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**PROJECT NUMBER / TITLE: PP-20-02: Preliminary plat for Frontier Commerce Park 1<sup>st</sup> Plat**

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**PROCESS INFORMATION**

**Type of Request:** Preliminary Plat  
**Date Received:** January 10, 2020

**APPLICATION INFORMATION**

**Applicant:** Jim Long P.E., Anderson Engineering  
**Owner:** Frontier Community Credit Union, Michael Augustine  
**Parcel ID:** CF221424-4032 and CF221424-4028  
**Location:** On the West side of Moonlight Road approximately 240' south of Madison Street

**REQUESTED ACTION**

The applicant requests approval of a preliminary plat for a 2 lot commercial project containing 3.24 acres.

**EXISTING ZONING AND LAND USE**

The subject properties are currently vacant and unplatted parcels of land zoned C-2 (General Business) District.

**SURROUNDING ZONING AND LAND USE**

<b>Zoning</b>	<b>Use(s)</b>
<b>North of subject property</b>	
R-1 (Single Family Residential) District	Single-Family Housing
C-2 (General Business) District	Convenience Store
<b>East of subject property</b>	
CP-2 (Planned General Business) District	Multi-tenant Commercial Center
<b>South of subject property</b>	
C-3 (Commercial) District	Equipment Rental Store
<b>West of subject property</b>	
RP-3 (Planned Garden Apartment) District	Single and Multi-Family Housing

## **EXISTING CONDITIONS**

These two parcels are vacant and surrounded by both residential and commercial uses. The residential to the north and west are single-family and apartments. To the south and east are both commercial uses.



## **BACKGROUND / HISTORY**

The property was annexed in 1970 under Ordinance Number 1015. The northeast side of the original parcel was platted in 2014 for the Casey's General Store.

## **CONSISTENCY WITH COMPREHENSIVE PLAN**

The existing land use is consistent with the Land Use Plan map of the *Gardner Comprehensive Plan* (specifically the *Gardner Main Street Corridor Plan*, adopted as part of the Comprehensive Plan) that designates this property for Community Mixed Use described as follows: *Community Mixed Use areas are intended to provide retail and professional services for the everyday needs of the people residing or working in the community. Uses should be limited to those that meet the needs of residents such as civic uses, grocery and retail stores, restaurants, hotels, professional services, and entertainment venues, as well as office and medical commercial uses. Community mixed uses can be located in stand-alone structures, or as part of a small shopping center with multiple uses, and may include complementary residential development that provides opportunities for housing near jobs and essential goods and services. These areas are developed with a focus on pedestrian safety and connectivity and support of alternative transportation options. Vehicular circulation and connectivity is accommodated in a less visually prominent pattern, minimizing the number of access drives and screening parking areas from the public space.*

## **STAFF ANALYSIS**

### **PRELIMINARY PLAT**

#### 17.03.020 (D1) Review Criteria:

- a. The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.

**Staff Comment:** *The project is for the platting of two parcels to create 2 buildable lots. The newly created lots will gain access onto both Madison Street and Moonlight Road through existing curb cuts. Staff is requiring a cross-access easement to the commercial development just south of this subdivision to further limit access onto Moonlight Road while providing an efficient circulation system throughout the west side of Moonlight Road for these commercialized areas. Staff is also requiring a pedestrian easement to be dedicated along the south lot lines of both Lot 1 and 2 for construction of a 5' sidewalk. This will help to provide connectivity through the long neighborhood block to the west. Both of these requirements are consistent with the Community Commercial land use areas which states that commercial should be well-connected to the surrounding community to ensure that commercial areas integrate pedestrian and bicycle connections to adjacent neighborhoods and encourage cross access between adjacent commercial uses to reduce traffic on City roads.*

- b. Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

**Staff Comment:** *This development is in compliance with the Land Development Code and is capable of meeting all the development and sight design standards under the existing zoning.*

- c. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

**Staff Comment:** *There is no phasing proposed for the plat.*

- d. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

**Staff Comment:** *The Stormwater Management Plan and Traffic Impact Study have not been approved by Public Works Department. Both reports will need to be submitted and approved by Public Works prior to the release of the plat for recording.*

- e. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

**Staff Comment:** *The property directly adjacent is developed and with ample cross-access and pedestrian easements, this development will not deter any existing or future development on adjacent property.*

- f. The design does not impede the construction of anticipated or planned future public infrastructure within the area.

**Staff Comment:** *The design does not impede construction of future public infrastructure as none are anticipated in this area in the near future.*

- g. The recommendations of professional staff, or any other public entity asked to officially review the plat.

**Staff Comment:** *The preliminary plat meets all the applicable standards of the Land Development Code with exception to the approval of the stormwater and traffic studies. Staff recommends approval of the preliminary plat for Frontier Commerce Park – 1<sup>st</sup> Plat with conditions to obtain approval of those documents.*

*This application is within the joint review for the impact area of the New Century AirCenter and therefore will go before the Airport Commission on March 25<sup>th</sup> and the Board of County Commissioners in March.*

### **STAFF ANALYSIS – INFRASTRUCTURE / OTHER**

#### **WATER, SANITARY SEWER, STORMWATER, ELECTRIC, GAS –**

Existing utilities are located either within or adjacent to the site.

#### **ROADWAY NETWORK, VEHICULAR ACCESS –**

There are no new points of access being proposed for this site. Access off of Moonlight Road will be through an existing drive that will provide access throughout the development. An existing access point onto Madison Street will provide secondary ingress/egress throughout the site as well. A cross-access easement is being provided to connect the property to the south in order to limit the amount of curb cuts onto Moonlight Road and provide a more efficient means of movement of vehicular traffic along the west side of the street.

#### **SIDEWALKS –**

An existing 10' trail is located along the west side of Moonlight Road along with a 5' sidewalk extending along the south side of Madison Street. As mentioned before, another 5' sidewalk is being proposed along the entire south property line to provide for access to the residential development west.

### **ATTACHMENTS**

- I. Plat document
- II. Application

### **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 to lessen or mitigate a potential impact from the proposed application.
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.

### **EFFECT OF DECISION**

Preliminary Plat – The approval of the preliminary plat does not constitute an acceptance of the subdivision, but authorizes preparation of the final plat. If the Planning Commission tables a plat, the applicant shall have 60 days to submit information sufficient for approval or the application shall be deemed denied. The applicant may request that a denied preliminary plat be submitted to the Governing Body and the Planning Commission shall submit all information to the Governing Body, which can make a determination consistent with these regulations. The approval of the preliminary plat shall be effective for 18 months, except that any approval of a final plat for any phase specifically indicated on a preliminary plat shall renew the 18-month period. The Planning Commission may grant an extension of this period for up to one year, if the applicant demonstrates substantial progress towards the design and engineering requirements necessary to submit a final plat.

### **RECOMMENDATION**

Staff recommends approval of the Preliminary Plat subject to the following condition:

1. Approval of the Traffic Impact Study and Stormwater Management Plan by the City of Gardner Public Works Department prior to the release of the plat for recording.
2. Review and approval at the Johnson County Airport Commission and Board of County Commission shall be completed prior to the issuance of a building permit.

### **Recommended Motion:**

After review of Application PP-20-02, a preliminary plat for Frontier Commerce Park – 1<sup>st</sup> Plat, located on the west side of Moonlight Road, approximately 240' south of Madison Street, (Tax Ids CF221424-4032 and CF221424-4028) and preliminary plat dated February 25, 2020, and staff report dated February 18, 2020, the Planning Commission approves the application as proposed, provided the following condition is met:

1. Approval of the Traffic Impact Study and Stormwater Management Plan by the City of Gardner Public Works Department prior to the release of the plat for recording.
2. Review and approval at the Johnson County Airport Commission and Board of County Commission shall be completed prior to the issuance of a building permit.



Owner/Developer  
 Frontier Community Credit Union  
 Contact: Michael Augustine  
 690 Eisenhower Road  
 Leavenworth, KS 66048  
 913-651-6575

Prepared By:  
 Anderson Engineering Inc.  
 Contact: Jim Long  
 941 W. 141st Terrace, Suite A  
 Kansas City, MO 64145  
 816-777-0400

Architect:  
 Principle Design Studio  
 Contact: Kisha Mickell  
 715E 29th Terrace, Suite B  
 Lee's Summit, MO 64082  
 816-897-4941

**LEGAL DESCRIPTION**  
 All that part of the Southeast 1/4 of Section 24, Township 14 South, Range 22 East, in the City of Gardner, Johnson County, Kansas, and being more particularly described as follows:  
**BEGINNING** at the Northeast corner of Lot 50, MADISON PARK 2nd PLAT, a subdivision of land recorded in Book 89 at Page 30 at the Records and Tax Administration in Johnson County, Kansas, said point being marked by a 1/2" Rebar; thence North 88°25'04" East, along the South right of way line of Madison Street, as previously established in Volume 2878 at Page 534, a distance of 175.32 feet to the Northwest corner of Lot 1, MADISON CORNER, a subdivision of land recorded Book 201407 at Page 005105; thence South 02°06'43" West (S02°07'55"E - Plat), along the West line of said Lot 1, a distance of 239.63 feet to the Southwest corner of said Lot 1; thence North 88°24'49" East, along the South line of said Lot 1, a distance of 312.51 feet to a point on the East line of said Southeast 1/4; thence South 02°07'55" East, along the East line of said Southeast 1/4, a distance of 229.98 feet to the Northeast corner of LINCOLN LANDING III, a subdivision of land recorded in Book 116 at Page 48; thence South 88°25'07" West, N89°27'41" W - Plat) along the North line of said LINCOLN LANDING III and along the North line MOONLIGHT TERRACE, a subdivision of land recorded in Book 87 at Page 24 and it's North line having a platted bearing of North 89°27'49" W, a distance of 490.44 feet to the Southeast corner of said MADISON PARK 2ND PLAT; thence North 01°48'13" West (N00°19'42"E - Plat), along the East line of said MADISON PARK 2ND PLAT, a distance of 469.57 feet to the POINT OF BEGINNING.  
 The above described tract of land contains 3.55 acres and subject to all easements, restrictions, reservations, covenants, conditions and right of ways of record.

**Site Information:**  
 Current Zoning: C-2  
 Lot 1 Area: 82,917 ft<sup>2</sup>, 1.90± acres  
 Lot 2 Area: 58,076 ft<sup>2</sup>, 1.33 acres  
 Total: 140,993 ft<sup>2</sup>, 3.23 acres

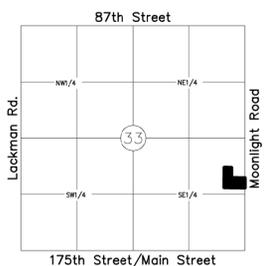
**Parking Calculations:**  
 Bank/Credit Union = 3 spaces/1000 ft<sup>2</sup>  
 Building Area, 2,032 ft<sup>2</sup> = 7 spaces required  
 Spaces provided = 19 provided including 2 HC Accessible Stalls

**Current Use:** Vacant  
**Planned Use:** Credit Union  
**Zoning:** C-2

**Parking Lot/Driveway Material:** Asphalt  
**Drive Lanes in the drive-thru and at Trash Enclosure:** Concrete

**Site Distance Based on:**  
 Moonlight Road 40 mph  
 Madison - 35 mph

- LEGEND**
- 900 Proposed Major Contour
  - 901 Proposed Minor Contour
  - 900 Existing Major Contour
  - 901 Existing Major Contour
- Power Svc Power Service Line (Proposed)
  - Gas Service Gas Service Line (Proposed)
  - WTR Ser Domestic Water Line (Proposed)
  - SS Sanitary Service Line (Proposed)
  - SAN Existing Sanitary Sewer Main
  - OHP Existing Overhead Power
  - FO Existing Fiber Optic
  - W Existing Water Main
  - GAS Existing Gas Main
- Power Pole
  - Water Meter
  - Water Valve
  - Fire Hydrant
  - Exist. Street Light



**ToCo PROJECT BENCHMARK #638**  
 PROJECT BENCHMARK: JCPW BM 638  
 Bernstein Aluminum Disc stamped BM 638.  
 Elev. = 1015.18  
 From 167th St & Waverly Rd, go west on 167th Street 0.8 +/- miles to a box headwall, on south side of 167th, on center headwall for box

**PROJECT BENCHMARK #1**  
 PROJECT BENCHMARK: Manhole Lid - Located at the south corner of lots 65 and 66 of Symphony Farms  
 Rm Elev. = 1019.03



**ANDERSON ENGINEERING**  
 EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
 941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400  
 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

DRAWING INFO.	
NO.	DESCRIPTION
1	Revised per City Comments Dated Jan. 24, 2020
2	Revised per City Comments Dated Feb. 10, 2020

BY	DATE	DRAWN BY:	JLL	CHECK BY:	JLL
	JUL 1/31/20				
	JUL 2/14/20				

REVISIONS	DATE	DESCRIPTION
	JUL 1/31/20	17242
	JUL 2/14/20	11002020

FIELD BOOK:	JOB NUMBER:	20KC10001
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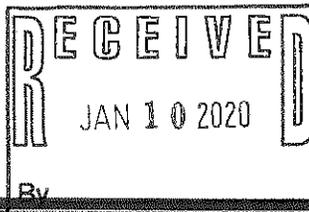
**Frontier Commerce Park**  
 Moonlight Road  
 and E. Madison Street  
 Gardner, Kansas

**Preliminary Plat**

SHEET NUMBER **1** OF **1**

Section 33, Township 12, Range 24  
 Johnson County, Kansas  
 Scale: 1" = 2000'

PP-20-02  
 Date of Preparation: 2/14/2020



Business & Economic Development  
 Planning Division  
 120 E. Main St. Gardner, KS 66030  
 P: 913.856.0913 | F: 913.856.4562  
[www.gardnerkansas.gov](http://www.gardnerkansas.gov)

**PRELIMINARY PLAT APPLICATION**

Pre-App Date	_____
Fee	\$ <u>264</u>
File No.	<u>PP-20-02</u>

**OWNER INFORMATION**

Name(s) Frontier Community Credit Union

Contact Michael Augustine

Address 690 Eisenhower Road

City Leavenworth State KS Zip 66048

Phone 913.651.6575 Email maugustine@frontierccu.org

**APPLICANT/AGENT INFORMATION**

Name(s) Anderson Engineering

Contact Jim Long, P.E.

Address 941 W 141st Terrace, Suite A

City Kansas City State MO Zip 64145

Phone 816.777.0400 Email jlong@andersonengineeringinc.com

**SITE INFORMATION**

Property Address/Location Southwest Corner of E. Madison St. and Moonlight Rd. (south and west of Casey's)

Legal Description (Attach If Necessary) See Attached

Number of Existing Lots 2 Tracts Number of Proposed Lots 2 Lots

Total Site Area 3.24 ac. Present Zoning C-2

Number of Existing Structures 0 Present Land Use Vacant

Proposed Street Design Type(s) & Class N/A

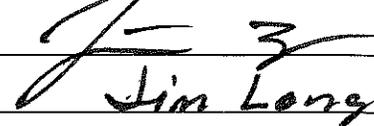
Proposed Type(s) Open & Civic Space \_\_\_\_\_

Proposed Frontage Type(s) \_\_\_\_\_

Proposed Building Types(s) \_\_\_\_\_

**SIGNATURE**

I/We, the undersigned am/are the (owner(s)), (fully authorized agent), (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for preliminary plat as indicated above.

Signature(s):  Date 1/10/2020

\_\_\_\_\_ Date \_\_\_\_\_

## PRELIMINARY PLAT APPLICATION CHECKLIST

### APPLICATION SUBMITTAL REQUIREMENTS

- |     | Yes                                 | No                       |  |
|-----|-------------------------------------|--------------------------|--|
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. <b>Complete application packet</b>  |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. <b>Application fee</b>  |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. <b>10 complete sets of full sized plans printed and folded</b>  |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. <b>Digital copies (PDF) of the completed application, plans, and legal description</b>  |
|     | <input type="checkbox"/>            | <input type="checkbox"/> | 5. <b>1 copy of existing covenants and restrictions</b> applicable to the development, if any (reference book and page).   |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 6. <b>Letter of intent</b> as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider.  |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 7. <b>Preliminary Floodplain modeling</b> using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements). |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. <b>Preliminary Stormwater Management Plan</b> (2 printed and 1 digital copy)  |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 9. <b>Preliminary Traffic Assessment</b> See Access Management Code. (2 printed and 1 digital copy)  |

### PRELIMINARY PLAT REQUIREMENTS

- |     |                                     |                          |  |
|-----|-------------------------------------|--------------------------|--|
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. <b>Name of subdivision</b> (unique and numerically consistent and the words "PRELIMINARY PLAT," prominently displayed as the title.)  |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. <b>Names, addresses, and phone numbers</b> of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.).   |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. <b>Date of preparation</b> of preliminary plat and/or revisions.  |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. <b>Vicinity map</b> (drawn at a scale of 1"=2,000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.)                           |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. <b>A legal boundary description</b> with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres. |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. <b>Location of monuments</b> , shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments.                   |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. <b>Boundary lines</b> of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances).  |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 8. <b>All public streets</b> within the plat conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications.   |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. <b>Building setback lines</b> along public and private streets with dimensions in feet.   |

- | Yes                                 | No                       |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. <b>Platted and unplatted land</b> adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. <b>Lots and tracts</b> identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet.   |
| N/A <input type="checkbox"/>        | <input type="checkbox"/> | 12. <b>Note on plat</b> indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. <b>Existing streets, driveways, trails, and sidewalks</b> which abut, touch upon or extend through the subdivision and/or streets located within 400 feet of the plat. The description shall include types and widths of existing surfaces, right-of-way widths, and dimensions of any bridges and culverts, access points and signals.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. <b>Location of existing open space, alleys, parks, streams, ponds, vegetation,</b> or other similar features within plat, and whether they are to be retained or removed.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. <b>Location of existing buildings</b> and structures within 200 feet of the plat.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. <b>Existing utilities,</b> including sanitary sewer, force main, water main, gas mains, culverts and storm sewer pipe, street lights, electric conduits, and invert elevations of sewers at points of proposed connection.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. <b>Topography</b> of the area contained in the plat and within 20 feet of the plat boundary shown by 2-foot contour intervals and proposed preliminary grading. Contour lines shall be legible but not overpowering.  |
| N/A <input type="checkbox"/>        | <input type="checkbox"/> | 18. <b>Proposed street network,</b> including right-of-way, bearings, tangents, and horizontal and vertical curvature data (use of flow direction arrows and percent of grade is permitted at preliminary for vertical curve data, unless otherwise specified/required) along the centerline of each street.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. <b>Proposed sidewalks</b> and/or trail locations including proposed widths.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. <b>Proposed utilities,</b> including approximate location of sanitary sewer, water main, street lights, storm sewer, detention and treatment facilities.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. <b>Existing and proposed easements</b> with dimensions. Existing easements shall be labeled with book and page number.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. <b>Any area within a federally designated floodplain.</b> Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991).                                      |
| N/A <input type="checkbox"/>        | <input type="checkbox"/> | 23. <b>Stream corridor boundary</b> and dimensions.   |
| N/A <input type="checkbox"/>        | <input type="checkbox"/> | 24. <b>Intersection site distance analysis.</b>   |
| N/A <input type="checkbox"/>        | <input type="checkbox"/> | 25. <b>Copies of all pertinent exception documents,</b> or a copy of a current American Land Title Association (ALTA) survey, or both.  |

**Written explanations** for any items not checked or checked "No" (attach additional sheets, if necessary):

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I hereby submit all information required for preliminary plat review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the Gardner Municipal Code and the Technical Specifications.

  
Signature of Applicant

  
Date

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**PROJECT NUMBER / TITLE: FP-20-01: Final Plat for Frontier Commerce Park, 1<sup>st</sup> Plat**

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**PROCESS INFORMATION**

**Type of Request:** Final Plat  
**Date Received:** January 10, 2020

**APPLICATION INFORMATION**

**Applicant:** Jim Long P.E., Anderson Engineering  
**Owner:** Frontier Community Credit Union, Michael Augustine  
**Parcel ID:** CF221424-4032 and CF221424-4028  
**Location:** On the West side of Moonlight Road approximately 240' south of Madison Street

**REQUESTED ACTION**

The applicant requests approval of a final plat for a 2 lot commercial project containing 3.24 acres.

**EXISTING ZONING AND LAND USE**

The subject properties are currently vacant and unplatted parcels of land zoned C-2 (General Business) District.

**SURROUNDING ZONING AND LAND USE**

<b>Zoning</b>	<b>Use(s)</b>
<b>North of subject property</b>	
R-1 (Single Family Residential) District	Single Family Housing
C-2 (General Business)	Convenience Store
<b>East of subject property</b>	
CP-2 (Planned General Business) District	Multi-tenant Commercial Center
<b>South of subject property</b>	
C-3 (Commercial) District	Equipment Rental Store
<b>West of subject property</b>	
RP-3 (Planned Garden Apartment) District	Single and Multi-Family Housing

## **EXISTING CONDITIONS**

These two parcels are vacant and surrounded by both residential and commercial uses. The residential to the north and west are single-family and apartments. To the south and east are both commercial stores.



## **BACKGROUND / HISTORY**

The property was annexed in 1970 under ordinance number 1015. The northeast side of the original parcel was platted in 2014 for the Casey's General Store.

## **CONSISTENCY WITH COMPREHENSIVE PLAN**

The existing land use is consistent with the Land Use Plan map of the *Gardner Comprehensive Plan* (specifically the *Gardner Main Street Corridor Plan*, adopted as part of the Comprehensive Plan) that designates this property for Community Mixed Use described as follows: *Community Mixed Use areas are intended to provide retail and professional services for the everyday needs of the people residing or working in the community. Uses should be limited to those that meet the needs of residents such as civic uses, grocery and retail stores, restaurants, hotels, professional services, and entertainment venues, as well as office and medical commercial uses. Community mixed uses can be located in stand-alone structures, or as part of a small shopping center with multiple uses, and may include complementary residential development that provides opportunities for housing near jobs and essential goods and services. These areas are developed with a focus on pedestrian safety and connectivity and support of alternative transportation options. Vehicular circulation and connectivity is accommodated in a less visually prominent pattern, minimizing the number of access drives and screening parking areas from the public space.*

## **STAFF ANALYSIS**

### **FINAL PLAT**

#### **17.03.020 (E1) Review Criteria:**

- a. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs

and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

**Staff Comment:** *The final plat is in substantial compliance with the approved preliminary plat.*

- b. The construction plans for any utilities, infrastructure or public facilities shall have been found to meet all technical specifications, or final plat approval shall be conditioned on such plans meeting all technical specifications, before the recording of the final plat.

**Staff Comment:** *Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County (this is a recommended condition of approval).*

- c. The phasing and timing of public improvements ensures construction and performance guarantees.

**Staff Comment:** *Public improvement plans, the Traffic Impact Study and Stormwater Management Plan shall be submitted and approved prior to the release of the final plat for recording and issuance of building permits to ensure all improvements are in place.*

- d. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

**Staff Comment:** *There are no deviations being requested on the final plat.*

- e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

**Staff Comment:** *Staff recommends approval of the project with the conditions outlined below. The final plat meets all the applicable standards of the Land Development Code with exception to the approval of the stormwater and traffic studies. Staff recommends approval of the final plat for Frontier Commerce Park – 1<sup>st</sup> Plat with conditions to obtain approval of these documents.*

*This application is within the joint review for the impact area of the New Century AirCenter and therefore will go before the Airport Commission on March 25<sup>th</sup> and the Board of County Commissioners in March.*

### **EXCISE TAX**

Excise tax is levied with the act of platting the portion of the property in the city. Any of the subject property that has never been a part of a final plat before is therefore subject to paying the excise tax. This tax is based on the square footage of the plat property, excluding any arterial type right-of-way dedication for streets and parkland dedication.

The current tax rate is \$0.20 per square foot of land area platted. This plat includes 3.24 acres (141,134.4 sq.ft.) that has not paid excise tax before. Therefore the excise tax shall total **\$28,226.88**. This tax shall be paid prior to the Mayor signing an approved recordable plat.

### **STAFF ANALYSIS – INFRASTRUCTURE / OTHER**

#### **WATER, SANITARY SEWER, STORMWATER, ELECTRIC, GAS –**

Existing utilities are located either within and adjacent to the site.

### **ROADWAY NETWORK, VEHICULAR ACCESS –**

There are no new points of access being proposed for this site. Access off of Moonlight Road will be through an existing drive that will provide access throughout the development. An existing access point onto Madison Street will provide secondary ingress/egress throughout the site as well. A cross-access easement is being provided to connect the property to the south to limit the amount of curb cuts onto Moonlight and provide a more efficient means of movement of vehicular traffic along the west side of the street.

### **SIDEWALKS –**

An existing 10' trail is located along the west side of Moonlight Road along with a 5' sidewalk extending along the south side of Madison Street. As mentioned before, another 5' sidewalk is being proposed along the entire south property line to provide for access to the residential development west.

### **ATTACHMENTS**

- I. Final Plat
- II. Application

### **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 to lessen or mitigate a potential impact from the proposed application.
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.

### **EFFECT OF DECISION**

Final Plat – If the Planning Commission approves or conditionally approves the final plat, the plat shall be forwarded to the Governing Body with a recommendation that they accept dedication of land for public purposes such as easements, rights-of-way and public facilities. The approval of the final plat; acceptance of the dedication of land for public purposes; finding that the construction plans for any utilities, infrastructure or public facilities meet all City technical specifications; and payment of the excise tax if applicable, authorizes the filing of the plat with the Johnson County Records and Tax Administration. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat. Any plat not recorded within two years from the date of acceptance of land by the Governing Body shall be null and void. Upon approval of the final plat, dedications, and construction plans and recording of the plat, the applicant may proceed with the construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.

## **RECOMMENDATION**

Staff recommends approval of FP-20-01, a final plat for Frontier Commerce Park – 1<sup>st</sup> Plat subject to the following conditions:

1. Preliminary plat PP-20-02 shall be approved prior to the release of the final plat FP-20-01 for recording.
2. Approval of the Traffic Impact Study by the City of Gardner Public Works Department.
3. Approval of the Stormwater Management Plan by the City of Gardner Public Works Department.
4. Provide a maintenance agreement for the shared access easements prior to the release of the plat for recording.
5. Payment of excise tax to the City.
6. Approval of the application by Johnson County Airport Commission and the Johnson County Board of County Commissioners is completed prior to the release of the plat for recording.

### **Recommended Motion:**

After review of Application FP-20-02, a preliminary plat for Frontier Commerce Park – 1<sup>st</sup> Plat, located on the west side of Moonlight Road approximately 240' south of Madison Street (Tax Ids CF221424-4032 and CF221424-4028) and final plat dated February 25, 2020, and staff report dated February 18, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Preliminary plat PP-20-02 shall be approved prior to the release of the final plat FP-20-01 for recording.
2. Approval of the Traffic Impact Study by the City of Gardner Public Works Department.
3. Approval of the Stormwater Management Plan by the City of Gardner Public Works Department.
4. Provide a maintenance agreement for the shared access easements prior to the release of the plat for recording.
5. Payment of excise tax to the City.
6. Approval of the application by Johnson County Airport is completed prior to the release of the plat for recording.

and recommends the Governing Body accept dedication of right-of-way and easements.

# FINAL PLAT OF FRONTIER COMMERCE PARK - 1ST PLAT

## PART OF THE SOUTHEAST 1/4, SEC. 24-T14S-R22E GARDNER, JOHNSON COUNTY, KS

**MADISON STREET**  
(80' R/W) & (Public Utility)  
Vol. 2878, Pg. 534



### LEGAL DESCRIPTION

All that part of the Southeast 1/4 of Section 24, Township 14 South, Range 22 East, in the City of Gardner, Johnson County, Kansas, and being more particularly described as follows: BEGINNING at the Northeast corner of Lot 50, MADISON PARK 2ND PLAT, a subdivision of land recorded in Book 89 at Page 30 of the Record's and Tax Administration in Johnson County, Kansas, said point being marked by a 1/2" Rebar; thence North 88°25'47" East, along the South right of way line of Madison Street, as previously established in Volume 2878 at Page 534, a distance of 175.32 feet to the Northwest corner of Lot 1, MADISON CORNER, a subdivision of land recorded Book 201407 at Page 005105; thence South 02°06'43" West (S02°07'55"E - Plat), along the West line of said Lot 1, a distance of 239.63 feet to the Southwest corner of said Lot 1; thence North 88°24'49" East, along the South line of said Lot 1, a distance of 312.51 feet to a point on the East line of said Southeast 1/4; thence South 02°07'55" East, along the East line of said Southeast 1/4, a distance of 229.98 feet to the Northeast corner of LINCOLN LANDING III, a subdivision of land recorded in Book 116 at Page 48; thence South 88°25'07" West, N89°27'41"W - Plat) along the North line of said LINCOLN LANDING III and along the North line MOONLIGHT TERRACE, a subdivision of land recorded in Book 87 at Page 24 and its North line having a platted bearing of North 89°27'49"W, a distance of 490.44 feet to the Southeast corner of said MADISON PARK 2ND PLAT; thence North 01°48'13" West (N01°19'42"E - Plat), along the East line of said MADISON PARK 2ND PLAT, a distance of 469.57 feet to the POINT OF BEGINNING. The above described tract of land contains 3.55 acres and subject to all easements, restrictions, reservations, covenants, conditions and right of ways of record.

### DEDICATION:

The undersigned proprietor(s) of said property of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat and the subdivision shall hereafter be known as:

FRONTIER COMMERCE PARK - 1ST PLAT

### DEDICATION:

The undersigned proprietor(s) of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, avenues, lanes and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parcels of land so dedicated, and any pipes, wires, conduits, ducts or cables heretofore installed proposed improvements as now set forth, the undersigned proprietor(s) hereby absolve and agree to indemnify the City of Gardner from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement of license is hereby granted to the City of Gardner, Johnson County, Kansas, to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "UE".

An easement of license is hereby granted to the City of Gardner, Johnson County, Kansas, to enter upon, locate, construct, use, replace and maintain a public sidewalk in any part of the easement, including the right to reconstruct or expand such facility within the area of the easement and under these areas outlined and designated on this plat as "Sidewalk Easement" or "SWE".

CROSS ACCESS EASEMENT: The undersigned proprietor(s) of the above described tract of land, his/her successors and assigns grants limited rights of privileges to access and to free movement through those areas indicated as "Access Easement" or "AE", as illustrated upon this plat. Such grant shall be limited to the tenants, customers and guests.

### CONSENT TO LEVY:

The undersigned proprietor(s) of the above tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

### EXECUTION:

IN TESTIMONY WHEREOF, \_\_\_\_\_, has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

by: \_\_\_\_\_  
OWNER:

### ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a notary public in and for said County and State, came \_\_\_\_\_, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public  
My Appointment Expires: \_\_\_\_\_

APPROVED BY: the Planning Commission of the City of Gardner, Johnson County, Kansas on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

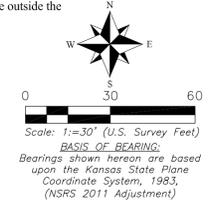
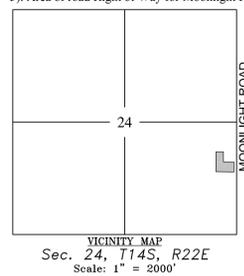
PC CHAIRPERSON: Scott Boden

APPROVED BY: by the Governing Body of the City of Gardner, Johnson County, Kansas on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

MAYOR: Steve Shute  
Attest: City Clerk: Sharon Rose

### SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
  - (A). MADISON CORNER, recorded in Book 201407 at Page 005105.
  - (B). MADISON PARK 2ND PLAT, recorded in Book 89 at Page 30.
  - (C). LINCOLN LANDING III, recorded in Book 116 at Page 47.
  - (D). MOONLIGHT TERRACE, recorded in Book 87 at Page 24.
- This survey meets or exceeds the accuracy standards of a (URBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- The title report was furnished by Chicago Title Insurance Company, Commitment No. 191834, Commitment Date: July 29, 2019 @ 8:00 A.M.
- The subject property surveyed lies within a Flood Zone designated Zone (X), defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency for the City of Gardner, KS, Community No. 200164, Johnson County, Kansas, Map No. 20091C0105G, and dated: August 3, 2009.
- Area of road Right of Way for Moonlight Road to be dedicated by this plat = 13,798.92 Sq. Feet.



**LEGEND**

● = Set Monument (As Noted)	(r) = Record Measurement
○ = Found Monument (As Noted)	(cm) = Calculated from measurements
U/E = Utility Easement	(p) = Platted measurement
BL = Building Setback Line	(d) = Deeded measurement
SW/E = Sidewalk Easement	

### CERTIFICATION

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, that a survey was made by me or under my direct supervision and that said survey meets or exceeds the current "Kansas Minimum Standards for Boundary Surveys" pursuant to K.A.R. 66-12-1.

Kirk R. Baldwin, KLSL 1365  
Anderson Engineering, Inc LS-17  
941 W. 141st Terr, Suite A  
Kansas City, MO 64145  
(816) 777-0400

Date: \_\_\_\_\_  
Closure Error Distance > 0.0010 Error Bearing > N 17°35'25" W  
Closure Precision > 1 in 1910604.2

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

**AE**

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
941 W. 141ST TERR, STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400  
KANSAS CERTIFICATE OF AUTHORITY LS-17

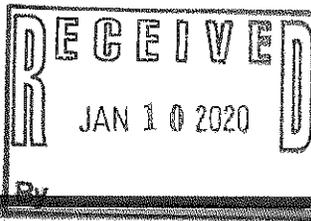
DRAWING INFO.	
NO.	DESCRIPTION
1	STAFF COMMENTS 2020-01-24
2	STAFF COMMENTS 2020-02-11

REVISIONS	DATE	BY	DESCRIPTION
	01-30	HRB	DRAWN BY: JRP
	02-11	HRB	CHECK BY: KRB
	1-10-2020		LICENSE NO.: LS-17
			DATE: 1-10-2020
			FIELD BOOK: 20K1001
			JOB NUMBER: 20K1001

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**FRONTIER COMMERCE PARK - 1ST PLAT**  
PART OF THE SOUTHEAST 1/4, SEC. 24-T14S-R22E  
GARDNER, JOHNSON COUNTY, KS

SHEET NUMBER  
**1** OF **1**



Business & Economic Development  
 Planning Division  
 120 E. Main St. Gardner, KS 66030  
 P: 913.856.0913 | F: 913.856.4562  
 www.gardnerkansas.gov

**FINAL PLAT APPLICATION**

Pre-App Date	_____
Fee	\$ <u>264</u>
File No.	<u>FP-20-01</u>

**OWNER INFORMATION**

Name(s) Frontier Community Credit Union  
 Contact Michael Augustine  
 Address 690 Eisenhower Road  
 City Leavenworth State KS Zip 66048  
 Phone 913.651.6575 Email maugustine@frontierccu.org

**APPLICANT/AGENT INFORMATION**

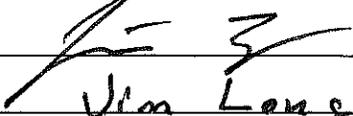
Name(s) Anderson Engineering  
 Contact Jim Long, P.E.  
 Address 941 W 141st Terrace, Suite A  
 City Kansas City State MO Zip 64145  
 Phone 816.777.0400 Email jlong@andersonengineeringinc.com

**SITE INFORMATION**

Property Address/Location Southwest Corner of E. Madison St. and Moonlight Rd. (south and west of Casey's)  
 Legal Description (Attach If Necessary) See Attached  
 Number of Existing Lots 2 Tracts Number of Proposed Lots 2  
 Total Site Area 3.24 ac. Present Zoning C-2  
 Number of Existing Structures 0 Present Land Use Vacant  
 Proposed Street Design Type(s) & Class N/A  
 Proposed Type(s) Open & Civic Space \_\_\_\_\_  
 Proposed Frontage Type(s) \_\_\_\_\_  
 Proposed Building Types(s) \_\_\_\_\_

**SIGNATURE**

I/We, the undersigned am/are the (owner(s)), (duly authorized agent), (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for final plat as indicated above.

Signature(s):  Date 1/10/2020  
 \_\_\_\_\_ Date \_\_\_\_\_

## FINAL PLAT APPLICATION CHECKLIST

### APPLICATION SUBMITTAL REQUIREMENTS

- |     | Yes                                 | No                       |  |
|-----|-------------------------------------|--------------------------|--|
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. <b>Complete application packet</b>  |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. <b>Application fee</b>  |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. <b>10 full sized plans printed and folded</b>   |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. <b>Digital copies (PDF) of the completed application, plans, and legal description</b>  |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 5. <b>1 copy of existing covenants and restrictions</b> applicable to the development, if any (reference book and page).   |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 6. <b>Letter of intent</b> as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider, if not submitted with the Preliminary Plat. Covenants and restrictions, as well as evidence of the establishment of the agency for the ownership and maintenance of any common space, shall be submitted to the City for review and approval prior to recording of the plat. |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 7. <b>Final Floodplain modeling</b> using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements).   |
|     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. <b>Final Stormwater Management Plan</b> (2 printed and 1 digital copy)  |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 9. <b>Final Traffic Impact Study (TIS)</b> as required by the Access Management Code. (2 printed and 1 digital copy)   |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 10. <b>Development Agreement</b> , if required   |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 11. <b>Street tree plan</b>  |

### FINAL PLAT DOCUMENT REQUIREMENTS

- |  |                                     |                          |  |
|--|-------------------------------------|--------------------------|--|
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. <b>Name of subdivision</b> (unique and numerically consistent and the words "FINAL PLAT," prominently displayed as the title.)  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. <b>Names, addresses, and phone numbers</b> of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.).   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. <b>Date of preparation</b> and/or revisions.  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. <b>Vicinity map</b> (drawn at a scale of 1"=2,000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.)                           |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. <b>A legal boundary description</b> with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres. |

- | Yes                                 | No                       |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. <b>Provide the following sentence after the Legal Description</b> "The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the accompanying plat, which subdivision and plat shall hereafter be known as "Plat Name".  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. <b>Location of monuments</b> , shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. <b>Boundary lines</b> of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances).   |
| X                                   |                          | 9. <b>Accurate dimensions for all lines, angles, and curves</b> , used to describe boundaries, streets, easements and areas to be reserved for public use. Data for all curves shall include radius, arc length, chord length, and central angle.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. <b>Platted and unplatted land</b> adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. <b>Blocks, lots and tracts</b> identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet.   |
| N/A                                 | <input type="checkbox"/> | 12. <b>Note on plat</b> indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. <b>Existing and proposed easements</b> with dimensions. Existing easements shall be labeled with book and page number.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. <b>Any area within a federally designated floodplain</b> . Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991).                                     |
| N/A                                 | <input type="checkbox"/> | 15. <b>Stream corridor boundary</b> and dimensions.   |
| N/A                                 | <input type="checkbox"/> | 16. <b>Proposed street right-of-way with dimensions</b> which conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | 17. <b>Endorsement of the Planning Commission</b> as evidenced by the signature of its Chairperson. Endorsement line shall contain the printed name of the Chairperson and their title.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | 18. <b>Acceptance of Dedication by the Governing Body</b> , as indicated by the signature of the Mayor and attested by the City Clerk. The Endorsement Line shall contain the printed name and title of the person signing.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | 19. <b>Signature of Owner</b> , properly attested.  |

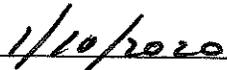
- | Yes                          | No                       |   |
|------------------------------|--------------------------|---|
| <input type="checkbox"/>     | <input type="checkbox"/> | 20. <b>A dated signature and seal of the licensed Land Surveyor responsible for the survey and a note</b> stating: "This survey conforms to the Kansas Minimum Standards for Boundary Surveys."   |
| N/A <input type="checkbox"/> | <input type="checkbox"/> | 21. <b>Copies of all pertinent exception documents</b> , or a copy of a current American Land Title Association (ALTA) survey, or both.   |
| <input type="checkbox"/>     | <input type="checkbox"/> | 22. <b>Calculation documents</b> containing the following data: coordinates of the plat boundary and the unadjusted error of closure of the field traverse that established the plat.   |
| <input type="checkbox"/>     | <input type="checkbox"/> | 23. <b>A statement on the plat concerning prior easement rights</b> as follows: The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident to the relocation of any such existing utility installations within said prior easement. |
| <input type="checkbox"/>     | <input type="checkbox"/> | 24. <b>A statement on the plat concerning utility easements</b> as follows: An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.  |
| <input type="checkbox"/>     | <input type="checkbox"/> | 25. <b>A statement on the plat concerning drainage easements</b> as follows: An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.  |
| N/A <input type="checkbox"/> | <input type="checkbox"/> | 26. <b>Certification of dedication of all streets, highways and other rights-of-way or parcels for public park or other public use</b> , signed by the owners and all other parties who have a mortgage or lien interest in the property.   |

**Written explanations** for any items not checked or checked "No" (attach additional sheets, if necessary):

Items not checked pertain to signatures which will be provided prior to recording the plat and easements that will be updated as the site is fully designed.

I hereby submit all information required for final plat review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the Gardner Municipal Code and the Technical Specifications.

  
Signature of Applicant

  
Date

---

**PROJECT NUMBER / TITLE: SP-20-01: Site Plan Review for Frontier Community Credit Union**

---

**PROCESS INFORMATION**

**Type of Request:** Site Plan Review  
**Date Received:** January 10, 2020

**APPLICATION INFORMATION**

**Applicant:** Jim Long P.E., Anderson Engineering  
**Owner:** Frontier Community Credit Union, Michael Augustine  
**Parcel ID:** CF221424-4032 and CF221424-4028  
**Location:** On the west side of Moonlight Road approximately 260' south of Madison Street

**REQUESTED ACTION**

The applicant requests approval of a site plan review for a credit union facility on an approximately 1.33 acre lot.

**EXISTING ZONING AND LAND USE**

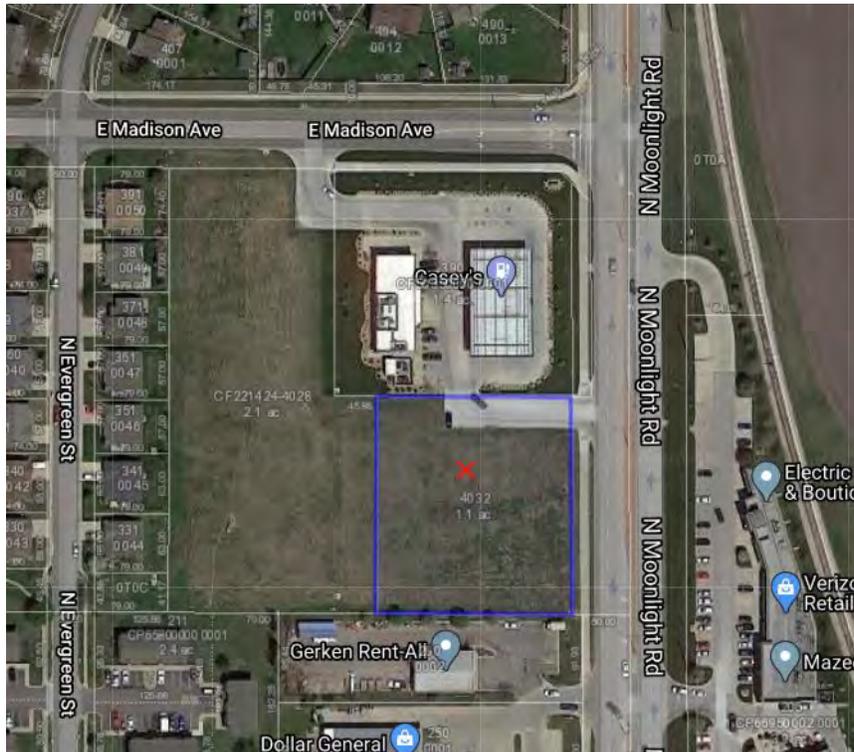
The subject property is currently vacant and unplatted land zoned C-2 (General Business) District. There is an existing access drive onto N. Moonlight Road that was developed when Casey's General Store was established.

**SURROUNDING ZONING AND LAND USE**

<b>Zoning</b>	<b>Use(s)</b>
<b>North of subject property</b>	
C-2 (General Business) District	Convenience Store
<b>East of subject property</b>	
CP-2 (Planned General Business) District	Multi-tenant Commercial Center
<b>South of subject property</b>	
C-3 (Heavy Commercial) District	Equipment Rental Store
<b>West of subject property</b>	
C-2 (General Business) District	Vacant lot with improved access drive

## **EXISTING CONDITIONS**

The site plan is for the vacant lot south of Casey's General Store along Moonlight Road. The lot will eventually be surrounded by commercial uses. There is single-family residential to the north and west and apartment townhomes to the south.



## **BACKGROUND / HISTORY**

The property was annexed in 1970 under Ordinance Number 1015. Casey's General Store was platted and built in 2014.

## **CONSISTENCY WITH COMPREHENSIVE PLAN**

The existing land use is consistent with the Land Use Plan map of the *Gardner Comprehensive Plan* (specifically the *Gardner Main Street Corridor Plan*, adopted as part of the Comprehensive Plan) that designates this property for Community Mixed Use described as follows:

*Community Mixed Use areas are intended to provide retail and professional services for the everyday needs of the people residing or working in the community. Uses should be limited to those that meet the needs of residents such as civic uses, grocery and retail stores, restaurants, hotels, professional services, and entertainment venues, as well as office and medical commercial uses. Community mixed uses can be located in stand-alone structures, or as part of a small shopping center with multiple uses, and may include complementary residential development that provides opportunities for housing near jobs and essential goods and services. These areas are developed with a focus on pedestrian safety and connectivity and support of alternative transportation options. Vehicular circulation and connectivity is accommodated in a less visually prominent pattern, minimizing the number of access drives and screening parking areas from the public space.*

This Community Credit Union facility provides professional services near residents. The site plan provides for a direct mid-block sidewalk connection to housing areas to the west. Further pedestrian accessibility is provided by the existing trail along Moonlight Road. There is a small parking lot including ADA parking spaces along the front façade (facing Moonlight Road), but otherwise the remainder of the parking and drive-thru lanes are beside or behind the structure. The facility will utilize shared access drives and there is ample vegetation screening parking from public spaces.

## **STAFF ANALYSIS**

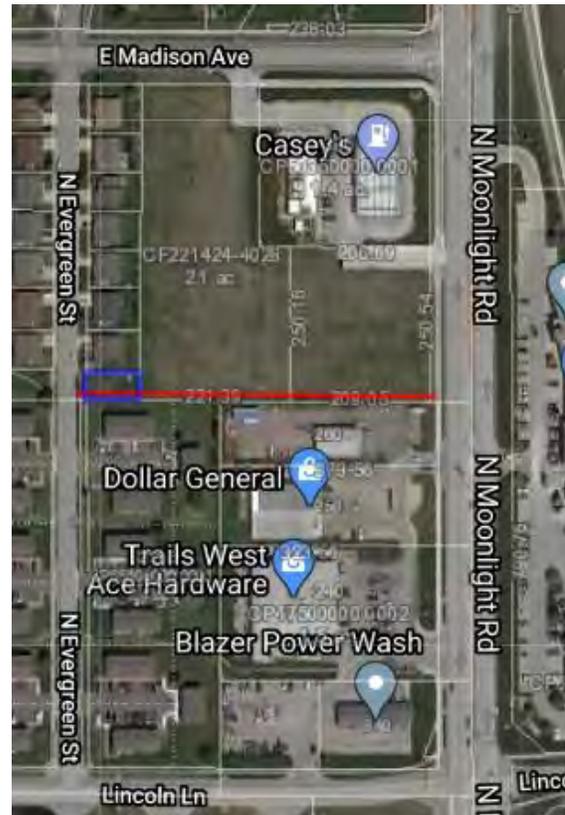
### **SITE PLAN**

#### **17.03.060 (B) Review Criteria:**

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

**Staff Comment:** *The following elements have been added by the applicant for optimal compliance with the Code:*

- *The LDC provides for exceptions to block and connectivity standards. In this case, the block length is slightly over the maximum of 1,000 ft and substantially over the maximum block area of 8 acres. When exceptions for larger blocks apply, the Planning Commission may require pedestrian walkways through blocks. Additionally, the LDC provides that development sites shall include direct sidewalk connections in the most direct manner with adjacent sites where pedestrian connections through public streetscapes or internal access is remote (there are no sidewalks along the existing or proposed access drive). Sidewalk connectivity is needed to the vacant lot to the west as shown on the photo at right. The applicant has, consistent with Staff request, provided for a public access easement containing a 5' sidewalk along the south property boundary of this lot and the adjacent vacant lot. The City will need to pursue the remaining sidewalk connection across the drainage easement (tract outlined in blue) for the adjacent subdivision Madison Park to connect with Evergreen Street (approximate sidewalk location shown in red).*
- *The LDC provides that no use shall provide greater than 20 percent more than the minimum required parking without documented evidence of actual parking demand based on studies of similar uses in similar contexts, and that any parking permitted over 20 percent more than the minimum shall require mitigation of potential impacts through one or more stated strategies. The applicant has provided the attached letter documenting the need for the proposed parking, and is providing additional buffers and vegetation to screen*



*parking (additional foundation landscaping and continuous shrub border along the east access drive).*

*The following elements are recommended conditions of approval to meet LDC standards:*

- Relocate four medium/large shade trees to the area of the right-of-way adjacent to the public trail to meet the requirement for street trees.
  - Provide a maintenance agreement for the shared access easements prior to the release of the plat for recording.
  - If the rooftop mechanical equipment is not adequately screened by the building parapets, the equipment will be screened in accordance with Sections 17.05.020 (B.1) and 17.08.040 (A.1).
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.

**Staff Comment:** *The facility is adequately accommodated on this site and benefits the function and design of adjacent property by providing for the continuation of the shared access drives between Moonlight Road and Madison Street, and providing the mid-block sidewalk connection. The plan also provides for a cross access easement and paved driveway stub that could accommodate an interior vehicular connection to the property to the south in the future. Staff finds this criteria is met.*

- b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

**Staff Comment:** *The site has ample open spaces and site circulation is adequately accommodated based on the truck turning template provided. The attractive building meets design standards and there is ample landscaping provided. Stormwater management plans will need to be approved before the plat is released for recording and the current version is inadequate to make a determination. This is a recommended condition of approval.*

- 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.

**Staff Comment:** *This is a small building that offers a variety of complementary materials and parapet heights to add interest. Staff finds this criteria is met.*

- 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.

**Staff Comment:** *The site is beneficially related to adjacent parcels by the shared access drive, public trail along Moonlight Road, and the south mid-block sidewalk connection. The plan also provides for a cross access easement and paved driveway stub that could accommodate an interior vehicular connection to the property to the south in the future. The materials used are compatible with the multi-tenant development across Moonlight which uses brick, stone, metal canopies, and ample glass. Staff finds this criteria is met.*

- e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

**Staff Comment:** *As discussed previously, a recommended condition of approval addresses screening of the rooftop mechanical equipment.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.

**Staff Comment:** *The Traffic and Stormwater Management Plans are pending approval by Public Works. The project will also need to obtain approval from the Johnson County Airport Commission and Board of County Commission. The final plat will also need to be recorded before the building permit is approved. These are all recommended conditions of approval.*

4. The recommendations of professional staff.

**Staff Comment:** *Staff recommends approval based on the findings in this staff report.*

### **STAFF ANALYSIS – INFRASTRUCTURE / OTHER**

#### **WATER, SANITARY SEWER, STORMWATER, ELECTRIC, GAS –**

Existing utilities are located either within or adjacent to the site.

#### **ROADWAY NETWORK, VEHICULAR ACCESS –**

There are no new points of access being proposed for this site. Access off of Moonlight Road will be through an existing drive that will provide access throughout the development. An existing access point onto Madison Street will provide secondary ingress/egress throughout the site as well. A cross-access easement is being provided to connect the property to the south in order to limit the amount of curb cuts onto Moonlight Road and provide a more efficient means of movement of vehicular traffic along the west side of the street. A draft cross-access easement across the two adjacent properties to the south was provided by the applicant for future use.

#### **SIDEWALKS –**

An existing 10' trail is located along the west side of Moonlight Road along with a 5' sidewalk extending along the south side of Madison Street. As mentioned before, another 5' sidewalk is being proposed along the entire south property line to provide for a mid-block connection to the residential development to the west.

### **ATTACHMENTS**

- I. Site Plan sheets (6)
- II. Color elevation sheets (2)
- III. Parking letter
- IV. Application

### **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 to lessen or mitigate a potential impact from the proposed application.

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.

### **EFFECT OF DECISION**

Site Plan and Design Review – Approval of a site plan and design review shall authorize the applicant to apply for a building permit and other applicable permits. The Director may approve minor amendments to approved site plans and design reviews without the re-filing of a new application, but in no event shall the Director approve any change that does not qualify for an administrative site plan, or any change that is different from any condition of approval of the site plan and design review. **An approved site plan and design review shall expire and be of no further effect if an application for a building permit for one or more buildings shown on the site plan is not filed within two years of the approval.** The Planning Commission may grant an extension for up to one additional year. Any other element of the plan not submitted for permits within two years shall expire, unless the application proposes a different schedule that is approved.

### **RECOMMENDATION**

Staff recommends approval of the Site Plan subject to the following conditions:

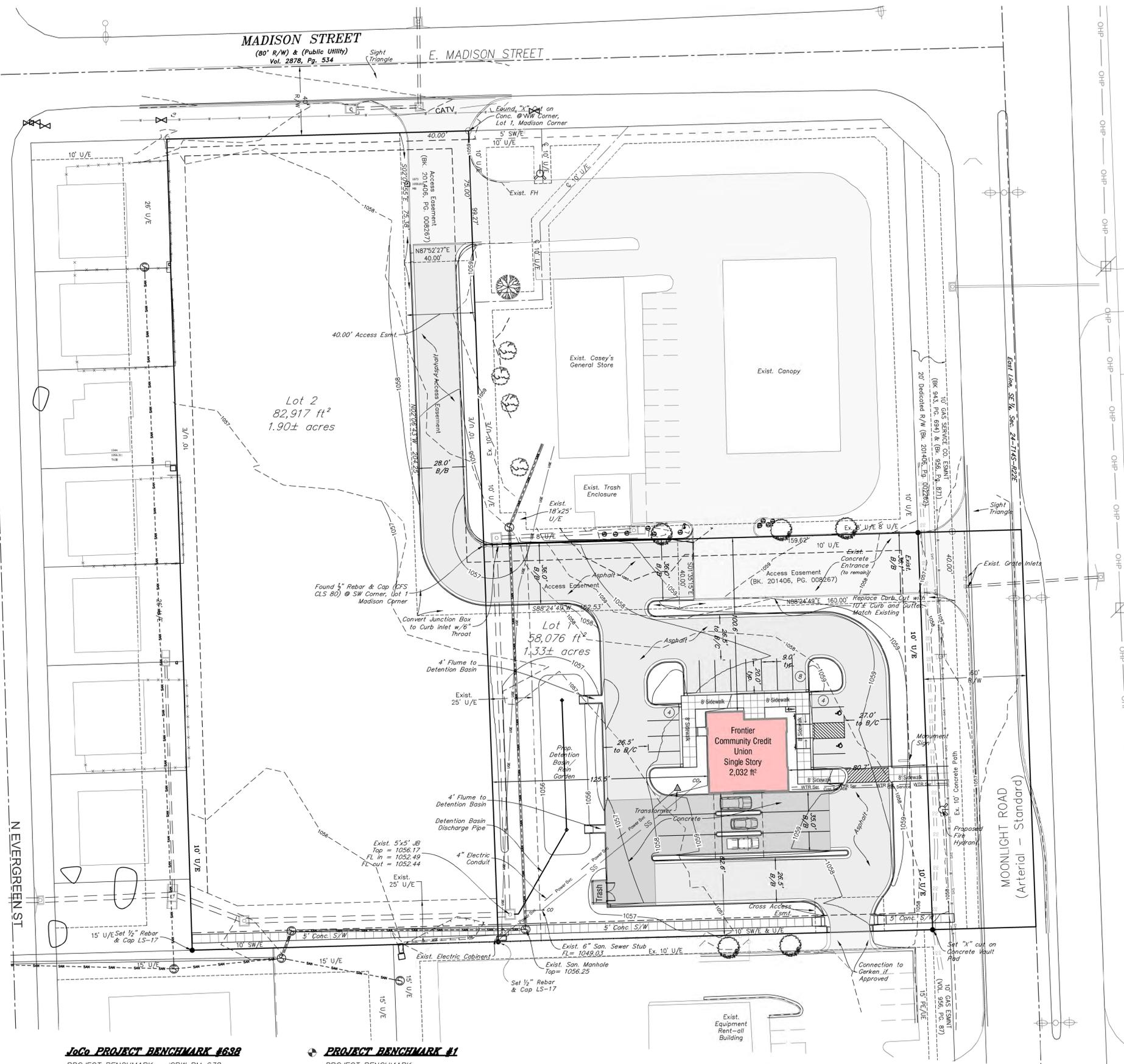
1. Approval of the Traffic Impact Study and Stormwater Management Plan by the City of Gardner Public Works Department prior to the release of the plat for recording.
2. Review and approval at the Johnson County Airport Commission and Board of County Commission shall be completed prior to the issuance of a building permit.
3. The final plat FP-20-01 shall be recorded with the Johnson County Records and Tax Administration prior to the issuance of a building permit.
4. Relocate four medium/large shade trees to the area of the right-of-way adjacent to the public trail to meet the requirement for street trees.
5. Provide a maintenance agreement for the shared access easements prior to the release of the plat for recording.
6. If the rooftop mechanical equipment is not adequately screened by the building parapets, the equipment will be screened in accordance with Sections 17.05.020 (B.1) and 17.08.040 (A.1).

### **Recommended Motion:**

After review of Application SP-20-01, a site plan for Frontier Community Credit Union, located on the west side of Moonlight Road, approximately 260' south of Madison Street, and site plan dated February 14, 2020, and staff report dated February 25, 2020, the Planning Commission approves the application provided the following conditions are met:

1. Approval of the Traffic Impact Study and Stormwater Management Plan by the City of Gardner Public Works Department prior to the release of the plat for recording.
2. Review and approval at the Johnson County Airport Commission and Board of County Commission shall be completed prior to the issuance of a building permit.
3. The final plat FP-20-01 shall be recorded with the Johnson County Records and Tax Administration prior to the issuance of a building permit.
4. Relocate four medium/large shade trees to the area of the right-of-way adjacent to the public trail to meet the requirement for street trees.

5. Provide a maintenance agreement for the shared access easements prior to the release of the plat for recording.
6. If the rooftop mechanical equipment is not adequately screened by the building parapets, the equipment will be screened in accordance with Sections 17.05.020 (B.1) and 17.08.040 (A.1).



Owner/Developer: Frontier Community Credit Union  
 Contact: Michael Augustine  
 690 Eisenhower Road  
 Leavenworth, KS 66048  
 913-651-6575

Prepared By: Anderson Engineering Inc.  
 Contact: Jim Long  
 941 W. 141st Terrace, Suite A  
 Kansas City, MO 64145  
 816-777-0400

Architect: Principle Design Studio  
 Contact: Kisha Nickell  
 71SE 29th Terrace, Suite B  
 Lee's Summit, MO 64082  
 816-897-4941

**FRONTIER CREDIT UNION PLAT BOUNDARY DESCRIPTION**  
 All that part of the Southeast 1/4 of Section 24, Township 14 South, Range 22 East, in the City of Gardner, Johnson County, Kansas, and being more particularly described as follows:  
**BEGINNING** at the Northeast corner of Lot 50, MADISON PARK 2nd PLAT, a subdivision of land recorded in Book 89 at Page 30 at the Record's and Tax Administration in Johnson County, Kansas, said point being marked by a 1/2" Rebar; thence North 88°25'47" East, along the South right of way line of Madison Street, as previously established in Grant Book 2878 at Page 534, a distance of 175.32 feet to the Northwest corner of Lot 1, MADISON CORNER, a subdivision of land recorded Book 201407 at Page 005105; thence South 02°06'43" West (S02°07'55"E - Plat), along the West line of said Lot 1, a distance of 239.63 feet to the Southwest corner of said Lot 1; thence North 88°24'49" East, along the South line of said Lot 1, a distance of 312.51 feet to a point on the East line of said Southeast 1/4; thence South 02°07'55" East, along the East line of said Southeast 1/4, a distance of 229.99 feet to the Northeast corner of LINCOLN LANDING III, a subdivision of land recorded in Book 116 at Page 48; thence South 88°25'07" West, N8927'41"W - Plat) along the North line of said LINCOLN LANDING III and along the North line MOONLIGHT TERRACE, a subdivision of land recorded in Book 87 at Page 24 and it's North line having a plated bearing of North 89°27'49"W, a distance of 490.44 feet to the Southeast corner of said MADISON PARK 2ND PLAT; thence North 01°48'13" West (N00°19'42"E - Plat), along the East line of said MADISON PARK 2ND PLAT, a distance of 469.57 feet to the POINT OF BEGINNING.  
 The above described tract of land contains 3.55 acres and subject to all easements, restrictions, reservations, covenants, conditions and right of ways of record.

**Site Information:**  
 Current Zoning: C-2

Lot 1 Area: 82,917 ft<sup>2</sup>, 1.90± acres  
 Lot 2 Area: 58,076 ft<sup>2</sup>, 1.33 acres  
 Total: 140,993 ft<sup>2</sup>, 3.23 acres

Frontage Type: Buffer Edge  
 Building Type: Small Commercial - Pad Site

Building Coverage: 2,032 ft<sup>2</sup> Bldg/58,076 ft<sup>2</sup> Lot = 3.5%

**Parking Calculations:**  
 Bank/Credit Union = 3 spaces/1000 ft<sup>2</sup>  
 Building Area, 2,032 ft<sup>2</sup> = 7 spaces required  
 Spaces provided = 16 provided including 2 HC Accessible Stalls  
 Maximum Allowed: 9 spaces  
 Requesting 7 stalls more than maximum allowed additional open space has been provided.

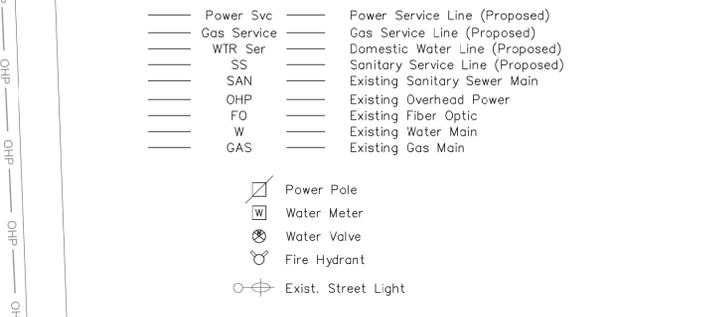
**Open Space for Lot 1 Calculations:**  
 Lot Area: 58,076 ft<sup>2</sup>  
 Open Space Required (12%): 6,969 ft<sup>2</sup>  
 Open Space Provided: 22,309 ft<sup>2</sup>  
 Open Space % Provided: 38.4%

Current Use: Vacant  
 Planned Use: Credit Union  
 Zoning: C-2

Parking Lot/Driveway Material: Asphalt  
 Drive Lanes in the drive-thru and at Trash Enclosure: Concrete

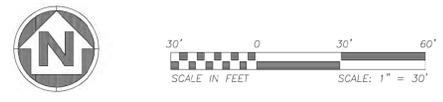
**LEGEND**

- 900 Proposed Major Contour
- 901 Proposed Minor Contour
- 900 Existing Major Contour
- 901 Existing Minor Contour
- Power Svc Power Service Line (Proposed)
- Gas Service Gas Service Line (Proposed)
- WTR Ser Domestic Water Line (Proposed)
- SS Sanitary Service Line (Proposed)
- SAN Existing Sanitary Sewer Main
- OHP Existing Overhead Power
- FO Existing Fiber Optic
- W Existing Water Main
- GAS Existing Gas Main
- Power Pole
- Water Meter
- Water Valve
- Fire Hydrant
- Exist. Street Light



**ToCo PROJECT BENCHMARK #638**  
 PROJECT BENCHMARK: JCPW BM 638  
 Bernsten Aluminum Disk stamped BM 638.  
 Elev. = 1015.18  
 From 167th St & Waverly Rd, go west on 167th Street 0.8 +/- miles to a box headwall, on south side of 167th, on center headwall for box

**PROJECT BENCHMARK #1**  
 PROJECT BENCHMARK:  
 Manhole Lid - Located at the south corner of lots 65 and 66 of Symphony Farms  
 Rim Elev. = 1019.03



SP-20-01  
 Date of Preparation: 2/14/2020

**ANDERSON ENGINEERING**  
 EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
 941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400  
 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS		DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	JLL
1	Revised per City Comments Dated Jan. 24, 2020	JLL	1/31/20	CHECK BY:	JLL
2	Revised per City Comments Dated Feb. 10, 2020	JLL	2/14/20	LICENSE NO.:	17242
				DATE:	1/10/2020
				FIELD BOOK:	20KCI0001
				JOB NUMBER:	20KCI0001

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**Frontier Commerce Park**  
 Moonlight Road  
 and E. Madison Street  
 Gardner, Kansas

**Site Plan**

SHEET NUMBER **1** OF **1**



**design**

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\*this drawing prepared under my supervision, and i  
disclaim any responsibility for the existing building  
construction elements, site conditions, or any  
documents which do not bear my signature and seal.

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**mep engineer**

tbd

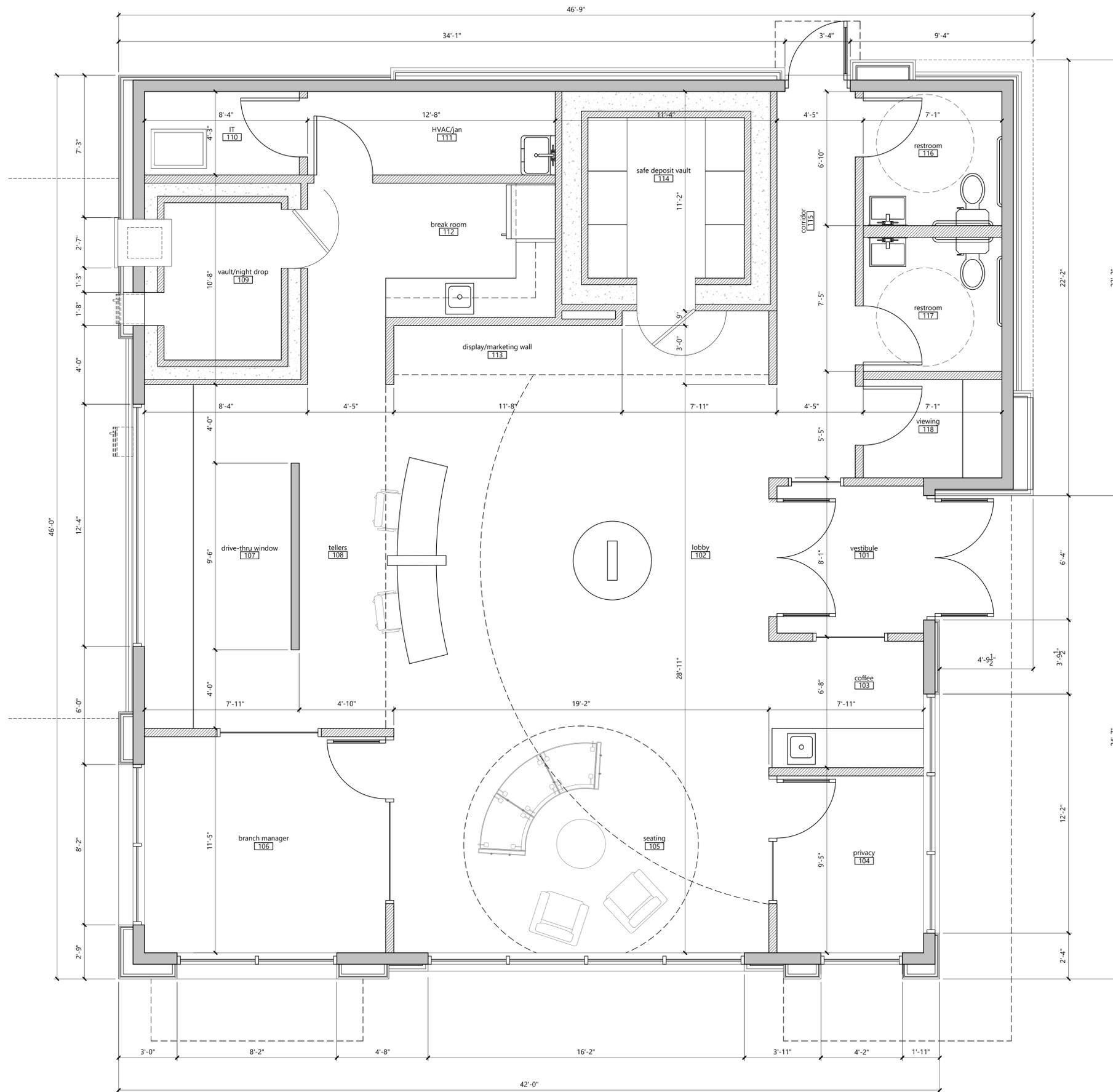
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a proposed  
new building for

**Frontier  
Credit Union**

southwest corner of  
moonlight & madison  
gardner • kansas



1 floor plan  
3/8" = 1'-0"



sheet number

**A2.1**

drawing type	planning
project no.	19013
date	01.05.20
rev ##	date
rev 01	02.13.20

**design**

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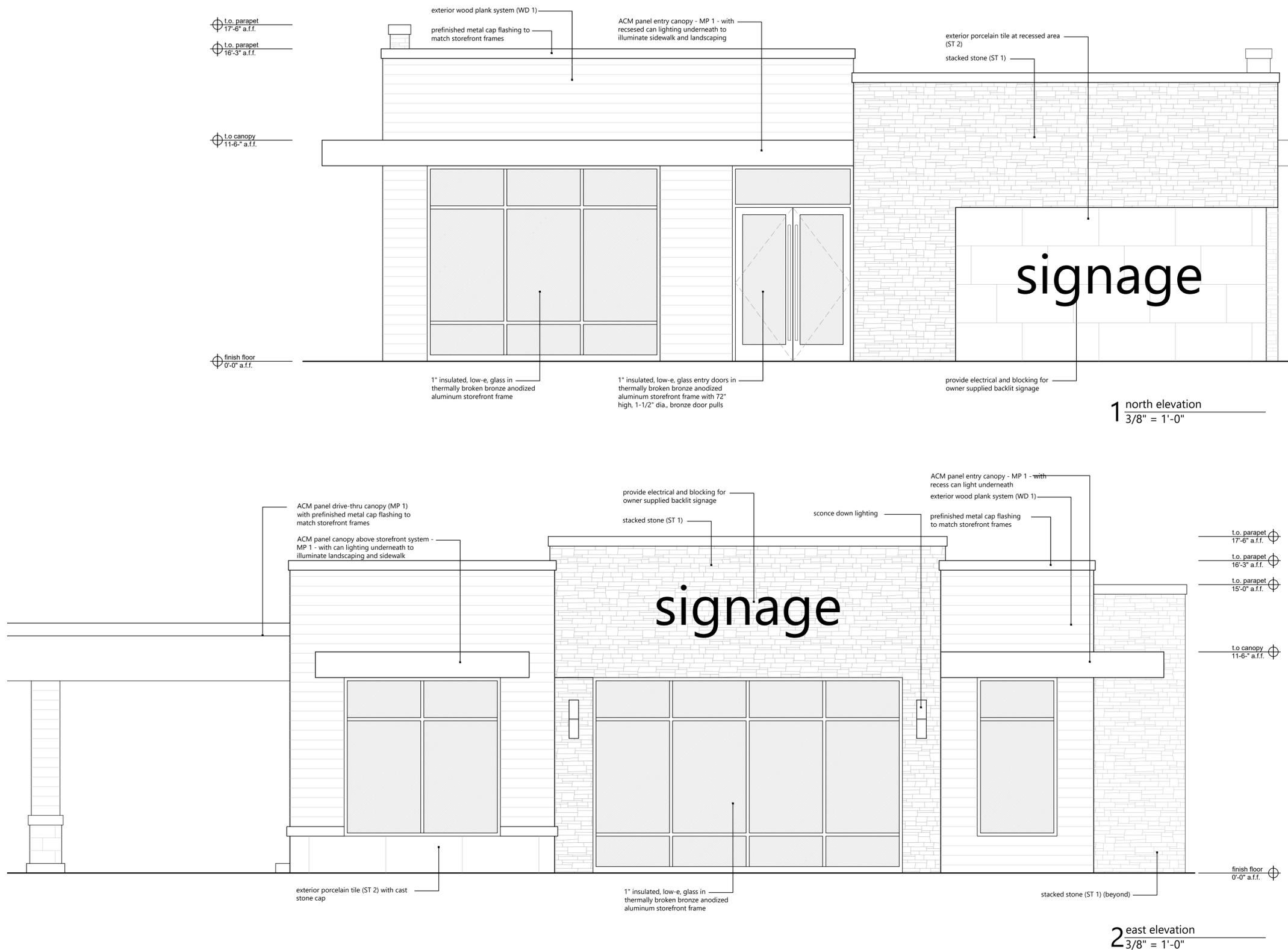
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drawing type	planning
project no.	19013
date	01.05.20
rev ##	date
rev 01	02.13.20

sheet number

**A3.1**

**design**

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drawing type planning

project no. 19013

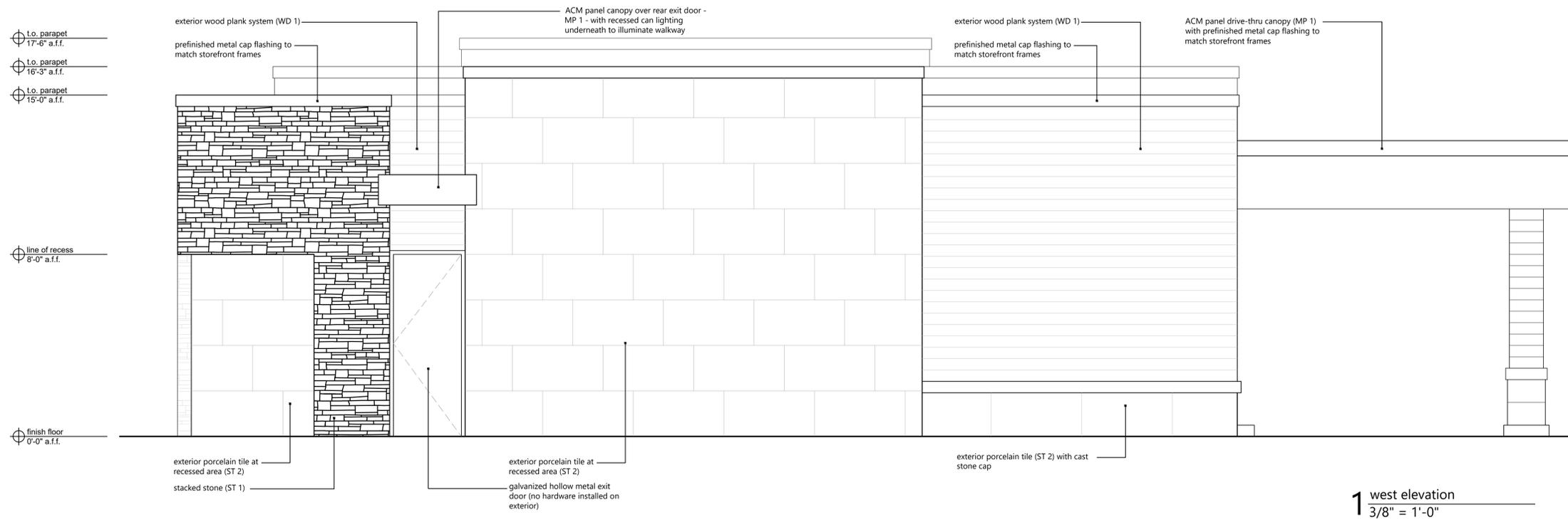
date 01.05.20

rev ## date

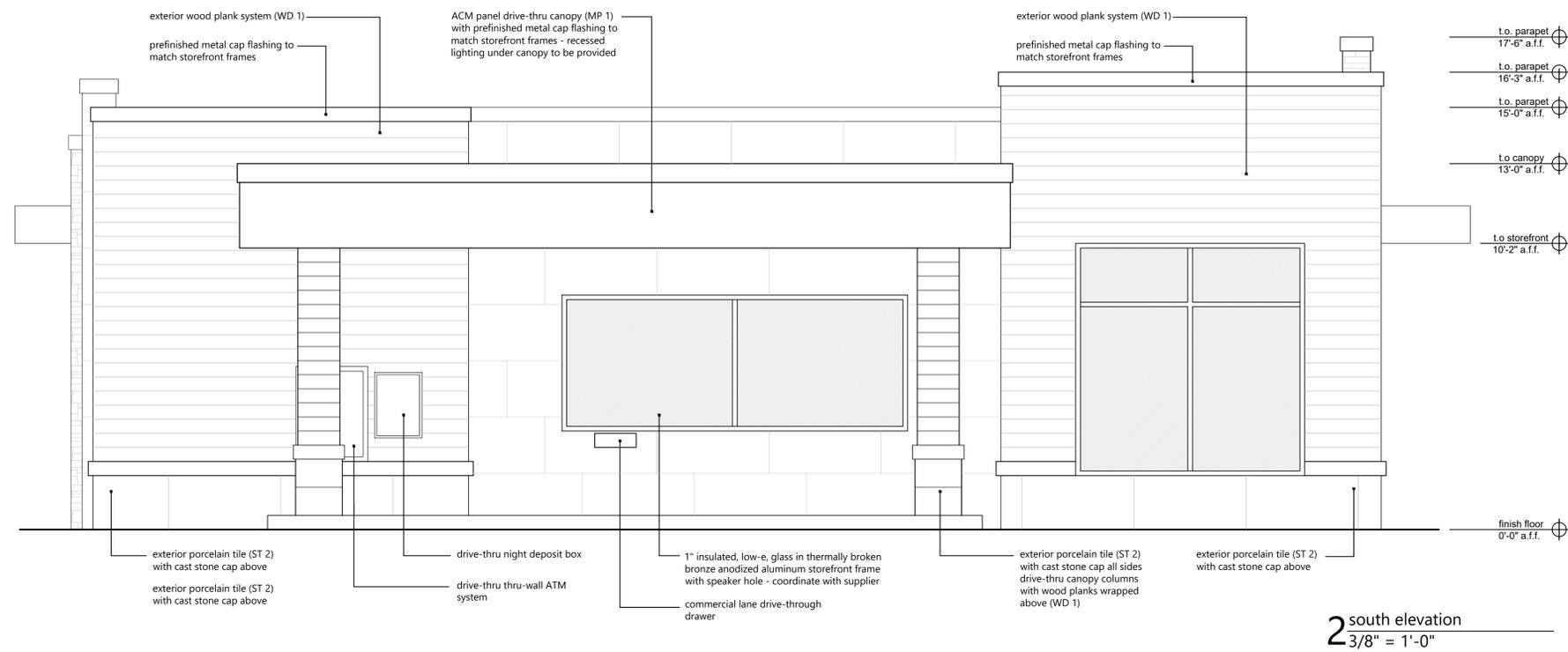
rev 01 02.13.20

sheet number

**A3.2**



**1 west elevation**  
3/8" = 1'-0"



**2 south elevation**  
3/8" = 1'-0"

**design**

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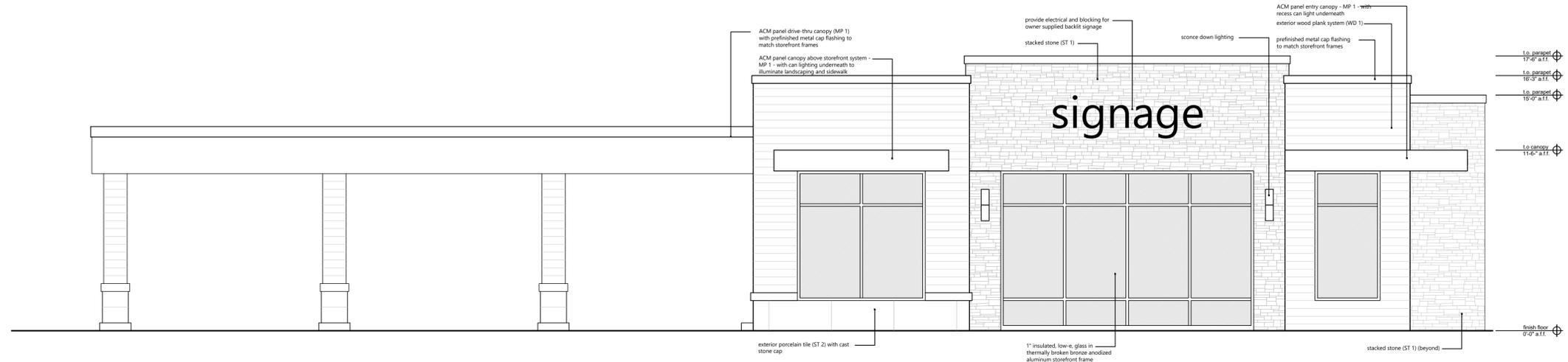
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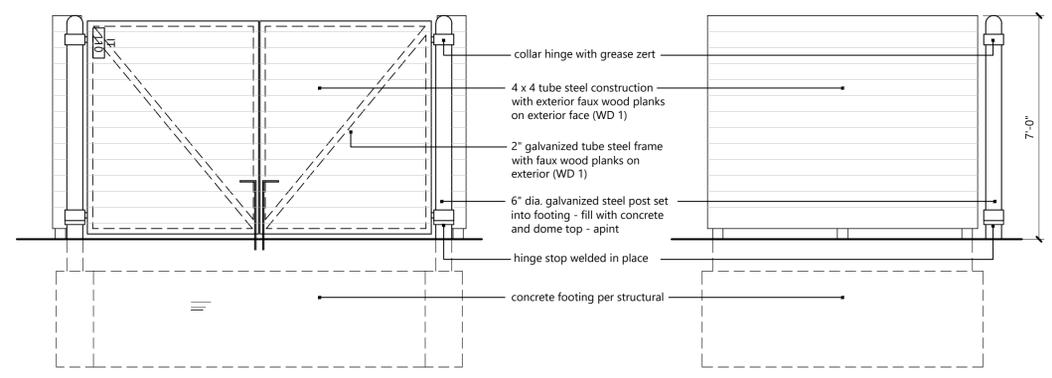
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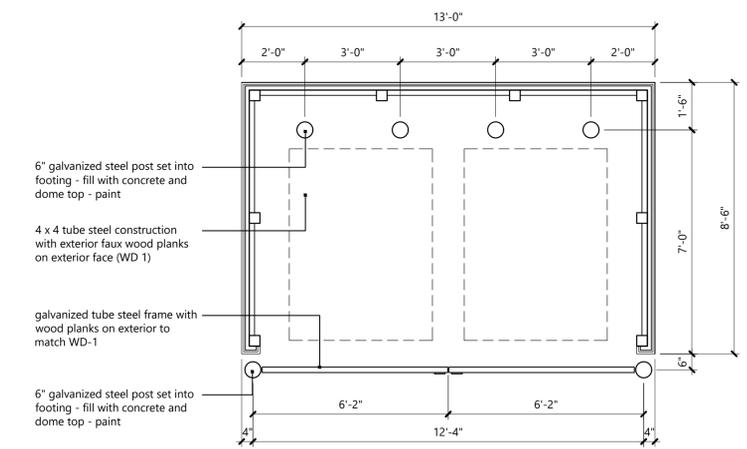


**1** full east elevation with drive-thru lanes  
1/4" = 1'-0"



**4** trash enclosure front elevation  
3/8" = 1'-0"

**3** trash enclosure side elevation  
3/8" = 1'-0"



**2** trash enclosure plan  
3/8" = 1'-0"

a proposed new building for

**Frontier Credit Union**

southwest corner of  
moonlight & madison  
gardner • kansas

drawing type	planning
project no.	19013
date	01.05.20
rev ##	date
rev 01	02.13.20

sheet number

**A3.3**

**design**

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**mep engineer**  
tbd

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a proposed  
new building for

**Frontier  
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southwest corner of  
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gardner, kansas

exterior building materials:

- MP 1: Metal Canopy panel, color: custom to match 'Frontier Community Credit Union blue' used in logo
  
- WD 1: Exterior Wood Planking System - Zuri Premium Decking by Royal - co-extruded PVC deck board with a photorealistic wood grain pattern and acrylic capstock layer. Boards are manufactured of nominally 1" thick x 5-1/2" wide profiles available in 12, 16 & 20 feet. Attach to metal stud wall configuration with hat channels. Miter outside corners.  
Color: Chestnut
  
- ST 1: Stacked Stone with cast stone cap  
Color: Daybreak by Eldorado Stone or similar
  
- ST 2: Daltile, EC1, Colorbody Porcelain, Color: Bank 1101, Size: 24 x 48, Finish: Matte, Installation: 1/3 brick offset
  
- Glass: 1" insulated clear, low E glass with argon fill - SOLARBAN 60
  
- Exterior Storefront:  
Thermally broken anodized aluminum  
Color: Bronze Anodized Aluminum
  
- Hollow Metal Doors & Frames:  
Paint doors and frames to match bronze anodized storefront frames
  
- Flashing: Pre-finished metal flashing - color: to match bronze anodized storefront frames
  
- Caulk: To match adjacent material, color: TBD
  
- Roof: White, TPO, insulated roof

\*\*note: all wall vents, etc to match adjacent wall color



**1** north elevation  
not to scale



**2** east elevation  
not to scale

drawing type	planning
project no.	19013
date	01.05.20
rev ##	date

sheet number

**A3.1**

**design**

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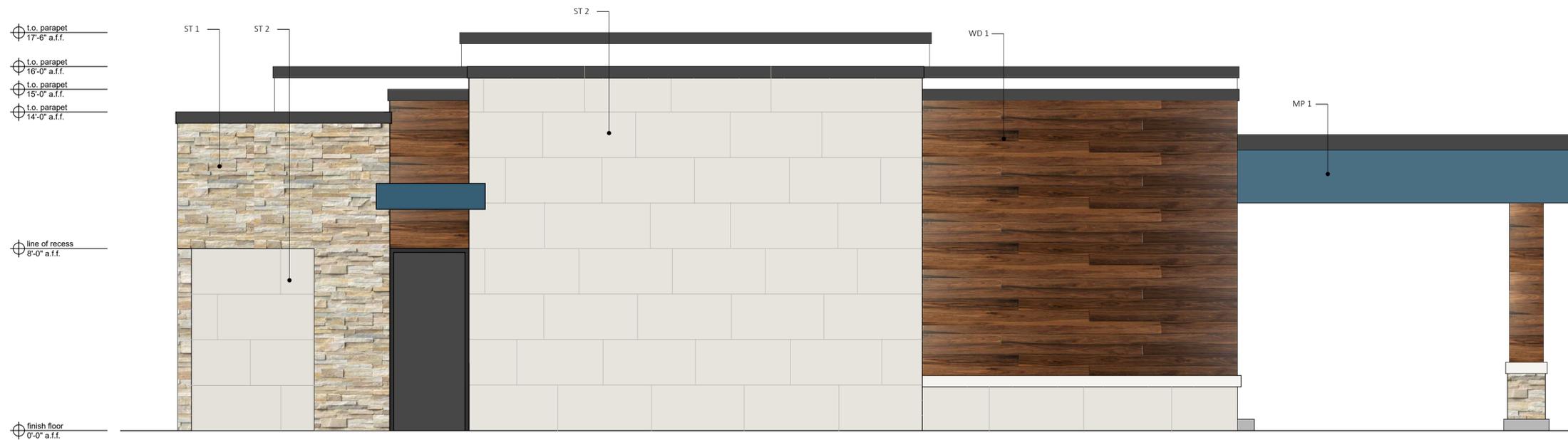
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southwest corner of  
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**1** west elevation  
not to scale



**2** south elevation  
not to scale

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date	01.05.20
rev ##	date

sheet number

**A3.2**

February 13th, 2020

City of Gardner  
ATTN: Kellie Drake Woodard, Chief Planner  
120 E. Main St.  
Gardner, KS 66030

RE: Parking Spaces for Frontier Community Credit Union Project

Ms. Woodard:

In reference to your request for clarification, the credit union will staff this location with 5 full-time equivalents (FTEs). The 5 FTE's will initially be composed of 3 full-time employees and 4 part-time employees. This is subject to change based on volume and hours of operation. In the beginning, the hours of operation will be as follows:

Lobby

Monday - Friday: 09:00 AM - 05:00 PM

Drive-Thru

Monday - Friday: 07:30 AM - 06:00 PM

Saturday: 09:00 AM - 01:00 PM

This will match the hours of operation for our other locations, except Fort Leavenworth. However, the management staff is currently considering expanding the credit union's hours by half an hour for both the lobby and drive-thru. Parking spaces will be needed for 5 employees at any given time plus 1 for management staff. Additionally, parking spaces will be needed for members. The credit union currently serves, on average, 30 members per hour per day.

In addition, the credit union is a major supporter of financial literacy. The credit union will be hosting various financial literacy seminars in any given year because of this. As a result, parking will be needed for individuals attending those seminars.

I hope this satisfactorily answers your questions/concerns. If you have any further questions or concerns, please do not hesitate to reach out to me any time at [maugustine@frontierccu.org](mailto:maugustine@frontierccu.org) or (913) 946-1411.

Regards,



Michael J. Augustine  
President/CEO

RECEIVED  
JAN 10 2020  
By \_\_\_\_\_

**SITE PLAN AND DESIGN REVIEW  
FINAL DEVELOPMENT PLAN  
APPLICATION**

Pre-App Date \_\_\_\_\_  
Fee \$300  
File No. SP-20-01

**OWNER INFORMATION**

Name(s) Frontier Community Credit Union  
Contact Michael Augustine  
Address 690 Eisenhower Road  
City Leavenworth State KS Zip 66048  
Phone 913.651.6575 Email maugustine@frontierccu.org

**APPLICANT/AGENT INFORMATION**

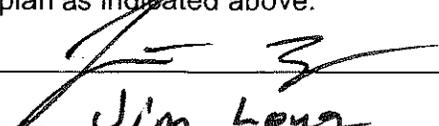
Name(s) Anderson Engineering  
Contact Jim Long, P.E.  
Address 941 W 141st Terrace, Suite A  
City Kansas City State MO Zip 64145  
Phone 816.777.0400 Email jlong@andersonengineeringinc.com

**SITE INFORMATION**

Property Address/Location: Southwest Corner of E. Madison St. and Moonlight Rd. (south and west of Casey's)  
Legal Description (Attach If Necessary) See Attached  
Number of Existing Lots 2 Tracts Number of Proposed Lots 2  
Total Site Area 3.24 ac. Present Zoning C-2  
Proposed Use 0 Present Land Use Vacant  
Proposed Street Design Type(s) & Class N/A  
Proposed Type(s) Open & Civic Space \_\_\_\_\_  
Proposed Frontage Type(s) \_\_\_\_\_  
Proposed Building Types(s) \_\_\_\_\_

**SIGNATURE**

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent)**, **(Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for a site plan and design review or final development plan as indicated above.

Signature(s):  Date 1/10/2020  
Jim Long Date \_\_\_\_\_

## SITE PLAN AND DESIGN REVIEW, AND FINAL DEVELOPMENT PLAN APPLICATION CHECKLIST

### APPLICATION SUBMITTAL REQUIREMENTS

- |            | Yes                                 | No                       |  |
|------------|-------------------------------------|--------------------------|--|
|            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Complete application packet   |
|            | <input type="checkbox"/>            | <input type="checkbox"/> | 2. Application fee <i>(To Be Mailed)</i>   |
|            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. <del>3</del> complete sets of full sized plans printed including color elevations, folded   |
|            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Digital copies (PDF) of the completed application, plans, and legal description   |
| <i>N/A</i> | <input type="checkbox"/>            | <input type="checkbox"/> | 5. Copy of all covenants and restrictions applicable to the development, if applicable.  |
|            | <input type="checkbox"/>            | <input type="checkbox"/> | 6. Sign posting affidavit.   |
| <i>N/A</i> | <input type="checkbox"/>            | <input type="checkbox"/> | 7. Evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency or document dedicating the facilities to the city. |
| <i>N/A</i> | <input type="checkbox"/>            | <input type="checkbox"/> | 8. Deeds of dedication for all rights-of-way or easements required as a result of preliminary development plan approval if conveyance thereof is not to be made by plat or by the filing of the final development plan.                    |
| <i>N/A</i> | <input type="checkbox"/>            | <input type="checkbox"/> | 9. Evidence of satisfaction of any conditions of the preliminary development plan approval which were conditions precedent to consideration of the final development plan.   |
|            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Final Stormwater Management Plan (2 printed and 1 digital copy) <i>Sent to Mark P</i>  |
| <i>N/A</i> | <input type="checkbox"/>            | <input type="checkbox"/> | 11. Final Traffic Impact Study (TIS) as required by the Access Management Code. (2 printed and 1 digital copy)   |

### PLAN REQUIREMENTS

- |  |                                     |                          |  |
|--|-------------------------------------|--------------------------|--|
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Vicinity map to scale with north point showing railroads, major streams or rivers, and public streets in the vicinity of the site. (Suggested scale of 1" = 1000'.)   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Boundary lines of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances).   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Scale, legend, and north arrow clearly shown, with orientation at top or left as north (not less than 1"=100' scale).   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Dates of plan preparation and/or plan revisions.  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Ownership, zoning, and land use of the site and surrounding properties within 200 feet; both existing and proposed.   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Names, addresses, and phone numbers of all companies, firms, or individuals involved in the preparation of the plan (i.e. developer, property owner, architect, landscape architect, planner, engineer, surveyor, etc.) |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Setback lines: building and parking with dimensions in feet.  |

Yes No

8. **Setback lines:** building and parking with dimensions in feet.

9. **Lots and tracts identified clearly,** with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet and acres.

N/A

10. **Note on the plan indicating intended ownership, purpose, and maintenance responsibilities** for any parcels labeled as tracts.

11. **Setback lines:** building and parking with dimensions in feet.

N/A

12. **Location of existing open space, alleys, parks, streams, ponds, vegetation** or other similar features within plan area, and whether they are to be retained or removed.

13. **Existing utilities,** including sanitary sewer, force main, water main, gas mains, culverts and storm sewer pipe, street lights, electric conduits, and invert elevations of sewers at points of proposed connection.

N/A

14. **Proposed street network,** including right-of-way, bearings, tangents, dimensions, and horizontal and vertical curvature data along the centerline of each street.

N/A

15. **All public streets within the plan conform** to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications. Design of crosswalks, on street parking, shoulder, pavement and lane dimensions.

N/A

16. **Intersection site distance analysis.**

N/A

17. **Driveways, parking lots and stalls, aisles, and loading** and service areas and docks and dimensions.

N/A

18. **Median breaks and turning lanes,** including sizes and radii; both existing and proposed.

19. **Vehicle maneuvering/turning templates** reflecting the site can accommodate a minimum SU-30 class vehicles (for emergency access to all areas of the site), and the appropriate site-design vehicle for any other special areas of the site (such as delivery or dock areas, etc.), as necessary. *To Be Enclosed*

20. **Existing and proposed sidewalks** and/or trail locations including proposed widths.

21. **Proposed utilities,** including approximate location of sanitary sewer, water main, and street lights.

22. **Existing and proposed easements** with dimensions. Existing easements shall be labeled with book and page number.

23. **Any area within a federally designated floodplain.** Location, stations, and elevations of the 100-year floodplain within the plan area and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991).

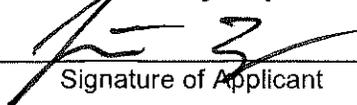
24. **Stream corridor boundary** and dimensions.

N/A

25. **Phasing Plan,** if applicable.

- | Yes                                 | No                       |  |
|-------------------------------------|--------------------------|--|
| N/A <input type="checkbox"/>        | <input type="checkbox"/> | 26. <b>Planned amenities</b> , such as fountains, art, outdoor seating, waste receptacles, etc.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 27. <b>Any buildings within the plan area</b> which are existing or proposed, with status indicated including dimensions (i.e. to remain, remodel, new, to be demolished as part of Phase 2, etc.).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 28. <b>Distances between all buildings</b> , between buildings and property lines, and between parking areas and property lines.   |
| ? ?                                 | <input type="checkbox"/> | 29. <b>Existing Topography and Proposed Grading</b> of the area contained in the plan area and within 20 feet of the boundary shown by 2-foot contour intervals. Contour lines shall be legible but not overpowering.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 30. <b>Building elevations</b> depicting the architectural style, size, exterior construction materials, and colors for each type of building proposed, and dimensions. If an architectural theme is planned, elaboration on the intent and extent of the scheme and details shall be provided. Elevations shall provide sufficient information to determine relationships between various elements, building height, proportion, bedroom counts, approximate square footage, etc. Rooftop and ground-mounted mechanical equipment shall be shown on elevations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 31. <b>Screen walls, fences, trash enclosures, and mail kiosks</b> (existing and proposed), including location, height, and materials.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 32. <b>Table indicating lots, land areas, buildings, number of stories, building coverage, and all other quantities relative</b> to the submitted plan that are required to determine compliance with City codes. For commercial buildings, indicate service floor areas and number of tenant spaces, if applicable. For residential buildings, indicate dwelling units; if multiple building types, provide an additional table indicating dwelling units by building type.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 33. <b>Table indicating required and proposed parking spaces.</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | 34. <b>Landscaping plan and table</b> indicating all proposed landscaping, noting common and botanical names, numbers, and planting sizes. Note all other areas to be sodded.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | 35. <b>All exterior sign locations.</b> Include elevations and details. <i>NOT MADE</i>  |
| N/A <input type="checkbox"/>        | <input type="checkbox"/> | 36. <b>All outside lighting facilities:</b> Location, height, wattage, and type including shielding, for buildings, parking lots and outdoor storage areas.  |
| N/A <input type="checkbox"/>        | <input type="checkbox"/> | 37. <b>Outdoor storage areas</b> , including location, dimensions and design.  |
| N/A <input type="checkbox"/>        | <input type="checkbox"/> | 38. <b>Planned amenities</b> , such as fountains, art, outdoor seating, waste receptacles, etc.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 39. <b>Preliminary design and location of all proposed storm drainage</b> conveyance, detention and treatment facilities and locations of existing drainage facilities.  |

I hereby submit all information required for a site plan and design review, or final development plan application review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted.

  
 Signature of Applicant

1/10/2020  
 Date

**OWNER AFFIDAVIT**

I/WE Frontier Community Credit Union, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 13th day of February, 2020, make the following statements to wit:

- 1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

- 2. I/We the undersigned, have previously authorized and hereby authorize Anderson Engineering and/or Kisha Nickell, Principle Design Studio (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the City of Gardner, regarding To Be Determined (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process. I/We further attest that I/We agree to be legally bound by the application made on our behalf by applicant and the resultant action upon such application by the City of Gardner.

- 3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

[Signature]  
Owner

\_\_\_\_\_  
Owner

STATE OF KS  
COUNTY OF Johnson

The foregoing instrument was acknowledged before me on this 13th day of February, 2020, by

Dana Pabolo

My Commission Expires: 11/16/21

[Signature]  
Notary Public

