

ITEM NO. 6A PRELIMINARY PLAT FOR COUNTRYSIDE; 1216 BILTMORE DRIVE (PGP)

PP-07-09-08: Preliminary Plat for Countryside, a one lot non-residential subdivision containing 1.86 acres, located at 1216 Biltmore Drive. Submitted by Landplan Engineering PA, for Free State Development LC, property owner of record.

ITEM NO. 6B SPECIAL USE PERMIT FOR COUNTRYSIDE; 1216 BILTMORE (PGP)

SUP-07-07-08: Consider a Special Use Permit for Countryside, a proposed Extended Care Facility to serve as an Alzheimer's treatment facility, located at 1216 Biltmore Dr. Submitted by Landplan Engineering PA, for the developer Ray Brown & Associates and the property owner of record Free State Development LC.

STAFF PRESENTATION

Mr. Paul Patterson presented items 6A & 6B together.

APPLICANT PRESENTATION

Mr. Tim Herndon, Landplan Engineering, was present for questioning.

PUBLIC HEARING ON ITEM 6B

No public comment.

ACTION TAKEN ON ITEM 6A

Motioned by Commissioner Hird, seconded by Commissioner Harris, to approve the Preliminary Plat for 1216 Biltmore Drive [PP-07-09-08] based on the findings found in the body of the staff report and forward the preliminary plat to the City Commission with a recommendation for acceptance of dedication of easements and vacation of a portion of an existing 7.5' utility easement.

Unanimously approved 7-0.

ACTION TAKEN ON ITEM 6A

Motioned by Commissioner Hird, seconded by Commissioner Carter, to approve SUP-07-07-08, a Special Use Permit for an Extended Care Facility, General, located at 1216 Biltmore Drive, based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Execution of a Site Plan Performance Agreement.
2. Publication of an SUP Ordinance per Section 20-1306 (j).
3. Prior to the operation of the facility, applicant shall submit a copy of their license(s) issued by one of the regulatory agencies of the State of Kansas to the Planning Office (as required per Development Code, Section 20-1701 for Extended Care Facility).
4. Recording of the Final Plat at the Register of Deeds Office for the property.
5. Provision of a SWP-3 (Storm Water Pollution Prevention Plan) to the approval of the Stormwater Engineer prior to the issuance of a building permit.
6. Review and approval of the Down Stream Sanitary Sewer Analysis by the Utility Engineer prior to the issuance of a building permit.
7. Provision of minor modifications to the site plan:
 - a. Property Surface Summary, existing summary total needs to equal project completion total.
 - b. Plant Schedule, Turf areas, of should be fescue or sod.
 - c. Lighting information and photometrics for the site per Sections 20-1305(f)(1)(xvi) & 20-1103.
 - d. Add "...to be platted as Lot 1, Block One of a Final Plat for Countryside." to the end of the legal description.
 - e. Change the plat names on the elevations from 'Lot 1, Block One, Stormont-Vail Addition No. 2' to 'Lot 1, Block One of a Final Plat for Countryside.'

8. Prior to the release of the site plan for a building permit, the applicant shall provide a written letter of approval from the adjacent property owner to the south (Lot 2, Block One, Stormont-Vail Addition No. 2) for the applicant's proposed parking lot/landscape improvements to this adjacent property.

Unanimously approved 7-0.