
Planning Commission Agenda

Call to Order

Pledge of Allegiance

Roll Call

Consent Agenda

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on September 23, 2024.

Regular Agenda

1. **New Life Church Rezoning 24-303-01 (Public Hearing)** – Located east of the intersection of Grand St and Moonlight Rd.
2. **Sunny Steps Daycare 24-305-02 Conditional Use Permit (Public Hearing)** – Located east of the intersection of Grand St and Moonlight Rd.
3. **Plaza South Lot 1 Whataburger 24-304-06 Final Development Plan** – Located at the northeast corner of the intersection of W 188th St and S Gardner Rd.
4. **Gardner Municipal Airport 24-306-03 Site Plan** – Located on the south side of W 175th St, 800 ft. west of Kill Creek Rd.

Discussion Items

Adjournment



Call to Order

The meeting of the Gardner Planning Commission was called to order at 7:00 pm on Monday, September 23, 2024, by Chair Jueneman. Commissioners present: Austin Jueneman, Cleverson Souza, Robin Berg, Allen Vonderschmidt, Matt Combs, and Adriana Meder. Staff present: Community Development Director Dave Knopick, Principal Planner Robert Case, Planner Jesse Hunter, Administrative Assistant Jenny Steele-Gray. City Attorney Spencer Low and Commissioner Stacy Cooper were absent.

Pledge of Allegiance

Chair Jueneman led the Pledge of Allegiance.

Consent Agenda

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on August 26, 2024.

Motion:

Motion was made to approve the consent agenda. This has been added to the city website.

Motion: Commissioner Meder

Second: Commissioner Souza

Motion carries unanimously 6-0

Regular Agenda

1. Lone Star Prairie 1st Plat 24-302-10 Final Plat – Located approximately 700' west of the intersection of 175th St. and Osage St.

Staff Presentation

Principle Planner Robert Case gave a presentation on Lone Star Prairie 1st plat. Topics discussed are as follows: background/ history, surrounding zoning and land use, utilities/ infrastructure, and the criteria that was to be reviewed. The criteria submitted are as follows: final plat. There is a motion brought to the table to be approved. To view a more detailed report please watch our YouTube live, the link will be posted at the bottom of the report.

Applicant Presentation

Dean Han with Circle H Land Development thanked everyone and hopes to get approved to move forward.

Commissioner Discussion

Commissioners Combs, Souza, Meder, and Jueneman all had questions on the agenda item. The excise tax, sewer, oil well, phases, retention basements, traffic and water studies were all of the questions asked.

Principle Planner Robert Case and Director Knopick were able to answer the questions asked. To view a more detailed report please watch our YouTube live, the link is posted at the bottom of the report.

Motion:

After review of application 24-302-10 Final Plat for Lone Star Prairie 1st Plat, and staff report dated September 18, 2024, the Planning Commission approves that application and recommends the Governing Body accept the dedication of right-of way and easements, provided the following conditions are met:

1. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the issuance of building permits; and
2. A tract will need to be created for the lift station when the 2nd phase of development occurs, if it takes longer than 2 years for the 2nd phase plat approval, then the developer will be required to deed land to the City for the area surrounding said lift station; and
3. Prior to recording the final plat, excise tax shall be paid to the City.

Motion: Commissioner Meder

Second: Commissioner Souza

Motion carries unanimously 6-0

Discussion Items

If a Commissioner has scheduling conflicts, staff should be made aware as soon as possible to ensure there will be a quorum. October 28, 2024 is the next meeting. The November meeting may be moved to the 25th from the 19th. An email will be sent out beforehand.

Adjournment

Motion:

Motion made to adjourn at 7:19 PM

Motion: Commissioner Berg

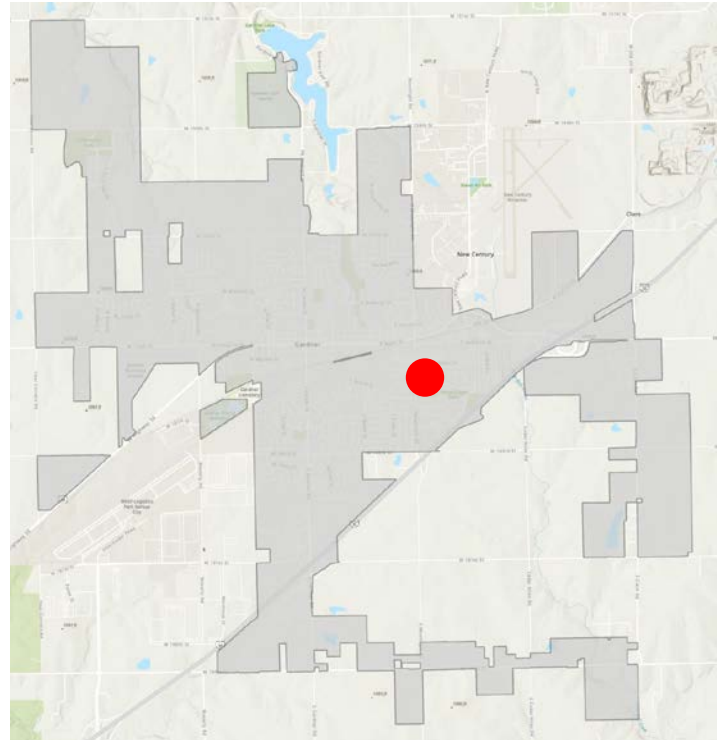
Second: Commissioner Combs

Motion carries unanimously 6-0

Recording of this meeting can be found here:
<https://www.youtube.com/watch?v=L4IWRYMbZj8>

Project Name: New Life Area Rezoning

PROJECT NUMBER	24-303-01
REQUEST	REZONING APPROVAL
APPLICANT	CITY OF GARDNER
OWNERS	NEW LIFE COMMUNITY CHURCH INC
	PATRICIA GAIL & KURT JEROME ZAHNER REVOCABLE TRUST
	LOGAN & MARY MURRAY
	MISTY HILLIARD & MARK FLANNER
ADDRESS	NA
PARCEL IDs	CP67300000 0001, CF231430 2018, CP13700001 0034, CP13700001 0033



Executive Summary

PRESENT ZONING:	R-1, C-1
PRESENT LAND USE:	DAY CARE, SINGLE FAMILY HOMES
PROPOSED LAND USE:	DAY CARE, SINGLE FAMILY HOMES
AREA TO BE REZONED:	2.6 ACRES
LOT # AFFECTED:	4

Staff Recommendation

Staff recommends approval of application 24-303-01, a rezoning for 2.6 acres from C-1 (Central Business) District to R-1 (Single Family Residential) District in the recommended motion.

Context:

Background/History

The property was annexed in 1978 per ordinance 1370 and zoned C-1 (Central Business) District. The eastern portion of this rezoning area was platted for the Cottage Creek III subdivision in 1998 and several years later in 2006 the western portion of this area was platted the New Life Church. We do not have any record of the property being rezoned from C-1 to R-1.

Surrounding Zoning and Land Use

Zoning	Use(s)
North of Subject Property	
R-3 (Garden Apartment) District	Parks and Rec Greenway with Trail
East of Subject Property	
R-1 (Single Family Residential) District	Cottage Creek II Subdivision
South of Subject Property	
R-1 (Single Family Residential) District	House
West of Subject Property	
A (Agriculture) District	Moonlight Elementary

Review Criteria

Zoning Map Amendment (LDC Section 17.03.030 B.)

1. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; and the operation and uses of land and buildings;
2. The zoning and use of properties nearby, and the compatibility with potential uses in the proposed district with these zoning districts;
3. The suitability of the subject property for the uses to which it has been restricted;
4. The extent to which removal of the restrictions will detrimentally affect nearby property;
5. The length of time the subject property has remained vacant as zoned;
6. The relative gain to economic development, public health, safety and welfare by the current restrictions on the applicant’s property as compared to the hardship imposed by such restrictions upon the property;
7. The recommendations of professional staff;
8. The conformance of the requested change to the Comprehensive Plan, and in particular the relationship of the intent statement for the proposed district and how the specific application furthers that intent statement in relation to the Comprehensive Plan;
9. The extent to which the proposed use would adversely affect the capacity or safety of any utilities, infrastructure or public services serving the vicinity; and
10. Other factors relevant to a particular proposed amendment or other factors which support other adopted policies of the City.

Staff Findings

As mentioned above in the history section of the staff report and depicted on the above map this area has remained zoned C-1 (Central Business) District as single family development has occurred around

it. Since 1978, when the property was annexed and zoned, many changes have occurred in the area including the development of single family residential uses, and the location of the New Life Church. All the way back in 2008 the Community Development Department even conducted an investigation as to why this property has maintained its C-1 zoning status. Unfortunately, they were not able to figure out why this zoning district was placed on this area in the first place. The staff has determined that the appropriate action to take was to have a City sponsored rezoning petition to bring this petition area to a single family zoning district that is compatible with the surrounding neighborhood. This rezoning petition also corrects several existing single family lots that are also not within the correct district.

Potential Actions

Per Section 17.03.010 (G) of the Gardner Land Development Code, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

Recommended Motion

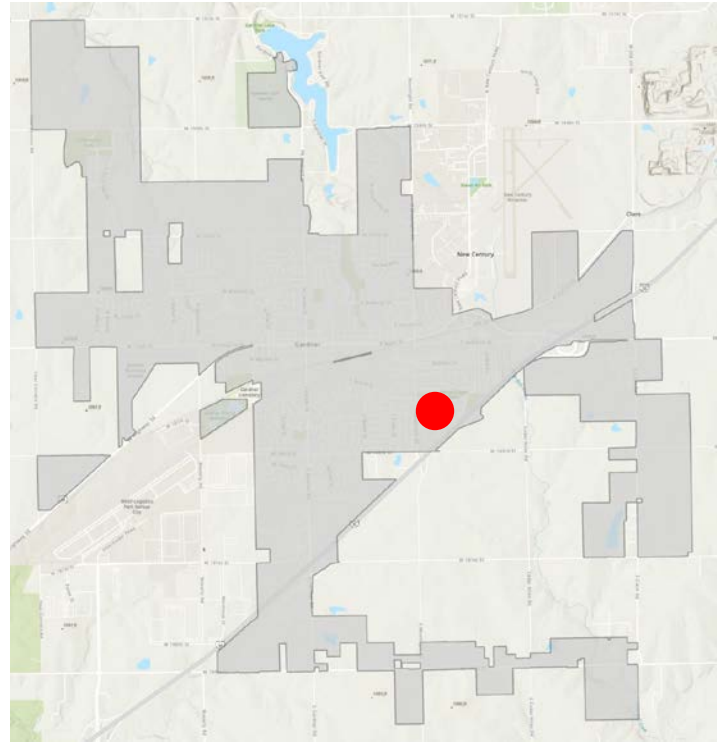
After review of application 24-303-01, a Rezoning for the New Life Church and several single family houses, and staff report dated October 23, 2024, the Planning Commission recommends the Governing Body approve the request to rezone 2.6 acres from C-1 (Central Business) District to R-1 (Single Family Residential) District.

Attachments

1. None

Project Name: Sunny Steps Daycare

PROJECT NUMBER	24-305-02
REQUEST	APPROVE A CONDITIONAL USE PERMIT
APPLICANT	SUNNY STEPS DAYCARE
OWNER	NEW LIFE CHURCH
ADDRESS	17935 MOONLIGHT ROAD
PARCEL ID	CP67300000 0001



Executive Summary

PRESENT ZONING:	R-1, C-1
PRESENT LAND USE:	VACANT
PROPOSED LAND USE:	DAY CARE CENTER
TOTAL SITE AREA:	4.32 ACRES
EXISTING LOT #:	1
PROP BUILDING TYPES:	SMALL CIVIC



Staff Recommendation

Staff recommends approval of application 24-305-02, a Conditional Use Permit for Sunny steps Daycare with the condition(s) in the recommended motion.

Context:

Background/History

The property was annexed in 1978 per ordinance 1370 and zoned both R-1 (Single Family Residential) and C-1 (Central Business) Districts. The Planning Commission approved a site plan for the New Life Church on September 26, 2005 (SP-05-07) through a concept plan for the entire property that indicated future additions and development on the subject property. In 2023 the New Life Church moved to a larger site and vacated their existing Moonlight Road church.

Surrounding Zoning and Land Use

Zoning	Use(s)
North of Subject Property	
R-3 (Garden Apartment) District	Parks and Rec Greenway with Trail
East of Subject Property	
R-1 (Single Family Residential) District	Cottage Creek II Subdivision
South of Subject Property	
R-1 (Single Family Residential) District	House
West of Subject Property	
A (Agriculture) District	Moonlight Elementary

Review Criteria

Conditional Use Permit (LDC Section 17.03.050 B.)

1. The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts.
2. Compliance of any proposed development with the requirements of this Code.
3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Code and the intent or design objectives of any applicable subsections of this Code.
4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.
5. The adequacy of drainage, utilities and other public facilities.
6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.
7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.
8. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.
9. The long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.
10. The recommendations of professional staff.

Staff Findings

The application request a conditional use permit to allow for a daycare to be located at 17935 Moonlight Road. The proposed daycare is wanting to move into the vacated New Life Church buildings. Day Care Centers are allowed as a conditional use within the R-1 (Single Family Residential) Districts. Staff has determined that a day care center is a compatible use within the surrounding neighborhood and meets the conditions and additional standards as set forth in Land Development Code.

Potential Actions

Per Section 17.03.010 (G) of the Gardner Land Development Code, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

Recommended Motion

After review of application 24-305-02, a Conditional Use Permit for Sunny Steps Daycare at 17935 Moonlight Road, and staff report dated October 23, 2024, the Planning Commission recommends the Governing Body approve the conditional use permit application as proposed, providing the following conditions are met:

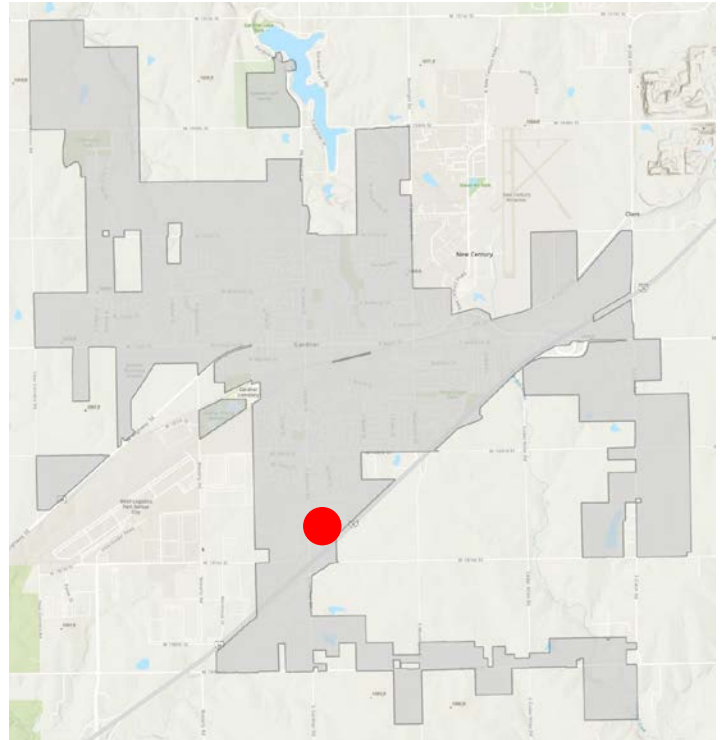
1. Governing Body approval application 24-303-01 rezoning from C-1 to R-1;
2. The Conditional Use permit shall be limited to the amount of children as indicated on the applicant's State license;
3. All outside play area shall be fenced; and
4. The Conditional Use permit shall expire on December 31, 2034;

Attachments

1. None

Project Name: Plaza South Lot 1 Whataburger

PROJECT NUMBER	24-304-06
REQUEST	PLAZA SOUTH LOT 1, WHATABURGER
APPLICANT	KIMLEY-HORN
OWNER	CT I LAND OPPORTUNITIES LLC
ADDRESS	NA
PARCEL ID	CP73560000 0001



Executive Summary

PRESENT ZONING:	ACP-2
PRESENT LAND USE:	VACANT
PROPOSED LAND USE:	RESTAURANT
TOTAL SITE AREA:	1.43 ACRES
EXISTING LOT #:	1
PROP BUILDING TYPES:	SMALL COMMERCIAL PAD



Staff Recommendation

Staff recommends approval of application 24-304-06, a Final Development Plan for Plaza South Lot 1 Whataburger with the condition(s) in the recommended motion.

Context:

Background/History

This property is part of the Plaza South preliminary development plan approved in March 2019. The rezoning and associated preliminary development plan were recommended for approval by the Planning Commission at their March 26, 2019 meeting. The Governing Body considered the rezoning and preliminary development plan applications at their April 15, 2019 meeting, and approved Ordinance 2612 rezoning the property from C-2 (General Business) District to ACP-2 (Activity Center Planned General Business) District and associated preliminary development plan.

Surrounding Zoning and Land Use

Zoning	Use(s)
North of Subject Property	
ACP-2 (Activity Center Planned General Business) District	Credit Union
East of Subject Property	
ACP-2 (Activity Center Planned General Business) District	Vacant Approved for a Medical Office Building
South of Subject Property	
C-2 (General Business) District	Groundhouse Coffee
West of Subject Property	
C-3 (Heavy Commercial) District	Vacant

Utilities / Infrastructure

All utilities are located on the site, there is a 15’ wide utility and storm drainage easement on the western portion of the property, a 40’ wide utility and storm drainage easement on the southern portion of the property, and a 26’ wide access easement on the eastern portion of the property for Vivian Street.

Roadway Network & Vehicular Access

The site will be accessed from 188th Street and the private road Vivian Street.

Sidewalks

An existing 10’ wide trail is located along the west side of the property along Gardner Road. Sidewalks along 188th Street and Vivian Street will be extended as part of this project. There is sidewalk access to the building from the east and west.

Review Criteria

Final Development Plan (LDC Section 17.03.040 C.)

1. In general, any final development plan in compliance with all requirements of this Code shall be approved.
2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:

- a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property.
 - b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
 - c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
 - d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.
 - e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
3. The application meets the criteria for all other reviews needed to build the project as proposed.
 4. The recommendations of professional staff.
 5. The final development plan is in substantial compliance with the approved preliminary development plan.

Staff Findings

The *City of Gardner Comprehensive Plan* and the *I-35 & Gardner Road Interchange Subarea Plan* identifies the properties for Regional Commercial future land uses. This use group provides for goods and services that may attract users from the greater metropolitan area. These uses are generally on larger parcels and are best located near interstates and major arterial roads. This site is within a half mile of the I-35 and Gardner Road interchange and along S. Gardner Road which is an arterial street. The proposed use, Small Commercial Pad Site, is for a fast food restaurant that is consistent with the Comprehensive Plan.

The plan meets all the code standards, with the exception of the deviation requests outlined below.

Deviations

1. 17.08.030 (A.) Site and Landscape Standards

Standard: Except for buildings permitted within 10' of ROW, foundation planting areas shall exist along at least 25% of street facing facades and be at least 8' deep.

Proposed: Relocate required plantings on site.

Applicant Response: *We have provided all the required plantings on site and have relocated them to provide screening for the headlights from vehicles in the drive thru. With the patios on the street side of the building, foundation plantings would not be practical.*

Staff Comment: *Staff feels that by relocating some of the required landscape materials to shield traffic along Gardner Road is a good compromise. There are some foundation plantings, but they do not meet the planting bed depth of 8'. Staff recommends approval of the deviation.*

2. Section 17.07.050 (C.) Frontage Design; Design Standards; Neighborhood Yard; Design and Performance Standards

Standard: One small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage (in addition to required street trees)

Proposed: No trees in the frontage area.

Applicant Response: *There are overhead power lines going through both street frontage ROW at this location. The proposed design incorporates shrubs along the street frontage and foundation plantings as a substitute for the street trees.*

Staff Comment: *The landscaping row along the west side of the site should mitigate impacts from having no street trees. Staff recommends approval of the deviation.*

3. Section 17.09.030 (B.) Maximum Parking Standards

Standard: One parking space per 3 seats.

Proposed: One parking space per 2 seats.

Applicant Response: *With this location being off the highway and surrounded by other national brands, we expect there to be a large amount of traffic through this area. The additional parking stalls have also been laid out in a way that does not interfere with the site circulation and have been internalized to avoid facing the streets to allow for additional landscaping.*

Staff Comment: *The applicant proposes 75 seats, which would allow for a maximum of 30 parking spaces. The applicant proposes 38 parking spaces. Based on the surrounding development context and the franchise specific use, the increase in parking should reduce concerns of traffic backing up along Vivian St. Staff recommends approval of the deviation.*

4. Section 17.09.020 (C.)

Standard: 10' sidewalk along building with primary entrance.

Proposed: 8' sidewalk along building with primary entrance.

Applicant Response: *The reduction in the building sidewalk was to allow the additional deviation request for the 28' drive aisles to allow a WB-67 truck to navigate the site for delivery without extending the south curb line into the designated green space along W 188th Street frontage.*

Staff Comment: *The reduction of size allows space for some foundation plantings along the south side of the building. The Staff recommends approval of the deviation.*

5. Section 17.10.040 Sign Allowances

Standard: 10' tall monument sign for a 20' sign setback

Proposed: 12' tall monument sign for a 20' sign setback.

Applicant Response: *We are requesting to eliminate one of the allowed monument signs to have one larger sign on the southwest corner of the site.*

Staff Comment: *This deviation request would not be needed if the ROW did not slightly widen near the intersection. The Credit Union and the Taco Bell to the north both have 12' tall monument signs. The site is permitted two monument signs based on the 730' of street frontage the lot has on three sides. Staff believes the 2' increase in height for the monument sign at the corner of W 188th St and S Gardner Rd in exchange for one monument sign is an acceptable proposal.*

Potential Actions

Per Section 17.03.010 (G) of the Gardner Land Development Code, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

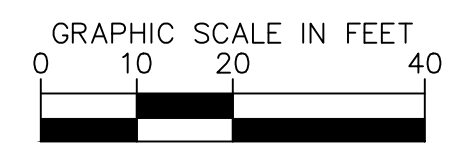
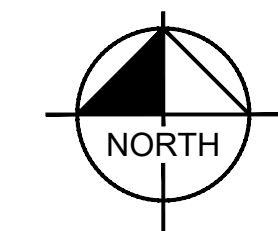
Recommended Motion

After review of application 24-304-06 Final Development Plan for Plaza South Lot 1 Whataburger and staff report dated October 23, 2024, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. The construction plans for any utilities, infrastructure, stormwater or other public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the issuance of a building permit; and
2. Approval of the deviations as presented in the staff report.

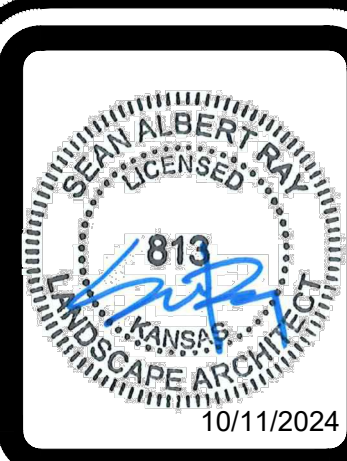
Attachments

1. Final Development Plan Packet



REVISIONS:	SYM.	DATE	DESCRIPTION

PROJECT: PT22M BUILDING
SE CORNER OF 188TH ST.
AND S. GARDNER RD.
GARDNER, KS 66030



SHEET TITLE:
LANDSCAPE PLAN

UNIT NO.: N/A
DATE: 10/11/2024
SCALE: AS SHOWN
DRAWN BY: AMS
APPROVED BY: AMS

SHEET NO:
L-100



PLANT SCHEDULE

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	CC	5	CERCIS CANADENSIS 'FLAME' / FLAME EASTERN REDBUD	B & B	1.5" CAL.	10' - 12' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	CP	5	CORNUS FLORIDA 'CHEROKEE PRINCESS' / CHEROKEE PRINCESS DOGWOOD	B & B	1.5" CAL.	10' - 12' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	CV	2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	1.5" CAL.	10' - 12' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LS	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEETGUM	B & B	2" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	MR	2	MALUS X ROYAL RAINDROPS / ROYAL RAINDROPS GRABAPPLE	B & B	1.5" CAL.	10' - 12' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	TM	2	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN	B & B	2" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING

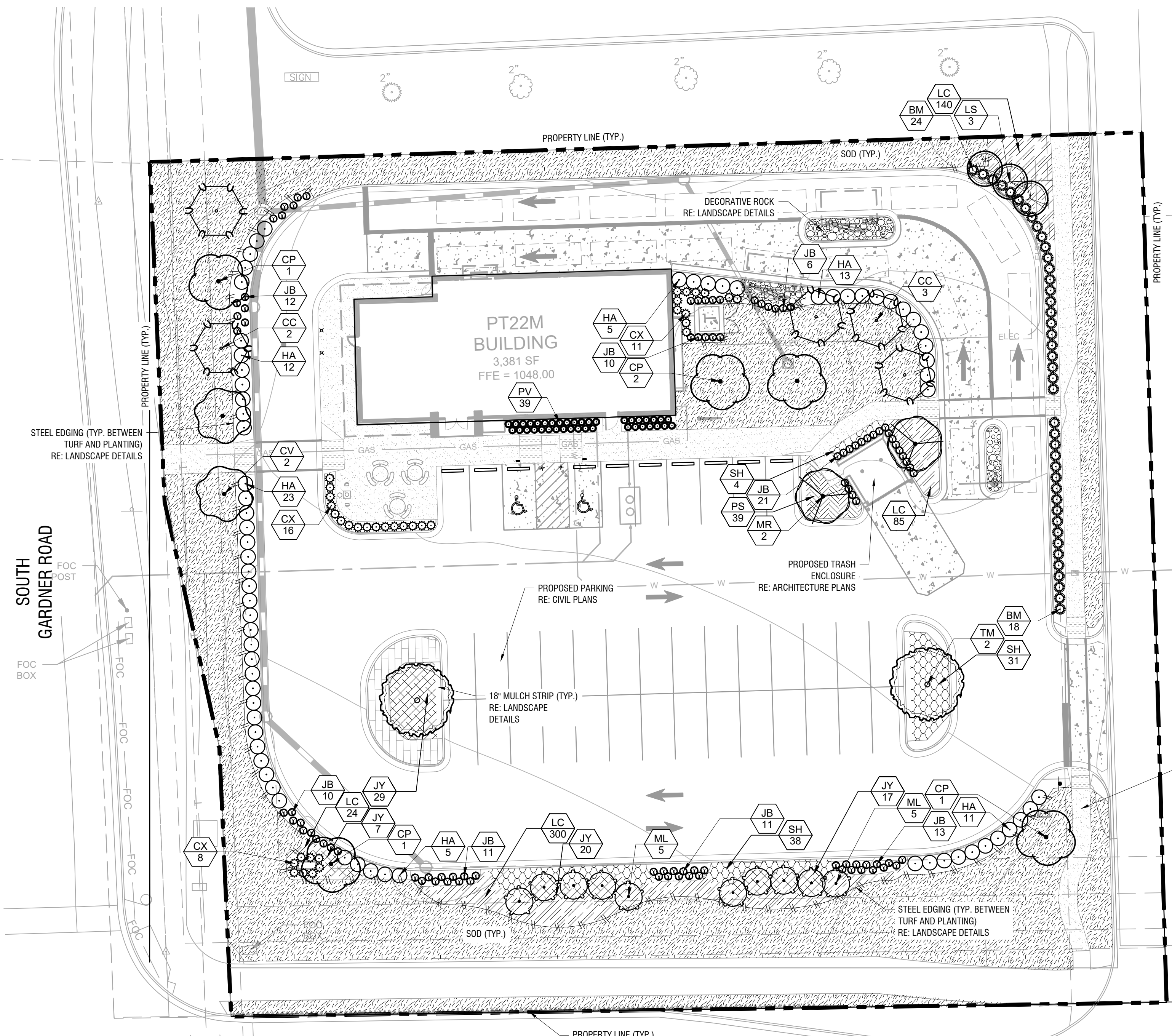
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	BM	42	BUXUS MICROPHYLLA VAR. JAPONICA / BABY GEM BOXWOOD	CONT.	18" HT. MIN.	36" O.C.	FULL & MATCHING
	HA	69	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA	CONT.	18" HT. MIN.	48" O.C.	FULL & MATCHING
	JB	94	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	CONT.	36" HT. MIN.	24" O.C.	FULL & MATCHING
	ML	10	MAGNOLIA X LOEBNERI 'LEONARD MESSEL' / LEONARD MESSEL LOEBNER MAGNOLIA	CONT.	48" HT. MIN.	96" O.C.	FULL & MATCHING
	PV	39	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	CONT.	18" HT. MIN.	24" O.C.	FULL AND MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	CX	35	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	2' HT.	30" O.C.	FULL & MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	JY	73	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' / YOUNGSTOWN CREEPING JUNIPER	CONT.	4" HT. X 12" W.	36" O.C.	FULL & MATCHING
	LC	549	LIRIOPE SPICATA / CREEPING LILYTURF	CONT.	9" HT.	18" O.C.	FULL & MATCHING
	PS	39	PHLOX SUBULATA 'SNOWFLAKE' / SNOWFLAKE CREEPING PHLOX	CONT.	4" HT.	24" O.C.	FULL & MATCHING
	SH	73	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSSEED	CONT.	12" HT.	36" O.C.	FULL & MATCHING
	SOD	13,156 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD			SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	DRM	304 SF	/ DECORATIVE ROCK	ROCK	N/A	N/A	3" DEPTH DECORATIVE ROCK. COLOR AND TONE TO MATCH BUILDING.

REQUIRED	PROVIDED
17.07.050 Frontage Design	
Design & Performance: One small tree for every 50' feet of frontage; OR one medium or large shade tree for every 100' of frontage	South Gardner Road: 219 LF / 50' = 4.38 Small Trees West 188th Street: 256 LF / 50' = 5.12 Small Trees Vivian Street: 229 LF / 50' = 4.58 Small Trees
Allocation of space shall be: 0-70% turf, 10%-90% landscape, and 10%-90% hardscape.	Yes
Direct Sidewalk connections of at least 8' wide to the streetscape shall occur at least every 50'.	Yes
17.08.030 Landscape Design (nonresidential Districts)	
Foundation Planting: - Shall exist along at least 25% of street facing facades and be at least 8' deep. - 167.17 LF Street facing facade x 25% = 41.8 LF Landscape Foundation Planting - One small tree for every 40' linear feet of foundation - 254.17 LF foundation / 40 LF = 6.35 Small Trees - One shrub for every 10' linear feet of foundation - 254.17 LF foundation / 10 LF = 25.4 Shrubs	41.8 LF of Landscape Foundation Planting 7 Small Trees 26 Shrubs
Parking Areas: - One large or medium tree for each 40 spaces - 27 Parking Spaces / 40 Spaces = 7 Large or Medium Trees - One shrub for every 5 LF of perimeter buffer along frontage/street side - 221.11 LF Perimeter frontage / 5 LF = 44.4 Shrubs - One large or medium tree for every 50 LF of perimeter buffer - N/A - Same Zoning on each side.	1 Large or Medium Trees 45 Shrubs N/A - Same Zoning on each side.
Buffers (C-2): The following plant requirements shall be located along the perimeter of sites to buffer more intense uses and to design effective transitions.	N/A - Same Zoning on each side. N/A - Same Zoning on each side.
C. Tree diversity	
Required Trees: - 5-10 (at least 2 genus, no more than 50% of any one species) - 11-20 (at least 3 genus AND at least 5 species, no more than 33% of any one species) - 21-50 (at least 3 genus AND at least 5 species, no more than 20% of any one species)	5-10 required trees (at least 2 genus, no more than 50% of any one species) 5-10 required trees (at least 2 genus, no more than 50% of any one species)
17.08.040 Screens and Fencing	
All of the following shall be screened from streets or adjacent property with dense evergreen vegetation, a decorative opaque fence or wall complementing the architectural details and materials of the building: 1. Electrical & Mechanical equipment (transformers, air conditioners, etc.) 2. Permanent outdoor storage areas 3. Trash enclosures 4. Delivery & vehicle service bays 5. Nonresidential parking lots within 30' feet of residential lots.	Yes, Trash enclosure, Dense evergreen vegetation Yes, Trash enclosure, Decorative opaque wall



PLANTING NOTES:

- CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- STAKING AND GLUING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, REFERENCE LANDSCAPE PLAN.
- LAY TALL FESCUE FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

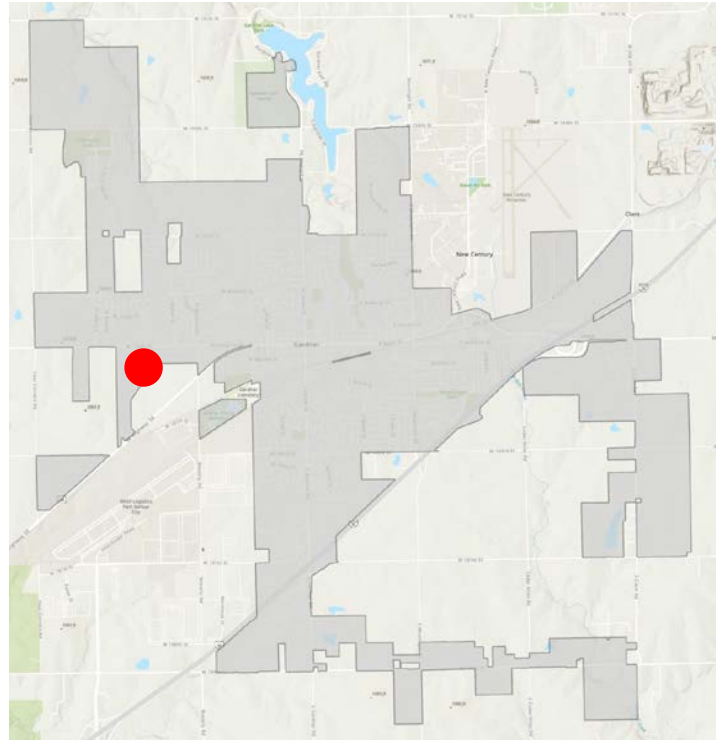
KMO Logo: 20240917 - XREF: 28020017 - XREF: 28020017 - XREF: 28020017 - XREF: 28020017 - XREF: 28020017
 PLOTTED BY: KMO
 DATE: 10/11/2024 10:52 AM
 LAST SAVE: 10/11/2024 10:52 AM

PLANS PREPARED BY:

 805 PENNSYLVANIA AVENUE, SUITE 150
 KANSAS CITY, MO 64105
 816-652-0350

Project Name: Gardner Municipal Airport

PROJECT NUMBER	24-306-03
REQUEST	SITE PLAN APPROVAL
APPLICANT	CITY OF GARDNER
OWNER	CITY OF GARDNER
ADDRESS	31905 W 175 th ST
PARCEL ID	CF221427-1001



Executive Summary

PRESENT ZONING:	A
PRESENT LAND USE:	AVIATION FACILITIES
PROPOSED LAND USE:	AVIATION FACILITIES
TOTAL SITE AREA:	127.92 ACRES, APPROX. 1 ACRE AFFECTED
EXISTING LOT #:	1
PROP BUILDING TYPES:	SMALL COMMERCIAL BUILDING
BUILDING AREA	4403 SQ FT



Staff Recommendation

Staff recommends approval of application 24-306-03, a Site Plan for Gardner Municipal Airport with the condition(s) in the recommended motion.

Context:

Background/History

The Gardner Municipal Airport began its history in 1935 as an emergency airfield along the federal highway (Route 56) and was used by mail route pilots when conditions were no longer conducive for continued flight. The airfield was later given to the Department of the Navy for training while the Naval Air Station was being constructed at what is now the New Century Air Center. Following the construction of the Olathe Naval Center, the Navy turned it back over to the City of Gardner for continued use as a public airport.

The Gardner Municipal Airport was annexed into the City in 1979 as part of Ordinance No. 1410. The terminal area is located on the north side of the Airport, along West 175th Street. The terminal area and landside facilities are comprised of the terminal building, T-hangars, aircraft maintenance hangars, fuel facilities, aircraft parking and tie-downs, and commercial use areas. The Terminal Building was originally built by the Navy in 1941-1942, but has since been expanded.

Surrounding Zoning and Land Use

Zoning	Use(s)
North of Subject Property	
RP-3 (Planned Garden Apartment) District	Airport Runway Protection Zone
C-O (Business Office) District	Vacant
R-2 (Two Family) District	Vacant
RP-2 (Planned Two Family) District	Prairiebrooke Addition No. 3
R-1 (Single Family) District	Double Gate IV Subdivision
East of Subject Property	
C-2 (General Business) District	Fuel Express Gas Station
RUR (County Rural Residential) District	Row Crops
South of Subject Property	
RUR (County Rural Residential) District	Row Crops
West of Subject Property	
RUR (County Rural Residential) District	Row Crops

Utilities / Infrastructure

All utilities are available to the site.

Roadway Network & Vehicular Access

The site will be accessed from W 175th St.

Review Criteria

Site Plan (LDC Section 17.03.060 B.)

1. In general, any site plan in compliance with all requirements of this Code shall be approved.

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
 - a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property.
 - b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
 - c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
3. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.
4. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
5. The application meets the criteria for all other reviews needed to build the project as proposed.
6. The recommendations of professional staff.

Staff Findings

The entire existing terminal building will be demolished and a new terminal building will be constructed in its place. The new terminal building will serve as a hub for community involvement. The building will be constructed with brick and masonry exterior stud walls with interior steel columns that support steel joists for roof structure. The World War II era hanger to the east will remain. The west and south sides of the hanger will be resheeted in the places that do not contain prefinished metal panels. These metal panels will match the existing panels on the hanger. Two freestanding canopies will provide covering for the outdoor observation of incoming and outgoing aircraft.

One notable change with this site plan compared to others is that there are no additional trees as part of the landscape plan. Since 17.05.050 CC Specific Use Standards for Aviation Facilities has exemptions from the street trees, parking lot trees, and all other open space trees, no deviation is required.

The plan meets all the code standards.

Potential Actions

Per Section 17.03.010 (G) of the Gardner Land Development Code, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

Recommended Motion

After review of application 24-306-03 Site Plan for Gardner Municipal Airport, and staff report dated October 23, 2024, the Planning Commission approves the application as proposed, provided the following condition is met:

1. Administrative Plat 24-302-14 must be signed and recorded prior to the issuance of the building permit.

Attachments

1. Site Plan Packet

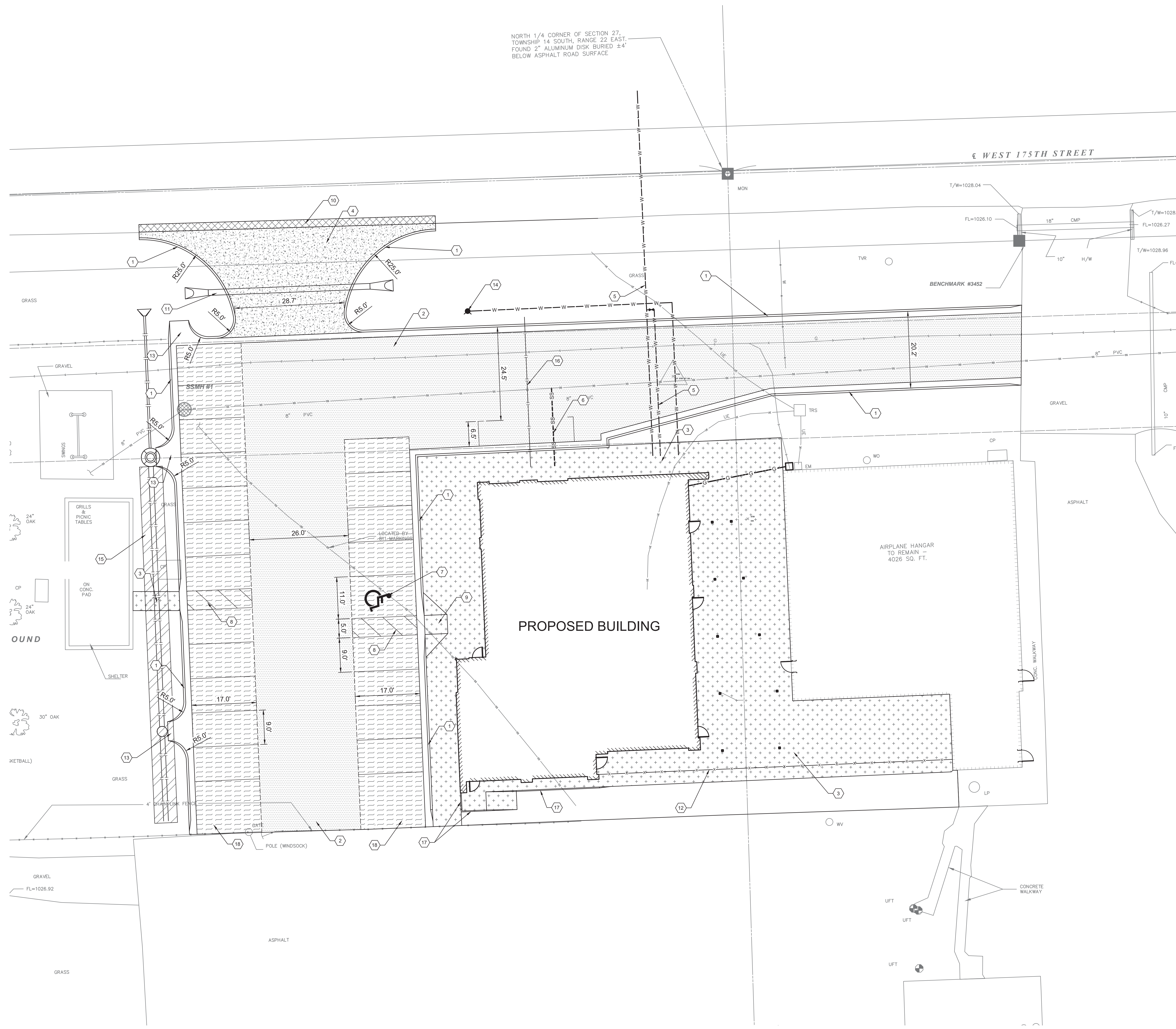


PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MILL AND OVERLAY LIMITS
	PROPOSED GRAVEL TRENCH LIMITS
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT

KEYNOTES

1. CONSTRUCT TYPE 8 CURB AND GUTTER, SEE DETAIL SHEET CS501.
2. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET CS503.
3. CONSTRUCT SIDEWALK PAVEMENT, SEE DETAIL SHEET CS502.
4. CONSTRUCT CONCRETE PAVEMENT, SEE DETAIL SHEET CS502.
5. INSTALL WATER SERVICE LINE, SEE SHEET CU101.
6. INSTALL SANITARY SEWER SERVICE LINE, SEE SHEET CU101.
7. INSTALL ADA SYMBOL, SEE DETAIL SHEET CS503.
8. INSTALL CROSS HATCH, SEE DETAIL SHEET CS503.
9. INSTALL ADA RAMP, SEE DETAIL SHEET CS503.
10. MILL AND OVERLAY 2' EXISTING ASPHALT ABUTTING PROPOSED CONCRETE FOR SMOOTH TRANSITION.
11. INSTALL CULVERT, SEE SHEET CU101.
12. INSTALL FENCE, SEE DETAIL SHEET.
13. INSTALL CONCRETE APRON, SEE SHEET CS503.
14. INSTALL FDC, SEE SHEET CU101.
15. INSTALL STORM SEWER LINE, SEE SHEET CU201.
16. INSTALL RAIN LEADER, SEE SHEET CU101.
17. CONSTRUCT CONCRETE SIDEWALK CURB, SEE DETAIL SHEET CS503.
18. CONSTRUCT LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET CS503.



SAVED: 2/11/2024 4:23:08 PM BY: DUSTIN BILLINGSLEY
 PLOTTED: 1/9/2024 10:56:59 AM BY: DUSTIN BILLINGSLEY
 U:\WCHITFA-FACIL\2021\210330\02\MIDRAWINGS\210330-002-CS101 SITE PLAN.DWG

PROFESSIONAL ENGINEERING CONSULTANTS P.A.
 1301 OAK STREET, STE. 703, KANSAS CITY, MO 64106
 913-515-9714, www.pec1.com



Δ	DESCRIPTION	DATE
PROJECT NO:	21509R23001	
STATUS:	ISSUED FOR PERMIT	
DATE:	1/10/2024	
DRAWN BY:	DSB	
CHECKED BY:	DRC	

PEC PROJECT NUMBER: 210330-002
SITE PLAN
CS101

GARDNER KANSAS
GARDNER MUNICIPAL AIRPORT
 31905 W 175TH ST, GARDNER, KS 66030

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE AND INFESTATION, AND TRUE TO TYPE, VARIETY, SIZE SPECIFIED, AND FORM PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1, CURRENT VERSION), PUBLISHED BY THE AMERICAN NURSERYMEN'S ASSOCIATION.
- PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI) SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL PLANT COUNTS, QUANTITIES AND AREAS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING OR INSTALLING MATERIALS SPECIFIED.
- SYMBOLS INDICATED ON THE PLAN TAKE PRIORITY OVER WRITTEN QUANTITIES AND LABELS.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL AND HAS PROVEN THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR SHALL PROVIDE NAME AND VARIETY OF THE SUBSTITUTION, INCLUDING BOTH COMMON AND BOTANICAL NAMES, TO THE LANDSCAPE ARCHITECT FOR WRITTEN APPROVAL.
- PLANT MATERIAL SHALL NOT BE DELIVERED TO THE SITE NOR INSTALLED WHEN TEMPERATURES ARE ABOVE 90°F OR BELOW 40°F AT THE TIME OF PLANTING AND FORECASTED FOR A PERIOD OF 2 WEEKS AFTER INSTALLATION.
- PLANTS CALLED OUT ON THE PLAN ARE CONSIDERED IN GROUPS EVEN IF NOT ATTACHED BY CONNECTING LINES.
- ALL TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY, PAYING ATTENTION TO EVEN SPACING IN THE ROW OR COVERAGE AREA OF THE INDIVIDUAL SPECIES AND HOW IT IS BEING USED.
- PROPOSED TREES SHALL NOT BE PLACED OVER EXISTING OR PROPOSED UTILITY SERVICE LINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND UTILITY LOCATIONS AND HAVE THEM MARKED DURING TREE PLANTING OPERATIONS. IF UTILITY IS DAMAGED DURING PLANTING, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR AND OWNER OF UTILITY AND REPAIRING THE DAMAGED UTILITY AT THEIR OWN EXPENSE.
- CONTRACTOR SHALL COMMISSION A SOILS ANALYSIS AND FOLLOW THE PRESCRIBED RECOMMENDATIONS FOR SOIL AMENDMENTS. SEE SPECIFICATIONS.
- ALL PLANTING BEDS ARE TO BE MULCHED TO A DEPTH OF 3 INCHES AT THE CONCLUSION OF THE PLANTING OPERATIONS DARK BROWN DOUBLE GROUND WOOD MULCH.
- ALL TURF AREAS SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE FROM INSTALLATION THROUGH FORMAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS FOR TURF AND PLANT MAINTENANCE REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE A 12-MONTH WARRANTY ON ALL INSTALLED PLANTINGS FROM POINT OF FORMAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

LANDSCAPE KEYNOTES

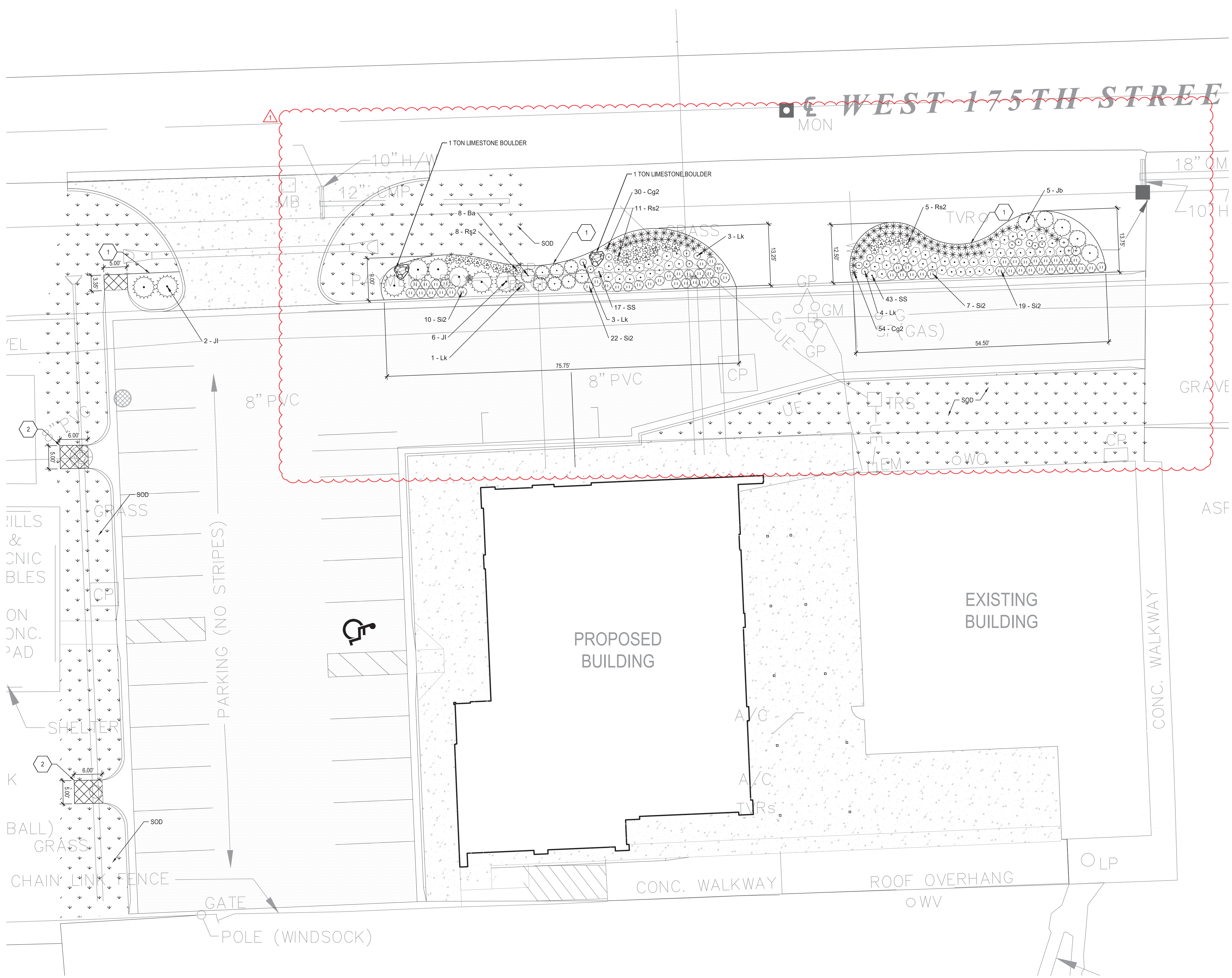
- ① CULTIVATED EDGE: REF: 2/LP101
- ② AREA INLET ROCK: REF: 3/LP101

LANDSCAPE CALCULATIONS

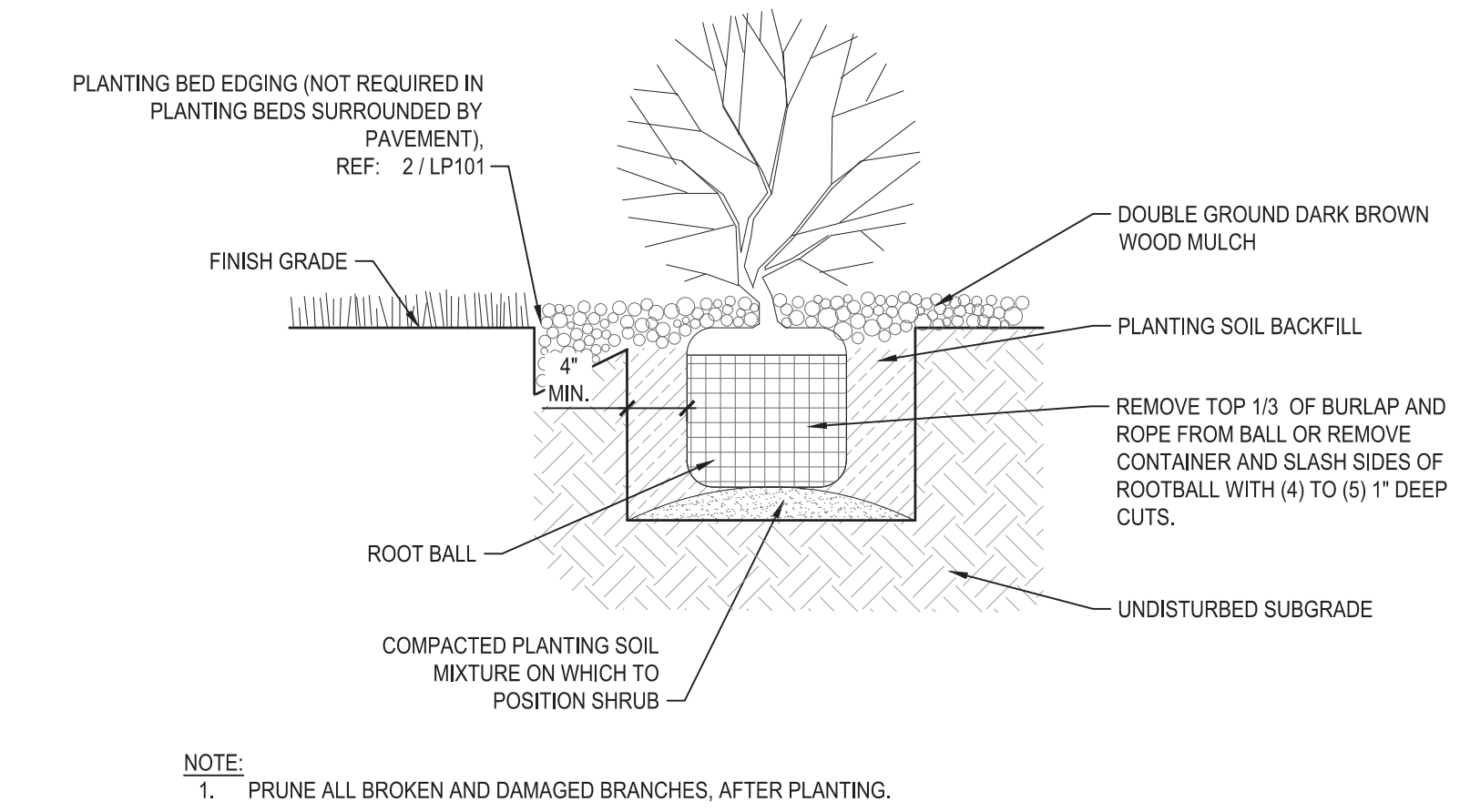
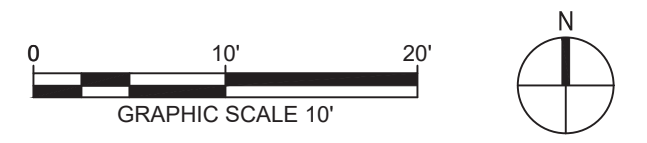
- PARKING AREA
 - 1 SHRUB FOR EVERY 5 LINEAR FEET OF PERIMETER BUFFER ALONG FRONTAGE/ STREET SIDE
 - 190 / 5 = 38 SHRUBS REQUIRED
 - 13 SHRUBS PROVIDED
 - 253 PERENNIALS AND GRASSES PROVIDED

PLANT SCHEDULE

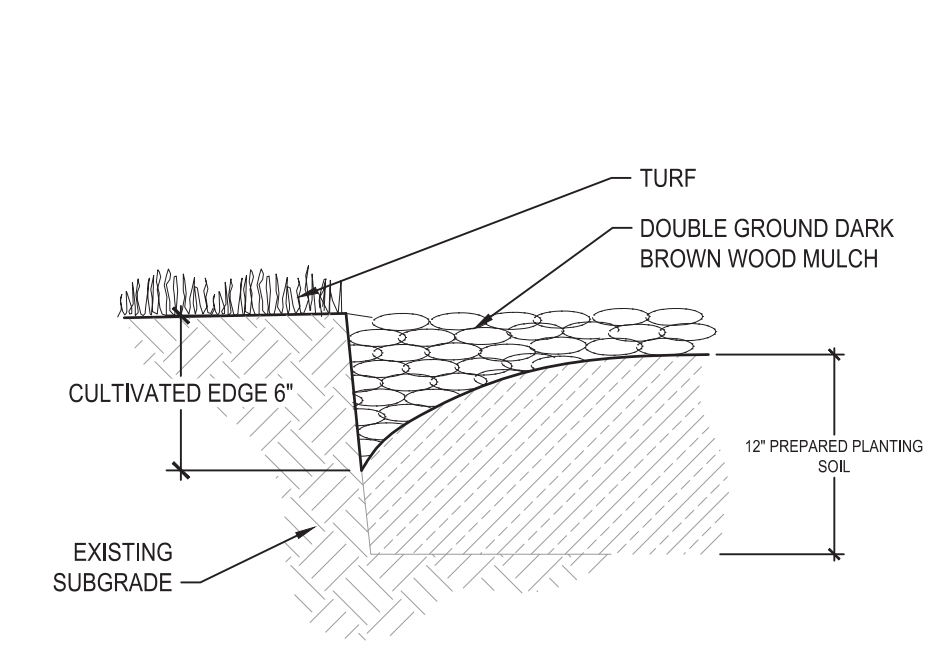
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN SHRUBS					
	Ji	8	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	5 gal.
	Jb	5	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal & 18" H
GRASSES & PERENNIALS					
	Ba	8	Baptisia australis	Blue Wild Indigo	3 gal.
	Cg2	84	Carex grayi	Gray's Sedge	1 gal & 18" H
	Lk	16	Liatris spicata 'Kobold'	Kobold Blazing Star	1 gal & 18" H
	Pa	3	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 gal.
	Rs2	24	Rudbeckia fulgida speciosa	Showy Coneflower	1 gal.
	SS	60	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.
	Si2	58	Sorghastrum nutans 'Indian Steel'	Indian Steel Indian Grass	1 gal.
GROUND COVERS					
	FT	4,233 sf	Festuca x 'Heat Wave Plus'	Heat Wave Plus Tall Fescue	sod
	GB	77 sf	River Rock	Weed Fabric	4 - 6" NOM SIZE



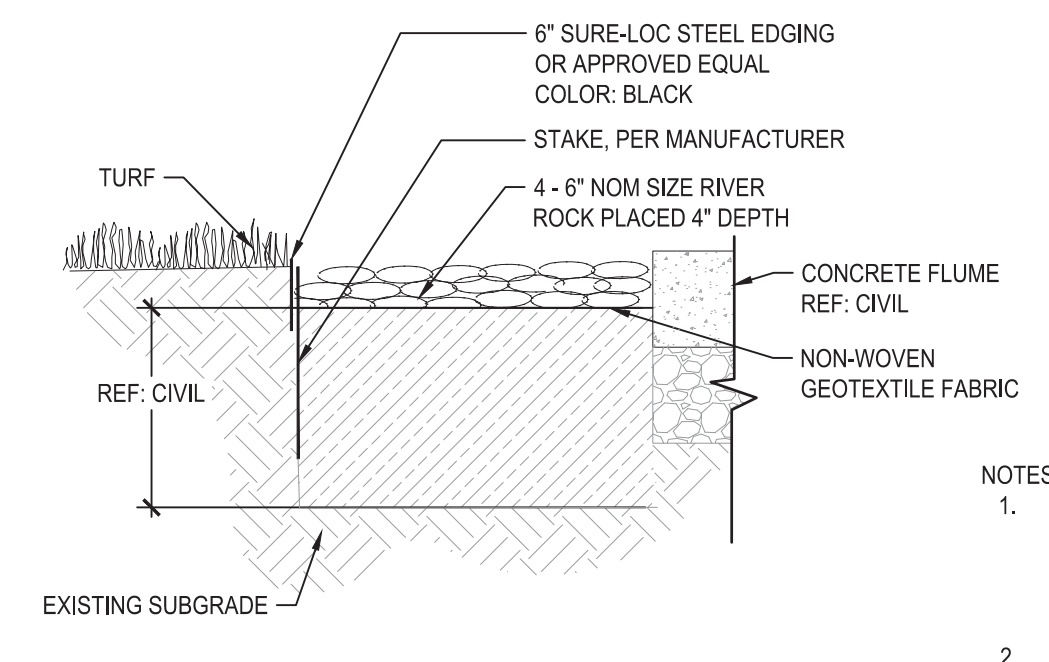
① LANDSCAPE PLAN



① SHRUB PLANTING
 NTS



② CULTIVATED EDGE
 NTS



③ AREA INLET ROCK
 NTS

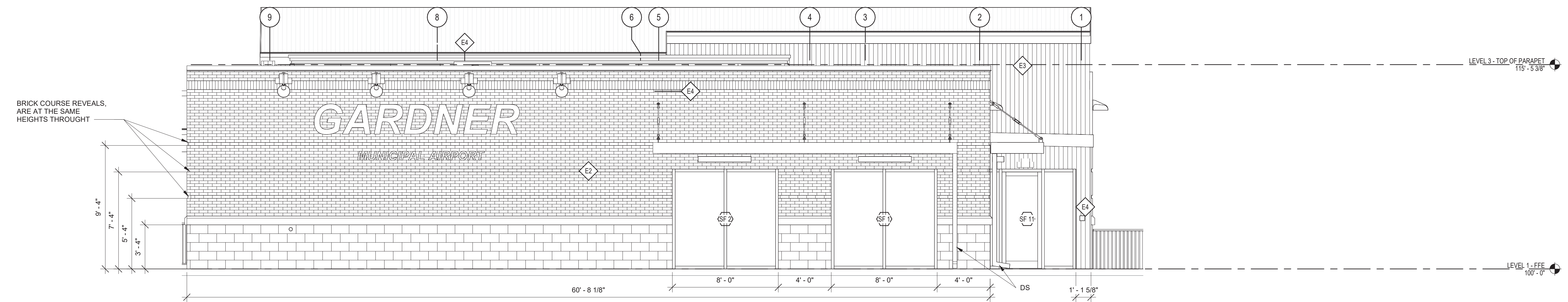
DESCRIPTION	DATE
PROJECT NO:	21509R23001
STATUS:	100% CONSTRUCTION DOCUMENT
DATE:	01/10/2024
DRAWN BY:	SLG
CHECKED BY:	KDW

LANDSCAPE PLAN

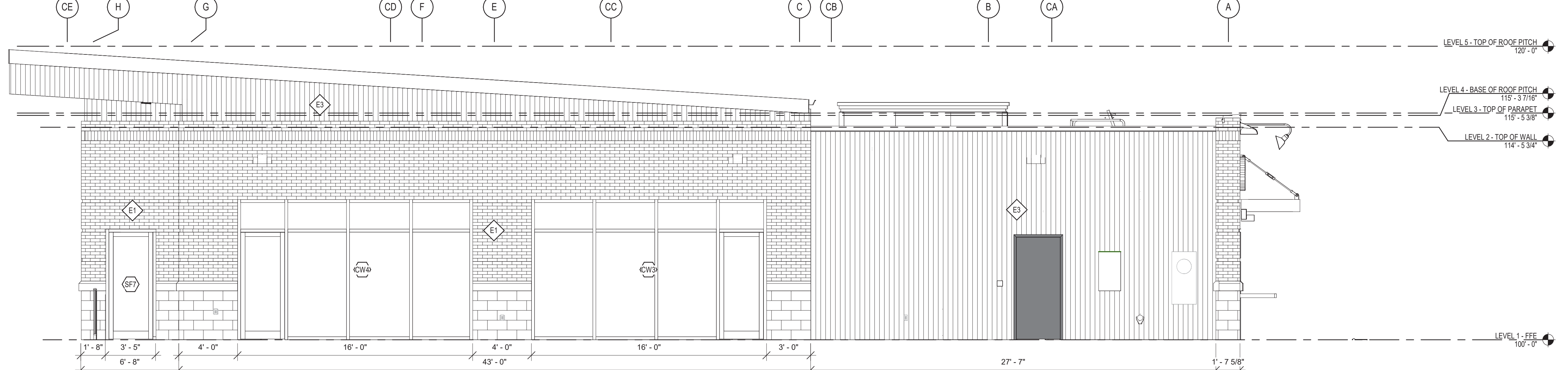


GLMW Architecture
 All work herein is the exclusive property of GLMW Architecture, Inc. and is not to be copied or used in any way without the express written consent of GLMW Architecture, Inc. All drawings, specifications, plans, designs, and arrangements appearing herein constitute the original and unpublished work of:
 © 2023 GLMW Architecture, Inc.

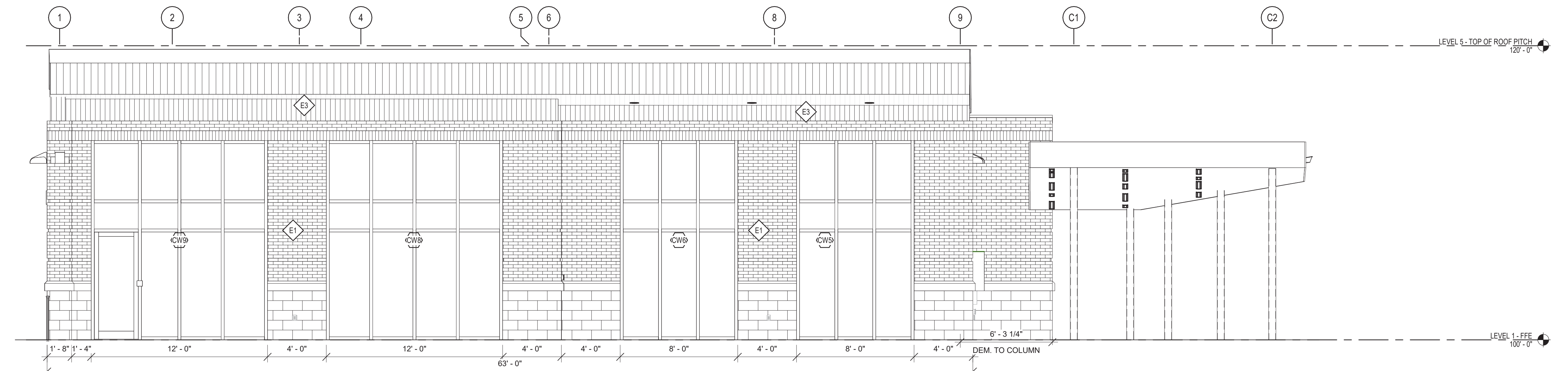
MATERIAL LEGEND	
	STONE VENEER, REF. SPECS.
	METAL WALL PANEL, REF. SPECS.
	BRICK VENEER, REF. SPECS.



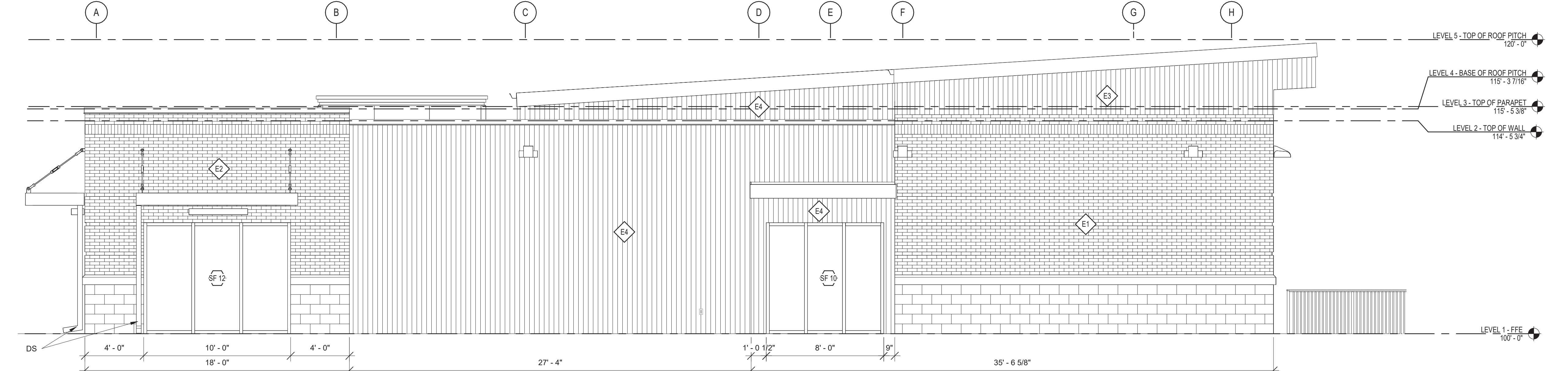
1 NORTH ELEVATION
 1/4" = 1'-0"



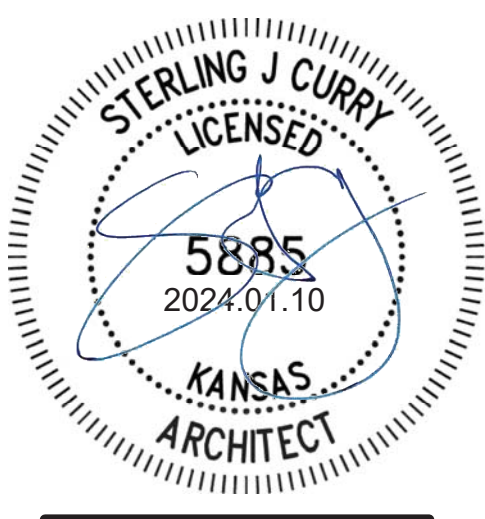
2 EAST ELEVATION
 1/4" = 1'-0"



3 SOUTH ELEVATION
 1/4" = 1'-0"



4 WEST ELEVATION
 1/4" = 1'-0"



GARDNER KANSAS
GARDNER MUNICIPAL AIRPORT
 31905 W 175TH ST, GARDNER, KS 66030

DESCRIPTION	DATE
PROJECT NO:	21509R23001
STATUS:	ISSUED FOR PERMIT
DATE:	1/10/2024
DRAWN BY:	BNP
CHECKED BY:	OPJ

ELEVATIONS

A-201

PLOT DATE: 1/10/2024 10:04:14 AM
 FILE PATH: \\server\cadd\21509R23001_GardnerTerminal\BDD\hangar\plan\21509R23001_A_GARDNER_AIRPORT_V2.rvt