by the Edwardsville Planning Commission this 17th day of August, 2016.

Jeff Martinek
Chairman

ATTEST:

Zachary Daniel
Assistant to the City Manager/City Clerk



**City of Edwardsville
Staff Report
Planning Commission August 17, 2016
Item 3b – Tri-City Multimodal Redevelopment Plan Presentation**

Background

The Mid-America Regional Council (MARC) has been providing partial funding and planning resource tools to local communities as part of the Planning Sustainable Places (PSP) program on a bi-annual basis since 2013. As part of the application process in 2015 the City of Bonner Springs, the City of Edwardsville, and the Unified Government of KCK / Wyandotte County worked to together to identify a joint project for potential funding. As part of the application each community made a commitment to provide local funding as a percentage match to PSP funds supplied from the federal and state government.

The resulting application of the joint effort was for the Tri-City Multimodal Redevelopment Plan and Quiet Zone Study, which was awarded funding in 2015. For the past year the three cities involved in the project have been represented on a project steering committee and through attendance by citizens at various public events and activities. Through this planning process the Tri-City Multimodal Plan has been developed and a draft version of the plan is being presented to the Planning Commission by the consultant team that was selected to work with the communities on this project.

Analysis

This project covers and provides a vision for the entire stretch of the K-32 corridor from downtown Bonner Springs to I-70 in Kansas City, Kansas, including concepts for unifying the corridor and addressing multimodal alternatives in the future, it is important to note that a number of recommendations and action steps directly impact Edwardsville. Corridor signage and typical rights-of-way cross-sections provide guidance on addressing the overall desired feel and function of the corridor.

Specifically, the plan discusses the future development of the vicinity around 4th Street and K-32 (Kaw Drive) with specific action steps for future land use, transportation and place-making. This future development vision is presented in two phases. The recommended actions include improving pedestrian and bicycle connectivity, and a mixture of residential, commercial, and public uses including a park. The plan implementation matrix identifies the timing and responsibility for implementing the action steps.

At this time the presentation is intended to demonstrate that the consultants have met their contractual obligation for the project and to provide the Planning Commission with information regarding the formulation and content of the plan. The Planning Commission is not being asked to adopt the plan at this time. Details regarding the plan will be reviewed at subsequent meeting(s) to consider if the Edwardsville Comprehensive Plan should be amended to incorporate the recommendations of the Tri-City Multimodal Redevelopment Plan.

Recommendation

Staff recommends that the Planning Commission recommend acceptance of the Tri-City Multimodal Redevelopment Plan to the City Council as presented in fulfillment of the project scope and deliverables per the project contract.

A link to the plan documents is provided below for review and reference by the commission members prior to the Planning Commission meeting.

Attachments

- Link to the *Edwardsville Plan* at <http://www.edwardsvilleks.org/planning-development/documents/the-edwardsville-plan-comprehensive-plan>
- Link to the **Tri-City Multimodal Redevelopment Plan:**
<http://www.edwardsvilleks.org/DocumentCenter/View/663>