



AGENDA

Planning Commission Meeting
Monday June 27, 2022
7:00 pm
Gardner City Hall
120 E. Main Street

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

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

1. Standing approval of the minutes as written for the meeting on May 23, 2022.

REGULAR AGENDA

1. **Prairiefire Crossing, Rezoning Z-22-03 and Associated Preliminary Development Plan PDP-22-03 (Public Hearing)** – Approximately 0.3 miles north of 175th Street along Kill Creek Road, south of St. John's Highlands plat
2. **Steuber Property, Rezoning Z-22-05 and Associated Preliminary Development Plan PDP-22-04 (Public Hearing)** – Located at the terminus of Lake Road 3 Street
3. **CIP Conformance Review**

DISCUSSION ITEMS

ADJOURNMENT



In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 856-0945 a minimum of 48 hours prior to the meeting.

PLANNING COMMISSION MEETING
City of Gardner, Kansas
Council Chambers
May 23, 2022
7 p.m.

CALL TO ORDER

The meeting of the Gardner Planning Commission was called to order at 7:00 p.m. on Monday, May 23, 2022, by Chair Meder.

PLEDGE OF ALLEGIANCE

Chair Meder led the Pledge of Allegiance.

ROLL CALL

Chair Meder
Commissioner Ham
Commissioner Hansen
Commissioner McNeer
Commissioner Jueneman
Commissioner Souza
Commissioner Cooper- Absent

Staff members present:

David Knopick, Community Development Director
Robert Case, Principal Planner
Melissa Krayca, Administrative Assistant
Spencer Low, City Attorney

CONSENT AGENDA

1. Approval of the minutes as written for the meeting on April 25, 2022.
2. Breckenwood Creek 2nd, Final Plat FP-22-06

Motion made by Commissioner McNeer to approve the minutes, seconded by Commissioner Hansen.

Motion passed 6-0.

REGULAR AGENDA

1. Breckenwood Creek, Rezoning Z-22-04 & Associated Preliminary Development Plan PDP-22-02 (Public Hearing)

STAFF PRESENTATION

Mr. Case presented the information in the staff report for Breckenwood Creek which includes 38.6 acres of land north of 175th St along Kill Creek Road. The site was annexed on September 5, 2000. It has been rezoned several times, but has remained undeveloped. The preliminary development plan is consistent with the preliminary plat that was approved by the Commission in 2020 and the number of lots and tracts remains the same. The purpose of the rezoning and planned development is to allow the developer the ability to construct marketable single family homes on the lots. Under the strict guidelines of the current code the proposed homes would not be allowed to be constructed on the lots as platted. Several deviations are being requested

as part of the rezoning to a planned development. This project supports many housing goals of the Comprehensive Plan by creating housing variety and providing a range of options for all income levels to move toward home ownership and promote infill residential development within incomplete subdivisions. The staff finds the development to have consistent block patterns with the existing development and achieves the code intent to minimize the number of lots accessing collector streets. The potential uses of RP-2 District are compatible with adjacent uses and zoning districts. Population trends indicate smaller household and family size, so the smaller lot residential may address a development type with pent up demand. It is anticipated that the smaller lot residential uses will also provide a more affordable housing option and improve the ability of residents to live close to the many jobs that are being created in areas west of Gardner. Approval of this application would benefit the community by providing housing stock in a more efficient, compact format to accommodate the anticipated population increase. The plan reflects generally accepted and sound planning and urban design principles by providing a variety of housing types, fiscally responsible extensions of utilities and location nearby employment corridors. The benefits from any flexibility in the standards allows the project higher end amenities for the residents including garage structures. The staff recommends approval with the requested deviations.

APPLICANT PRESENTATION

Todd Allenbrand, Pyane & Brockway introduced himself and stated he was available for questions.

PUBLIC HEARING

No one from the public approached the podium.

Motion made by Commissioner McNeer to close the public hearing and seconded by Commissioner Jueneman.

Motion passed 6-0.

COMMISSION DISCUSSION

Commissioner Souza asked staff to clarify the difference between R2 & RP-2 zoning. Mr. Knopick explained the key differences.

Commissioner Ham asked if this project was similar to a previous development where lot widths were an issue.

Mr. Case confirmed it was a similar case.

Commissioner McNeer also referenced another project in 2020 that addressed smaller lot size. He remembered a considerable amount of discussion about front façade.

Mr. Case agreed there had been a lot of discussion on a previous project. This subdivision is typical but on smaller lots.

Commissioner Jueneman commented maybe there should be discussion concerning code changes to address this type of issue in the future.

Mr. Knopick stated that he working on drafting potential changes to the code.

After review of Application Z-22-04 and the associated preliminary development plan PDP-22-02 for Breckenwood Creek, the Planning Commission recommends the

Governing Body approve the request to rezone 38.6 acres from R-2 (Two-Family Residential) District to RP-2 (Planned Two-Family Residential) District subject to the following condition:

- 1. Approval of deviations as presented upon acceptance, by staff, of revised plan documents reflecting the approved deviations.**

Motion made by Commissioner McNeer and seconded by Commissioner Hansen.

Motion passed 6-0.

2. Prairebrooke Villas, Final Plat FP-22-05

STAFF PRESENTATION

Mr. Case presented the information in the staff report for Prairebrooke Villas, a 17 lot multi-family residential subdivision on Kill Creek Rd. A final plat was approved by the Planning Commission in 2020 for 16 of the total 20 lot presented in the original preliminary plat that had never been recorded. It was brought back before the Commission and Council in March of this year to include the entire 20 lots. It was discovered that the developer's federal permit to relocate the adjacent stream had expired and that the new regulation would be too difficult to obtain a new permit under current federal regulations. The City has been working with the developer on a new layout that could keep all buildings out of the stream corridor and maintain the current level of density within the property. The new layout includes 17 lots and 2 tracts on 14.02 acres with several changes from the previous approved plat including a lot combination. The staff finds the final plat is in substantial compliance with the preliminary plat and the land development code and is consistent with the goals of the comprehensive plan. The request for final platting is consistent with the established goals and policies of the City and staff recommends approval

APPLICANT PRESENTATION

Kevin Enyeart, Construction Superintendent, representing Oikos Development introduced himself and was available for any questions.

COMMISSION DISCUSSION

No discussion.

Motion made after review of application number FP-22-05, a final plat for Prairebrooke Villas, 1st Plat dated February 28, 2022, and staff report dated May 23, 2022, the Planning Commission approves the application as proposed and recommends the Governing Body accept the dedication of right-of-way and easements provided the following conditions are met:

- 1. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording and recommends the Governing Body accept dedication of right-of-way and easements.**
- 2. Provide 30' wide access easement to accommodate a public trail, per the Parks Department recommendation.**

3. **Label the stream corridor buffer area and provide a note on the plat that no development or land disturbance will occur within the buffer area per the satisfaction of the City Engineer.**

Motion made by Commissioner Hansen and seconded by Commissioner Souza.

Motion passed 6-0.

DISCUSSION ITEMS

Mr. Knopick notified the Commission of upcoming reappointments for some of the members. He stated there may be some by law adjustments needed to assure the staggering of appointment dates.

Community Development has hired Jesse Hunter as a full time planner.

Motion made to adjourn by Commissioner McNeer and seconded by Commissioner Jueneman.

Motion passed 6-0.

Meeting adjourned at 7:32 p.m.

Recording of the meeting can be found at:

<https://www.youtube.com/watch?v=PQAYwvPkIS8>

PROJECT NUMBER / TITLE: Z-22-03, PDP-22-03, and PP-22-02 for Prairiefire Crossing

PROCESS INFORMATION

Type of Request: Zoning Map Amendment (Rezoning), associated preliminary plan, and Preliminary Plat

Date Received: April 4, 2022

APPLICATION INFORMATION

Applicant: Payne & Brockway, P.A.

Owner: Prairiefire Crossing, LLC

Parcel ID: Tax ID: CP82400000 0T0A, CP73840000 0T0A, and CP73840000 0001

Location: Approximately 0.3 miles north of 175th Street along Kill Creek Road, south of St. John's Highlands plat.

REQUESTED ACTIONS

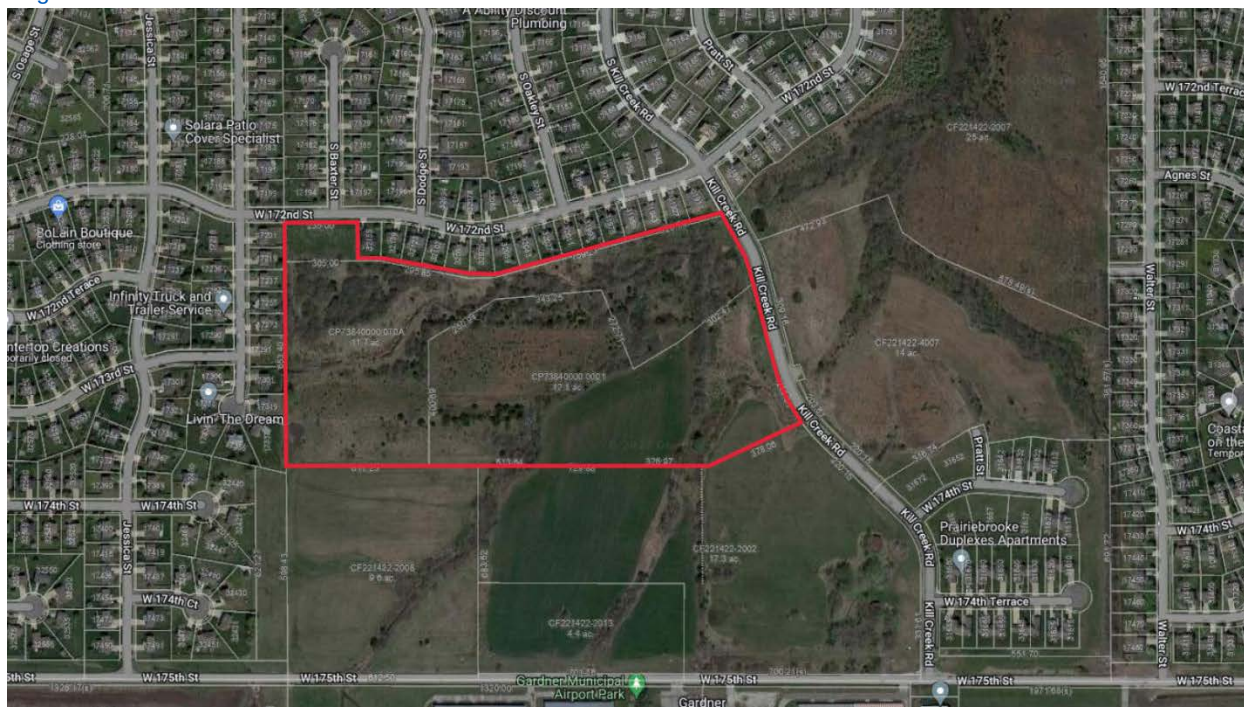
Hold a public hearing on and consider a request to rezone 24.79 acres from R-1 (Single-Family Residential) and RP-3 (Garden Apartment) Districts to RP-4 (Planned Mixed-Density Neighborhood) District, associated Preliminary Development Plan, and preliminary plat for Prairiefire Crossing.

EXISTING ZONING AND LAND USE

The site is currently zoned R-1 (Single-Family Residential) and RP-3 (Garden Apartment) Districts. There are developed properties to the north and west. Areas east of this property have been preliminarily planned for neighborhood type residential as part of Breckenwood Creek.

SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
R-1 (Single-Family Residential) District	Single family homes in St John's Highland subdivision
East of subject property	
R-1 (Single-Family Residential) District	Undeveloped Breckenwood Creek
RP-3 (Planned Garden Apartment) District	Undeveloped Prairiebrook Villas
South of subject property	
RP-2 (Planned Two-Family Residential) District & RP-3 (Planned Garden Apartment) District	Unimproved agriculture use
West of subject property	
R-1 (Single-Family Residential) District	Single family homes in St. John's Trace subdivision



EXISTING CONDITIONS

The property is vacant agricultural land. There are two streams that run through the property, one from the west, and the other from the south. They join at the northeast area of the property. They are in a future conditions floodplain. All utilities are available nearby the site. A gravity sanitary sewer main runs beneath the stream from the west.

BACKGROUND / HISTORY

The property was annexed on September 5, 2000 per Ordinance 1961. It was rezoned to RP-3 on April 19, 2004. It was platted on February 26, 2007 and has never been developed.

CONSISTENCY WITH COMPREHENSIVE PLAN

The *City of Gardner 2014 Comprehensive Plan* identifies this parcel for low-density residential future land use, described as “areas primarily consist of detached single family homes, but may also include duplexes or triplexes arranged in a low density format on larger lots, with buildings in character with typical single family homes. These “New Residential Growth Areas” include undeveloped land that provides a “clean slate” for future residential development. The Comprehensive Plan addresses these growth areas as having three major components that help to ensure the community’s goals of providing high quality neighborhoods that satisfy demand for a broad type of housing. These goals are; neighborhood character, connectivity, and open space preservation & conservation design. The design and layout the applicant is proposing is consistent with the goals of the Comprehensive Plan.

STAFF ANALYSIS - ZONING

This section highlights contents of the application which may merit particular consideration in regard to zoning intent and standards. A full analysis of applicable zoning regulations is available

upon request. This request is for a rezoning to a planned zoning district, coinciding with a preliminary plan application. The applicant plans to develop the site with two-family duplex homes.

STAFF ANALYSIS - ZONING MAP AMENDMENT

17.03.030 (B) Review Criteria:

1. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; and the operation and uses of land and buildings;

Staff Comment: *The underlying design for this infill development was impacted by the existing development patterns and the necessity to design around the environmental features.*

2. The zoning and use of properties nearby, and the compatibility with potential uses in the proposed district with these zoning districts;

Staff Comment: *The proposed planned zoning district and associated use as a duplex development with neighborhood characteristics is compatible with the existing uses and zoning located around this site.*

3. The suitability of the subject property for the uses to which it has been restricted;

Staff Comment: *The property is suited for the uses to which it has been restricted.*

4. The extent to which removal of the restrictions will detrimentally affect nearby property;

Staff Comment: *The change in zoning from R-1 and RP-3 to RP-4 has minimal impact. The area zoned R-1 will have one duplex on it, and the RP-3 with the proposed compact duplex development is less intensive than a garden apartment complex.*

5. The length of time the subject property has remained vacant as zoned;

Staff Comment: *The property has remained vacant even though it was rezoned to RP-3.*

6. The relative gain to economic development, public health, safety and welfare by the current restrictions on the applicant's property as compared to the hardship imposed by such restrictions upon the property;

Staff Comment: *This property has long remained undeveloped, and the current planned development restrictions do not allow the construction of compact duplexes as intended as intended by the developer. This kind of housing is in demand and consistent with housing needs for people working in nearby job centers.*

7. The recommendations of professional staff;

Staff Comment: *See the staff recommendation below.*

8. The conformance of the requested change to the Comprehensive Plan, and in particular the relationship of the intent statement for the proposed district and how the specific application furthers that intent statement in relation to the Comprehensive Plan;

Staff Comment: *This application is consistent with many goals and objectives of the Comprehensive Plan, in particular the goals of housing diversity, infill development, infrastructure and recreational infrastructure connections, environmental protection and the reflection of intended residential character.*

9. The extent to which the proposed use would adversely affect the capacity or safety of any utilities, infrastructure or public services serving the vicinity; and

Staff Comment: *The proposed development will provide the necessary utilities and road infrastructure to serve the development. The proposed development provides for a walkable environment via internal trails and provides for recreation with the proposed amenity area. Staff finds this criteria is met provided that the stormwater management plan and traffic study are approved. This will be condition of approval.*

10. Other factors relevant to a particular proposed amendment or other factors which support other adopted policies of the City.

Staff Comment: *The Gardner Municipal Airport to the south required a 40x550' deep area in the southwest corner of the property to be designated as a separate trace for the runway protection zone.*

STAFF ANALYSIS - PRELIMINARY DEVELOPMENT PLAN

The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following:

1. Preservation of distinct natural features on the land and integration of them into amenities for the project.
2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings.
3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards.
4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces.
5. Creation of unique projects and places that are particularly suited for the planned location based on the characteristics of the land or the context and relationship to surrounding areas.

Departures from the standards associated with all zoning districts may be considered through planned zoning, and approved provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.

A preliminary development plan represents an overall plan for a development to include the specific land uses and their density/intensity, block and lot patterns, building types and scale, design characteristics, and other building and site design elements that reflect the proposed character of the plan. This plan shall have a particular emphasis on how these elements relate to

the public realm plan and where transitions between these elements occur at a parcel or block scale, both within the development and in coordination with abutting property. The development plan shall specifically identify where development standards may differ from those otherwise applicable through the base zoning districts and general development requirements of this Code.

17.03.040 (C) Review Criteria:

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Comprehensive Plan, and based upon generally accepted planning and design practice.

Staff Comment: *The plan represents an improvement over what could have been accomplished through the strict application of otherwise applicable base zoning district standards, based on the goals of the Comprehensive Plan, and based upon generally accepted planning and design practices. Although the project does not achieve the design intent of the LDC for walkable neighborhoods by utilizing less prominent, front-loaded garages and reduced front paving, the project does provide for enhanced building design and recreational opportunities by including an amenities center and a trail through the development.*

2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant.

Staff Comment: *The benefits from the flexibility in the standards proposed promote the public health, safety and welfare of the community by preserving some of the wetland and stream areas. This site is challenging due to the existing environmental conditions. The applicant is proposing a compact duplex development with*

3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.

Staff Comment: *The applicant proposed develop the site as a duplex development. The duplex building type development standards were too restrictive to accommodate the proposed lot layout, prompting the selection of the compact duplex development as the building type. This building type is only allowed in R-4 and R-5. The Planned Mixed-Density Neighborhood R-4 base zoning was chosen. The density of five units per acre is more consistent with an R-2 duplex development than the increased density R-4 zoning allows. The project benefits from the flexibility of the standards by allowing for each unit to have a two car garage and two lane driveway to the street.*

4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area;

Staff Comment: *The plan reflects generally accepted planning and urban design principles by preserving and protecting some of the stream areas and utilizing the drainage trace as a trail to increase connectivity throughout the development.*

5. The plan meets all of the review criteria for a zoning map amendment.

Staff Comment: *The plan generally meets the review criteria for a zoning map amendment.*

STAFF ANALYSIS - PRELIMINARY PLAT

17.03.020 (D1) Review Criteria:

1. 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 application is in accordance with the Comprehensive Plan with regard to the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles of the plan.*

2. 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: *The plat meets the site design standards regarding lot size minimum, block length, cul-de-sac length and easements. The plan complies with the requirements of the Gardner Land Development Code in that the blocks and lots proposed can meet all development and site design standards. The development is proposed to be a Detached House - Neighborhood building type for duplexes, with a Neighborhood Yard frontage design type.*

3. 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: *The developer has not proposed a phasing plan.*

4. 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 preliminary Stormwater Plans and Transportation Impact study have not yet been approved. This will be a condition of approval.*

5. 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: *This plat application will not deter any existing or future development on adjacent property. The proposed duplex development is consistent with the comprehensive plan.*

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

Staff Comment: *This application does not impede the construction of planned or future public infrastructure. This project will allow for stub streets to adjacent subdivisions and will provide ample pedestrian access to the streets in the area.*

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

Staff Comment: Staff recommends approval of the preliminary plat of Cypress Creek with conditions outlined below.

DEVIATIONS

The standards outlined below are standards from the Land Development Code that are not met. The planned district allows for departures from the standards associated with all zoning districts provided they are based upon a comprehensive and well-integrated development plan for the area. Below are the standards not met and the applicant's justification for such deviation.

1. Section 17.07.050(C) Frontage Design, Design Standards, Neighborhood Yard; Hardscape Allocation

Standard: 5%-20%

Proposed: 45%

Staff Comment: Staff recommends approval of the deviation.

2. Section 17.07.050(C) Frontage Design, Design Standards, Neighborhood Yard; Sidewalk Connection

Standard: 4' wide sidewalk between sidewalk and front entry feature

Proposed: 4' wide sidewalk between driveway and front entry feature

Staff Comment: The intent of this standard is to promote walkability and a pedestrian-oriented framework as experienced from the public realm to the front door of the house. The applicant is proposing a sidewalk from the front of the house to the driveway. Having any walkway helps to maintain that visual connection, and therefore staff supports this deviation based on the proposed context of the planned development.

3. Section 17.07.050(C) Frontage Design, Design Standards, Neighborhood Yard, Access Width Limits

Standard: 15%; 20' maximum per access point

Proposed: 20' maximum per access point

Staff Comment: In the proposed development, the Local Standard Street Type is being utilized which pairs with the Neighborhood Frontage Type. This frontage type permits access width limits of 15% for the lot width and 20' maximum. However, the subdivision has been platted out to have 76' wide lots and would only allow for only a 11.4' wide driveway. Recent duplex developments in Gardner have had two, two-lane driveways. Staff recommends approval of the deviation.

4. 17.07.05.040 Specific Building Type Standards, Detached House – Neighborhood, Design and Performance Standards (Garage Limits)

Standard: 25% of façade if front-loaded; up to 45% if set back 15'+ from front building line; no limits if side-loaded, rear or detached.

Proposed: Garage Limits = 64% front loaded and not set back

Staff Comment: A deviation from any building design standard as provided for in Administrative Adjustments would require an alternative "equal or better" solution is proposed by the applicant. The applicant does not specifically address the Code intent which is to limit

front-loaded garage access. The purpose of the deviation is to allow for each unit to have a two car garage. Staff recommends approval of the deviation.

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

Utilities – Electric utilities are located along the north of the property. Gas and water utilities are located by Kill Creek Road. A gravity sanitary sewer runs beneath the stream from the west. It will be required to be relocated within the new dedicated right of way.

Environmental conditions – The site is in the Kill Creek watershed and contains streams that cross from south and west to the northeast. A floodplain surrounds part of these waterways and will require the streambed to be relocated. The applicant has been working with the Corps of Engineers.

ATTACHMENTS

- I. Preliminary Plat
- II. Preliminary Development Plan
- III. Zoning and Notice Map

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

Zoning Map Amendment (Rezoning) – Amendments to the official zoning map (rezoning) shall be approved by the Governing Body in the form of an ordinance. Approved changes shall be indicated on the official zoning map by the Director within 30 days following such action.

Preliminary Development Plan – Approval of a preliminary development plan shall constitute acceptance of the overall planning concepts and development parameters. In reviewing and approving a preliminary development plan, the Planning Commission may recommend or the Governing Body may require conditions that must be met before an applicant submits a final development plan. An approved preliminary development plan shall lapse and be of no further force and effect if a final development plan (or a final development plan for a designated phase of the preliminary development plan) has not been approved within two years of the date of approval of the preliminary development plan.

RECOMMENDATION

Staff recommends approval of the rezoning from R-1 (Single-family Residential) District and RP-3 (Planned Garden Apartment) District to RP-4 (Planned Mixed Density) District, associated preliminary development plan, and preliminary plat with conditions outlined below.

Recommended Motion:

After review of Application Z-22-03, associated preliminary development plan PDP-22-03, and preliminary plat PP-22-02 for Prairiefire Crossing, the Planning Commission recommends the Governing Body approve the request to rezone 24.79 acres from R-1 (Single-family Residential) District and RP-3 (Planned Garden Apartment) District to RP-4 (Planned Mixed Density) District associated preliminary development plan, and preliminary plat subject to the following conditions:

1. Approval of deviations as presented upon acceptance, by staff, of revised plan documents reflecting the approved deviations.
2. Staff approval of the preliminary Stormwater Management Plan and the Traffic Impact Study

PRAIRIEFIRE CROSSING

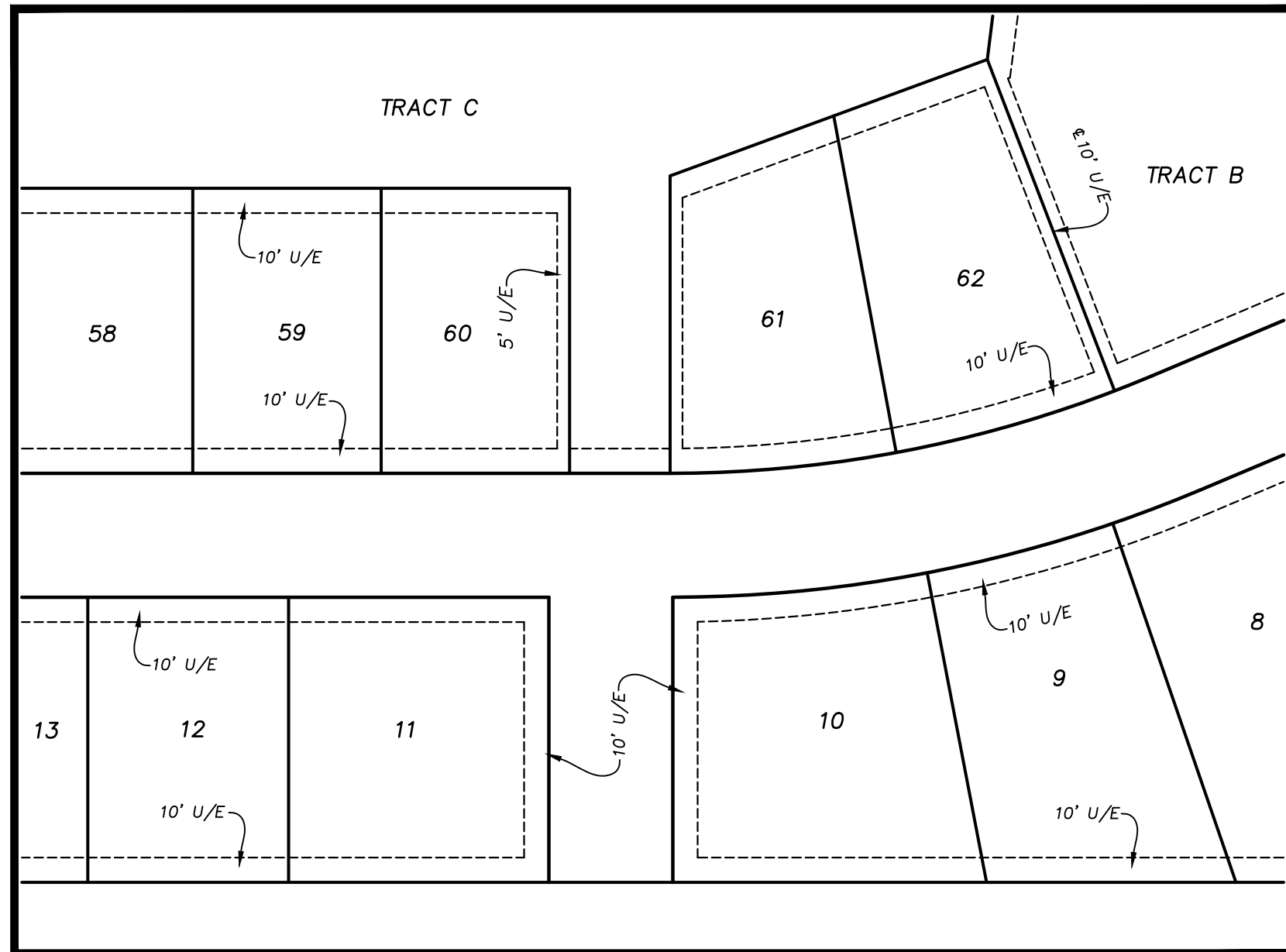
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/20/22	CITY COMMENTS	CTA

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA
1	14,171 Sq.Ft.	17	9,200 Sq.Ft.	33	8,645 Sq.Ft.	49	8,740 Sq.Ft.
2	10,076 Sq.Ft.	18	9,200 Sq.Ft.	34	9,091 Sq.Ft.	50	12,064 Sq.Ft.
3	10,029 Sq.Ft.	19	9,231 Sq.Ft.	35	10,190 Sq.Ft.	51	11,564 Sq.Ft.
4	8,532 Sq.Ft.	20	10,471 Sq.Ft.	36	10,617 Sq.Ft.	52	8,740 Sq.Ft.
5	8,474 Sq.Ft.	21	17,445 Sq.Ft.	37	10,830 Sq.Ft.	53	8,740 Sq.Ft.
6	13,050 Sq.Ft.	22	11,139 Sq.Ft.	38	12,064 Sq.Ft.	54	8,740 Sq.Ft.
7	17,892 Sq.Ft.	23	11,679 Sq.Ft.	39	15,655 Sq.Ft.	55	8,793 Sq.Ft.
8	14,517 Sq.Ft.	24	11,494 Sq.Ft.	40	10,327 Sq.Ft.	56	9,264 Sq.Ft.
9	12,125 Sq.Ft.	25	10,640 Sq.Ft.	41	9,213 Sq.Ft.	57	9,355 Sq.Ft.
10	13,635 Sq.Ft.	26	10,640 Sq.Ft.	42	9,151 Sq.Ft.	58	8,931 Sq.Ft.
11	12,075 Sq.Ft.	27	10,640 Sq.Ft.	43	9,601 Sq.Ft.	59	8,740 Sq.Ft.
12	9,315 Sq.Ft.	28	14,841 Sq.Ft.	44	9,355 Sq.Ft.	60	8,740 Sq.Ft.
13	9,440 Sq.Ft.	29	11,039 Sq.Ft.	45	9,135 Sq.Ft.	61	10,386 Sq.Ft.
14	10,232 Sq.Ft.	30	10,566 Sq.Ft.	46	9,256 Sq.Ft.	62	11,151 Sq.Ft.
15	11,912 Sq.Ft.	31	9,545 Sq.Ft.	47	8,740 Sq.Ft.		
16	8,200 Sq.Ft.	32	8,548 Sq.Ft.	48	8,740 Sq.Ft.		

OPEN SPACE TRACTS: 234,471.2 Sq.Ft.

OPEN AND CIVIC SPACE TRACTS: 207,436.7 Sq.Ft.

RESIDENTIAL STREET RIGHT-OF-WAY: 189,952.0 Sq.Ft.



TYPICAL UTILITY EASEMENT DETAIL
SANITARY SEWER AND DRAINAGE EASEMENTS WILL
MET REQUIRED GARDNER'S MUNICIPAL CODE WIDTHS

PRELIMINARY LEGAL DESCRIPTION:

LOT 1 AND TRACT A, PRAIRIEBROOK VILLAGE, AND TRACT A, ST. JOHN'S HIGHLANDS, ALL BEING SUBDIVISIONS IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, CONTAINING 24.79 ACRES, MORE OR LESS.

SITE DATA:

EXISTING ZONING: R-1/RP-3
PROPOSED ZONING: RP-4
PROPOSED AREA: 24.79 ACRES/1,079,974.4 SQ.FT.
PROPOSED LOTS: 62
PROPOSED DENSITY: 2.50 LOTS PER ACRE
PROPOSED TRACTS: 5
PROPOSED UNITS: 124

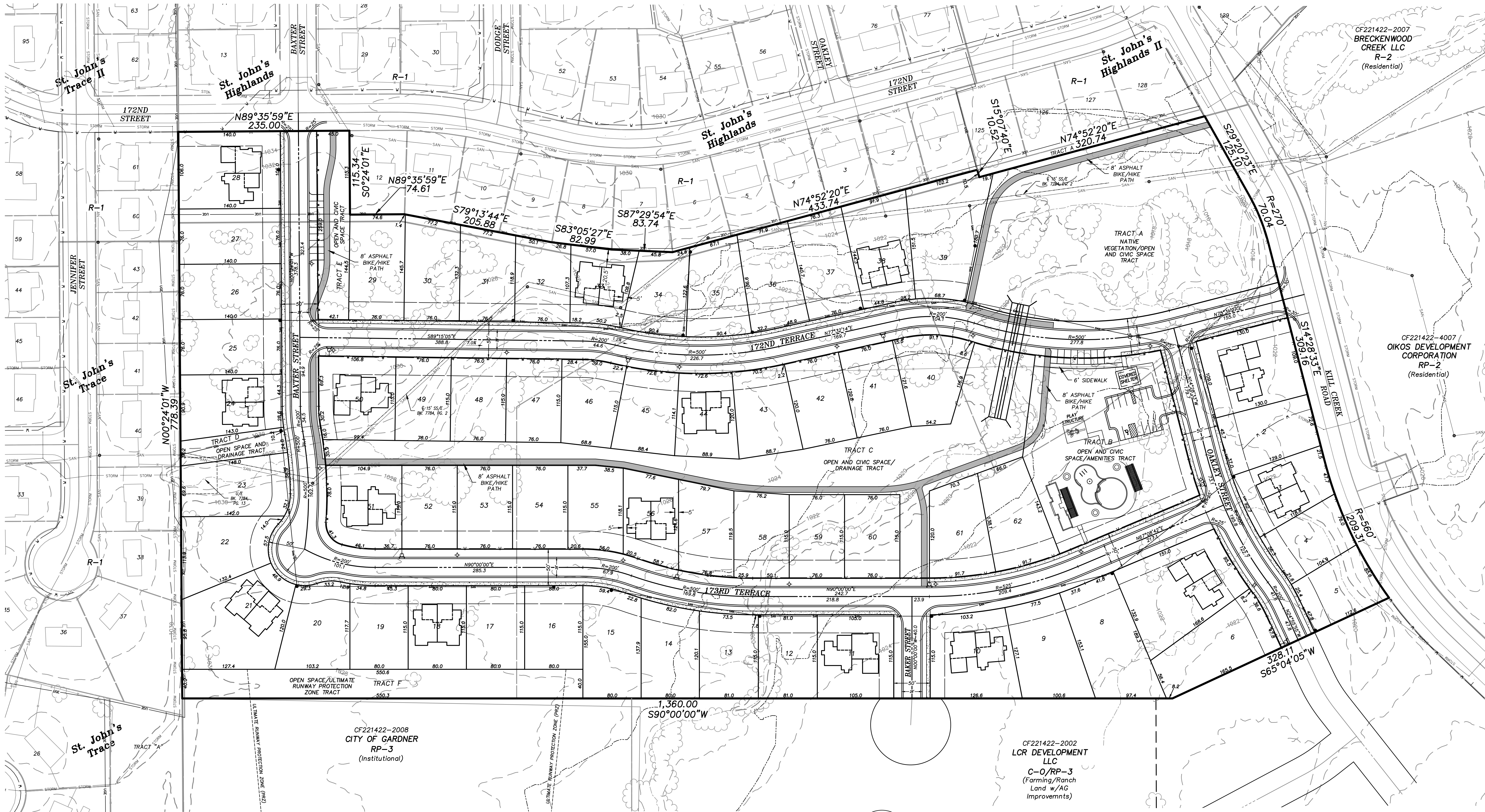
PROPOSED SETBACKS
FRONT 25'
SIDE 20'
SIDEYARD 5' MINIMUM
REARYARD 15' MINIMUM

PROPOSED FRONTAGE TYPES: LOCAL-NEIGHBORHOOD
PROPOSED BUILDING TYPES: DUPLEX-COMPACT
SPACE TYPE: TRAIL/GREENWAY

OPEN SPACE REQ.: 3.72 ACRES
BASED ON 15% OF SITE

OPEN SPACE PROVIDED: 5.38 ACRES
OR 22% OF THE SITE

—	DENOTES PROPOSED CURB
—	DENOTES PROPOSED 5' CONCRETE SIDEWALK
—	DENOTES PROPOSED ASPHALT SIDEWALK
—	DENOTES PROPOSED STORM
—	DENOTES PROPOSED SANITARY
—	DENOTES PROPOSED WATERLINE
—	DENOTES PROPOSED FIRE HYDRANT
—	DENOTES PROPOSED WATER METER
—	DENOTES PROPOSED LIGHT POLE
---	DENOTES EXISTING CURB
---	DENOTES EXISTING SIDEWALK
---	DENOTES EXISTING STORM
---	DENOTES EXISTING SANITARY
---	DENOTES EXISTING WATERLINE



PROJECT NOTES:

THIS PLAN IS BEING SUBMITTED TO GAIN APPROVAL TO CONSTRUCT A MULTI-FAMILY DEVELOPMENT ON THE SUBJECT PROPERTY.

THE TOPOGRAPHY WAS SUPPLIED BY PAYNE AND BROCKWAY FIELD DATA/RECORDS AND JOHNSON COUNTY AIMS (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON KANSAS STATE PLANE NORTH/USDS DATUM NAD83 AND NAVD83.

ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY, IN ACCORDANCE WITH CITY OF GARDNER REQUIREMENTS AND STANDARDS.

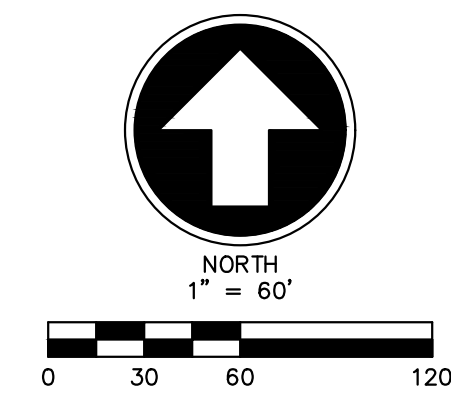
ALL APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC UTILITIES AND ALONG RIGHTS-OF-WAY IN ACCORDANCE WITH CITY OF GARDNER REQUIRED WIDTHS. THE EASEMENTS WILL BE DEFINED AT TIME OF FINAL PLATTING.

ALL CURB RADIUS FROM PUBLIC STREETS TO PARKING LOTS/DRIVE ARE 15FT, UNLESS NOTED.

ALL SIDEWALKS WITHIN PUBLIC STREET RIGHTS-OF-WAY WILL BE 5FT IN WIDTH.

ALL SIDEWALKS WILL BE CONCRETE, EXCEPT HAS DEFINED OTHERWISE.

ACCORDING TO F.I.R.M. MAP NO. 20091C01040 JOHNSON COUNTY, KANSAS, DATED AUGUST 3, 2009, A PORTION OF THE SITE IS DETERMINED TO BE INSIDE OTHER FLOOD AREAS. ZONE X, FUTURE BASE FLOOD (AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED)



R/W	DENOTES RIGHT-OF-WAY
ST	DENOTES SIGN POST
PH	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
WM	DENOTES WATER METER
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
AC	DENOTES AIR CONDITIONING UNIT ON CONCRETE PAD
FF	DENOTES FINISHED FLOOR ELEVATION
RO	DENOTES ROOF DRAIN
FO	DENOTES FIBER OPTICS
LA	DENOTES LANDSCAPE AREA
SCV	DENOTES SPRINKLER CONTROL VALVE
MH	DENOTES MANHOLE
S	DENOTES HANDICAP PARKING SPACE
W	DENOTES WATER LINE
SAN	DENOTES SANITARY SEWER LINE
LGE	DENOTES OVERHEAD POWER LINE
U	DENOTES UNDERGROUND POWER LINE
T	DENOTES UNDERGROUND TELEPHONE LINE
G	DENOTES UNDERGROUND GAS LINE
STL	DENOTES UNDERGROUND STREET LIGHT LINE
---	DENOTES EXISTING CONTOURS
---	DENOTES EXISTING BUILDING LINE
---	DENOTES OVERHANG

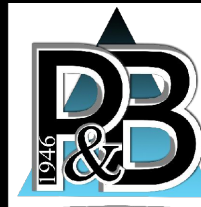
Prepared By: Payne & Brockway Engineers, P.A.
P. O. Box 128
Olathe, Kansas 66051
913-782-4800

Developed By: Prairiefire Crossing LLC
c/o Angela Shopper & Michelle
Thompson, Members
10569 Lockman Road
Lenexa, Kansas 66219
913-543-3332

Date Prepared: April 4, 2022

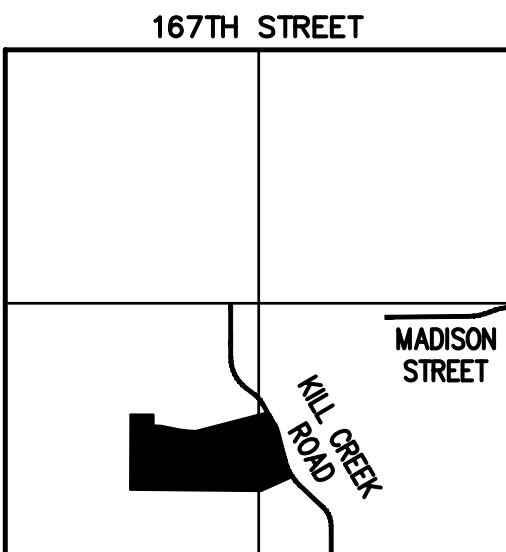
PLANNED PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

PRAIRIEFIRE CROSSING
PT. S 1/2, SEC. 22, T14S, R22E



Payne & Brockway P.A.
CIVIL ENGINEERS & LAND SURVEYORS
426 SOUTH KANSAS AVE. OLAHE, KANSAS 66051
PH 913.782.4800 FAX 913.782.0997
WWW.PAYNE-BROCKWAY.COM

DATE	SCALE	SHEET	OF
4/04/22	1"=60'	1	3



LOCATION MAP
SEC. 22, T14S, R22E

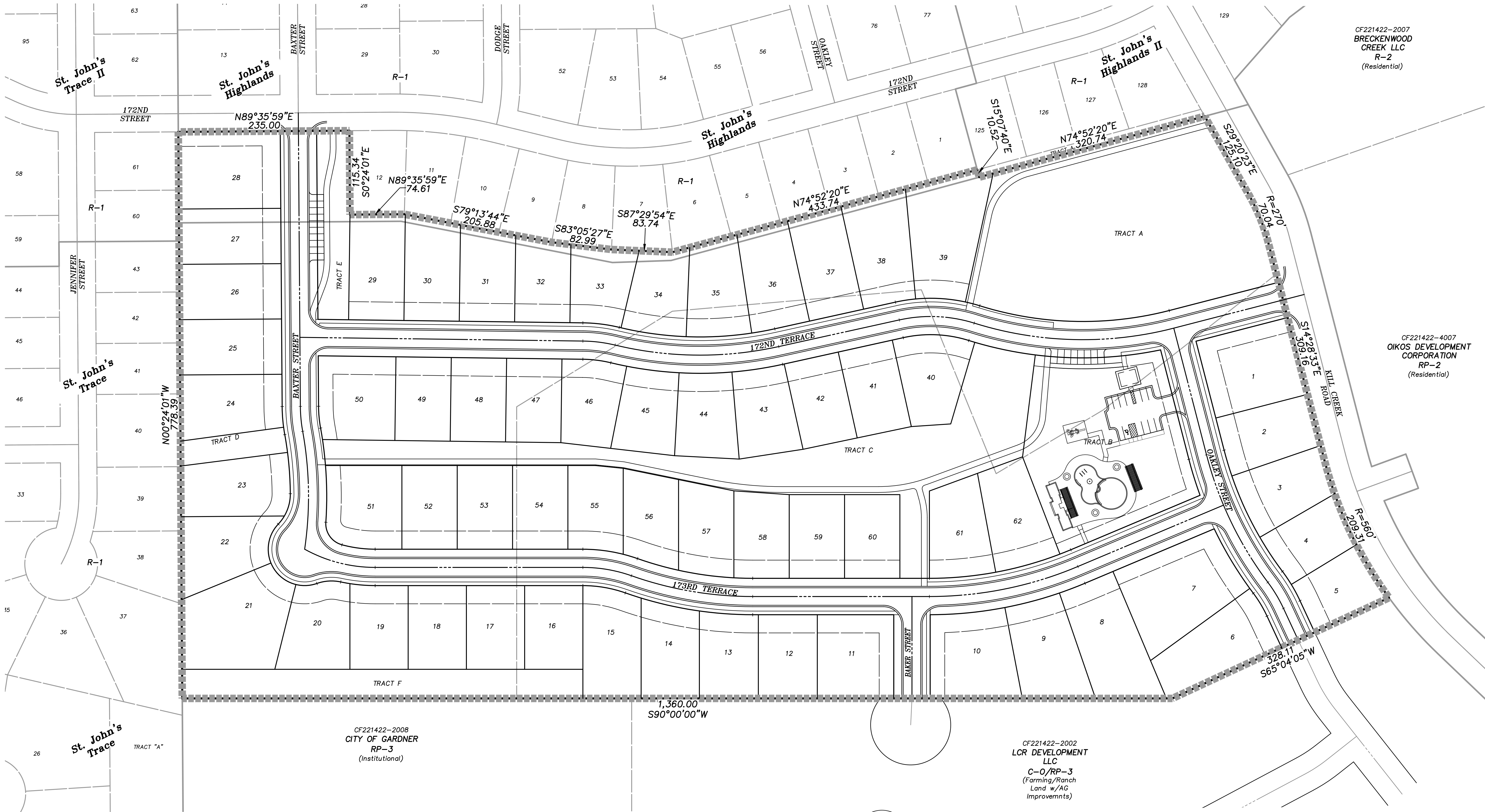


PRAIRIEFIRE CROSSING

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/20/22	CITY COMMENTS	CTA

REZONING LEGAL DESCRIPTION:

LOT 1 AND TRACT A, PRAIRIEBROOK VILLAGE, AND TRACT A, ST. JOHN'S HIGHLANDS, ALL BEING SUBDIVISIONS IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, CONTAINING 24.79 ACRES, MORE OR LESS.



CF221422-2007
BRECKENWOOD
CREEK LLC
R-2
(Residential)

CF221422-4007
OIKOS DEVELOPMENT
CORPORATION
RP-2
(Residential)

CF221422-2008
CITY OF GARDNER
RP-3
(Institutional)

CF221422-2002
LCR DEVELOPMENT
LLC
C-O/RP-3
(Farming/Ranch
Land w/AG
Improvements)

PROJECT NOTES:

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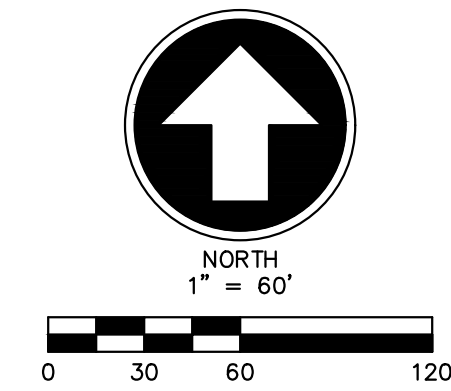
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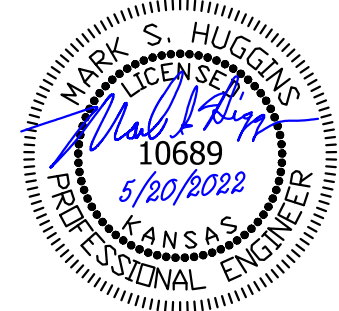
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ACCORDING TO F.I.R.M. MAP NO. 2009IC0104G JOHNSON COUNTY, KANSAS, DATED AUGUST 3, 2009, A PORTION OF THE SITE IS DETERMINED TO BE INSIDE OTHER FLOOD AREAS. ZONE X, FUTURE BASE FLOOD (AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED)



- R/W DENOTES RIGHT-OF-WAY
- ST DENOTES SIGN POST
- PH DENOTES FIRE HYDRANT
- WV DENOTES WATER VALVE
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- PP DENOTES POWER POLE
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- RD DENOTES ROOF DRAIN
- FO DENOTES FIBER OPTICS
- LA DENOTES LANDSCAPE AREA
- SCV DENOTES SPRINKLER CONTROL VALVE
- MH DENOTES MANHOLE
- S DENOTES HANDICAP PARKING SPACE
- W DENOTES WATER LINE
- SAN DENOTES SANITARY SEWER LINE
- UG DENOTES UNDERGROUND POWER LINE
- G DENOTES OVERHEAD POWER LINE
- T DENOTES UNDERGROUND TELEPHONE LINE
- UGL DENOTES UNDERGROUND GAS LINE
- STL DENOTES UNDERGROUND STREET LIGHT LINE
- EX DENOTES EXISTING CONTOURS
- BL DENOTES EXISTING BUILDING LINE
- OH DENOTES OVERHANG



■■■■■■■■■■ DENOTES REZONING BOUNDARY

Prepared By: Payne & Brockway Engineers, P.A.
P. O. Box 128
Olathe, Kansas 66051
913-782-4800

Developed By: Prairiefire Crossing LLC
c/o Angela Shopper & Michelle
Thompson, Members
10569 Lockman Road
Lenexa, Kansas 66219
913-543-3332

Date Prepared: April 4, 2022



REZONING PLAN

PRAIRIEFIRE CROSSING
PT. S 1/2, SEC. 22, T14S, R22E

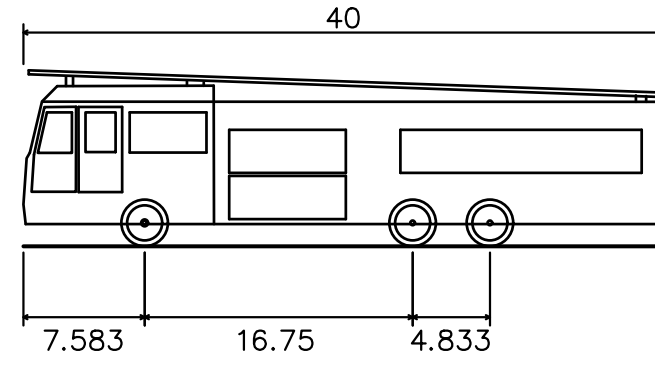
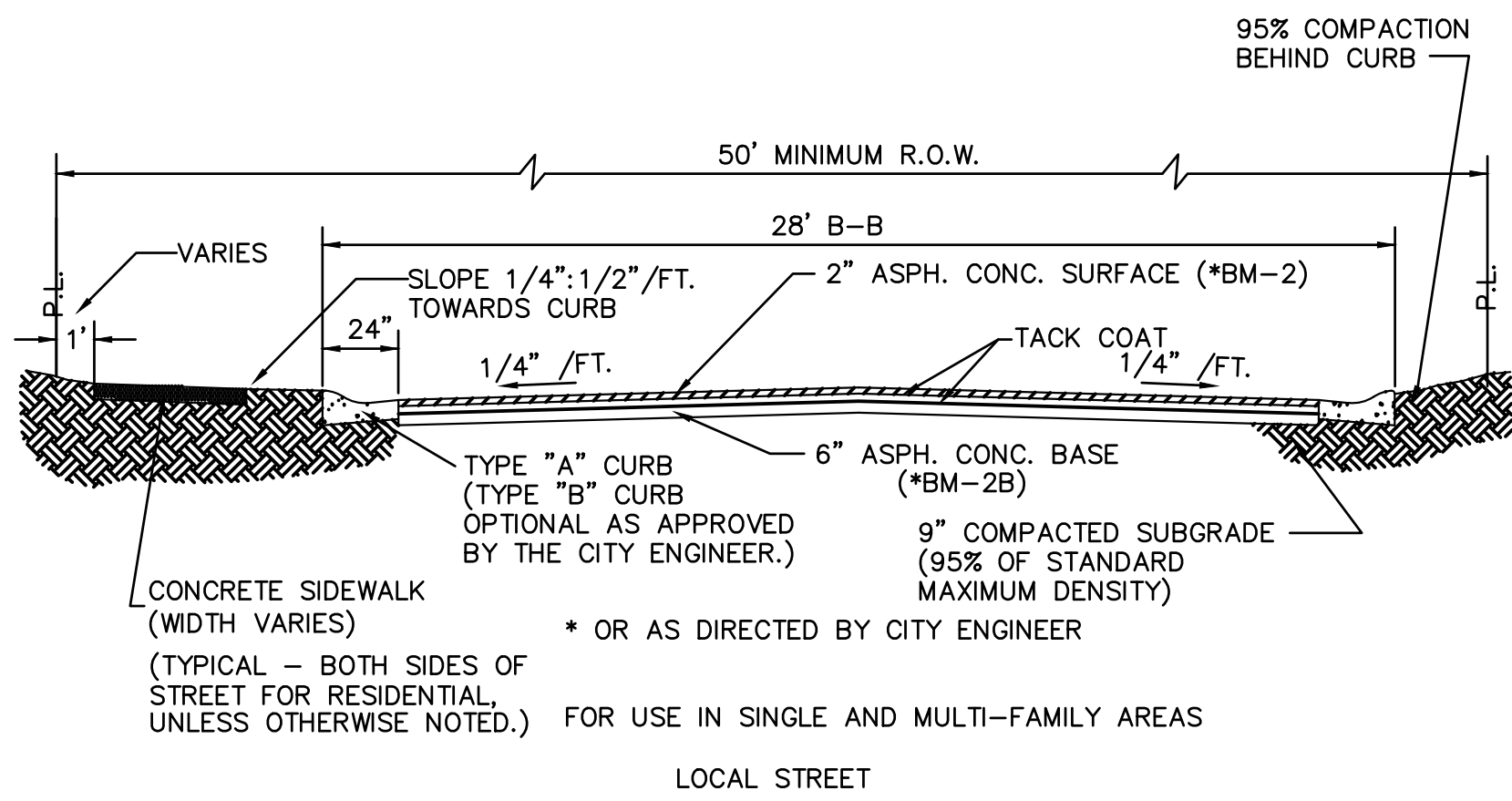


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PH 913.782.4800 FAX 913.782.0907
WWW.PAYNEBROCKWAY.COM

DATE 4/04/22 SCALE 1"=60' SHEET 2 OF 2

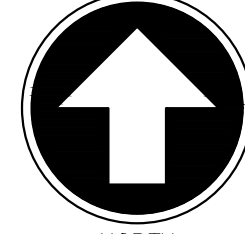
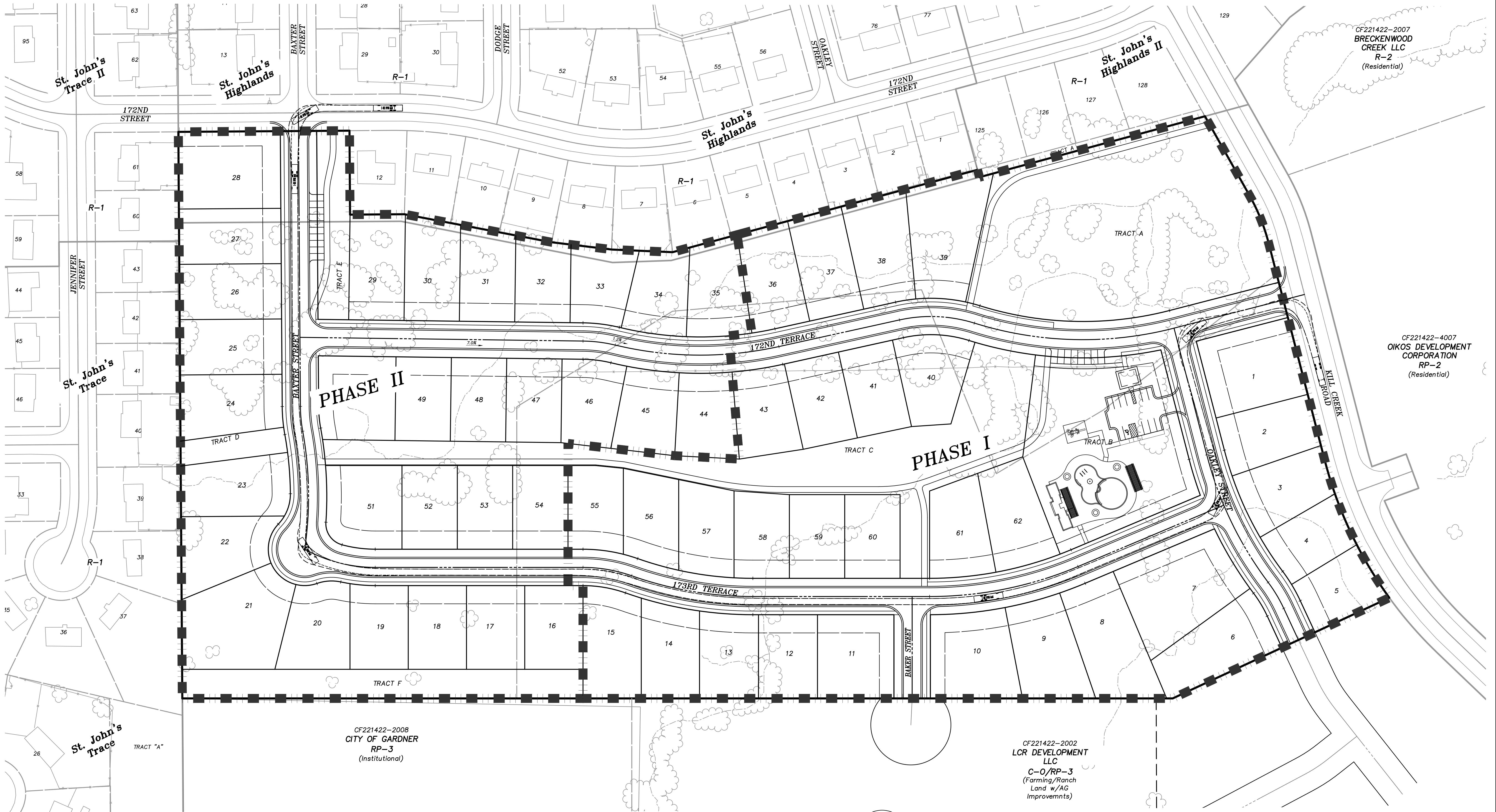
PRAIRIEFIRE CROSSING

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/20/22	CITY COMMENTS	CTA



E-ONE HP100 Aerial
Overall Length 40.000ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

N.T.S.



--- DENOTES PHASE BOUNDARY LINES

PHASE LOTS/TRACTS

I 33/3
II 31/3

R/W DENOTES RIGHT-OF-WAY
ST DENOTES SIGN POST
FH DENOTES FIRE HYDRANT
WV DENOTES WATER VALVE
WM DENOTES WATER METER
PP DENOTES POWER POLE
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913-543-3332

Date Prepared: April 4, 2022



PHASING & VEHICULAR
TRACKING PLAN

PRAIRIEFIRE CROSSING
PT. S 1/2, SEC. 22, T14S, R22E



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426 SOUTH KANSAS AVE. OLATHE, KANSAS 66061
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WWW.PAYNE-BROCKWAY.COM

DATE 4/04/22 SCALE 1"=60' SHEET 3 OF 3

21-0037/1706/121-0037 PRP-REZ.dwg/PRP-REZ 3

PLANNING COMMISSION STAFF REPORT
MEETING DATE: JUNE 27, 2022
PREPARED BY: ROBERT CASE, PLANNER

REGULAR ITEM NO. 2

PROJECT NUMBER / TITLE: Z-22-05 and PDP-22-04 for Steuber Property

PROCESS INFORMATION

Type of Request: Zoning Map Amendment (Rezoning) and Preliminary Plat
Date Received: May 2, 2022

APPLICATION INFORMATION

Applicant: Kris & Julie Steuber
Owner: Same
Parcel ID: Tax ID CP83000000 0001
Location: 15421 Lake Road 3 Street, Gardner KS

REQUESTED ACTIONS

Hold a public hearing on and consider a request to rezone 0.12 acres (5,081.07 s.f.) from R-1 (Single Residential) District to RP-2 (Planned Two-Family Residential) District and associated Preliminary Development Plan for a new single family detached house.

EXISTING ZONING AND LAND USE

The site is currently zoned R-1 (Single Family Residential) District, and has an existing house on the site.

SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
R-1 (Single-Family Residential) District	Single Family House
East of subject property	
ROW (Right of Way) District	Gardner Lake
South of subject property	
R-1 (Single Family Residential) District	Single Family House
West of subject property	
R-1 (Single-Family Residential) District	Lake Road 3 Street



The site is currently platted and developed with a single family residence.

The property was annexed on April 16, 2018 per Ordinance 2576. The property owner then purchased a lake front parcel from the City of Gardner and replatted the original lot and parcel on April 29, 2019. Existing homeowners were initially going to remodel the house to make it handicap accessible but decided it was more economical to rebuild a new house on the lot.

The *City of Gardner 2014 Comprehensive Plan* identifies this parcel for low-density residential future land use, described as “areas primarily consist of detached single family homes, but may also include duplexes or triplexes arranged in a low density format on larger lots, with buildings in character with typical single family homes. The design and layout the applicant is proposing is consistent with the goals of the Comprehensive Plan.

This section highlights contents of the application which may merit particular consideration in regard to zoning intent and standards. A full analysis of applicable zoning regulations is available upon request. This request is for a rezoning to a base zoning district, coinciding with a preliminary plat application. The review must consider all potential uses that could occur within the proposed zoning district, although the applicant plans to develop the site with single-family detached homes.

ZONING MAP AMENDMENT

17.03.030 (B) Review Criteria:

1. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; and the operation and uses of land and buildings;

Staff Comment: *The underlying design for this infill development was impacted by the existing development patterns, including the need to make connections to four existing roads, and the necessity to design around the environmental features. The development as proposed is identical to the previously accepted preliminary plat.*

2. The zoning and use of properties nearby, and the compatibility with potential uses in the proposed district with these zoning districts;

Staff Comment: *The proposed zoning district and associated potential uses is compatible with the existing uses and zoning located around this site.*

3. The suitability of the subject property for the uses to which it has been restricted;

Staff Comment: *The subject property is suitable as restricted for current uses, the proposed use is identical to the current uses.*

4. The extent to which removal of the restrictions will detrimentally affect nearby property;

Staff Comment: *The current uses allowed are identical to the proposed zoning district uses.*

5. The length of time the subject property has remained vacant as zoned;

Staff Comment: *The property has an existing single family residence. The proposal is the re-build a single family residence on the site, but the developer is unable to construct the new house under the current R-1 zoning classification. We currently do not have a zoning classification that addresses lakefront housing.*

6. The relative gain to economic development, public health, safety and welfare by the current restrictions on the applicant's property as compared to the hardship imposed by such restrictions upon the property;

Staff Comment: *The current restrictions do not allow the construction on the platted lot as intended; therefore, the relative gains would be the development of the land as previously approved.*

7. The recommendations of professional staff;

Staff Comment: *See the staff recommendation below.*

8. The conformance of the requested change to the Comprehensive Plan, and in particular the relationship of the intent statement for the proposed district and how the specific application furthers that intent statement in relation to the Comprehensive Plan;

Staff Comment: *This application is consistent with many goals and objectives of the Comprehensive Plan and the reflection of intended residential character.*

9. The extent to which the proposed use would adversely affect the capacity or safety of any utilities, infrastructure or public services serving the vicinity; and

Staff Comment: *The proposed use would not adversely affect the capacity or safety of any utilities, infrastructure or public services.*

10. Other factors relevant to a particular proposed amendment or other factors which support other adopted policies of the City.

Staff Comment: *The rezoning application to RP-2 is necessary to grant proposed deviations the applicant has requested. Without them, the new house would not be able to be built under the current codes.*

STAFF ANALYSIS - PRELIMINARY DEVELOPMENT PLAN

The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following:

1. Preservation of distinct natural features on the land and integration of them into amenities for the project.
2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings.
3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards.
4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces.
5. Creation of unique projects and places that are particularly suited for the planned location based on the characteristics of the land or the context and relationship to surrounding areas.

Departures from the standards associated with all zoning districts may be considered through planned zoning, and approved provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.

A preliminary development plan represents an overall plan for a development to include the specific land uses and their density/intensity, block and lot patterns, building types and scale, design characteristics, and other building and site design elements that reflect the proposed character of the plan. This plan shall have a particular emphasis on how these elements relate to the public realm plan and where transitions between these elements occur at a parcel or block scale, both within the development and in coordination with abutting property. The development plan shall specifically identify where development standards may differ from those otherwise applicable through the base zoning districts and general development requirements of this Code.

17.03.040 (C) Review Criteria:

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Comprehensive Plan, and based upon generally accepted planning and design practice.

Staff Comment: *The plan represents an improvement over what could have been accomplished through the strict application of otherwise applicable base zoning district standards, based on the goals of the Comprehensive Plan, and based upon generally accepted planning and design practices.*

2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant.

Staff Comment: *The benefits from the flexibility in the standards proposed promote the public health, safety and welfare of the community by allowing a new house to be constructed to a standard that would allow the current owner a higher form of accessibility and the option for inside storage of watercraft.*

3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.

Staff Comment: *The base zoning district does not necessarily address lakefront housing and the need for additional storage of watercraft on a limited sized lot.*

4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area;

Staff Comment: *The plan reflects generally accepted planning and urban design principles.*

5. The plan meets all of the review criteria for a zoning map amendment.

Staff Comment: *The plan generally meets the review criteria for a zoning map amendment.*

DEVIATIONS

The standards outlined below are standards from the Land Development Code that are not met. The planned district allows for departures from the standards associated with all zoning districts provided they are based upon a comprehensive and well-integrated development plan for the area. Below are the standards not met and the applicant's justification for such deviation.

1. Section 17.07.050(C) Frontage Design, Design Standards, Neighborhood Yard; Hardscape Allocation

Standard: 5%-20%

Proposed: 62%

Staff Comment: *Lot space is very limited on this site In order to accommodate the garage. Staff recommends approval of the deviation.*

2. Section 17.07.050(C) Frontage Design, Design Standards, Neighborhood Yard; Sidewalk Connection

Standard: 4' wide sidewalk between sidewalk and front entry feature

Proposed: No sidewalk

Staff Comment: *The intent of this standard is to promote walkability and a pedestrian-oriented framework as experienced from the public realm to the front door of the house. The applicant does not have any existing sidewalks to tie into nor are there any sidewalks installed in and around the Gardner Lake development. Staff recommends approval of the deviation.*

3. Section 17.07.050(C) Frontage Design, Design Standards, Neighborhood Yard, Access Width Limits

Standard: 15%; 20' maximum per access point

Proposed: 36'

Staff Comment: *In the proposed development, the Local Neighborhood Street Type is being utilized which pairs with the Neighborhood Frontage Type. This frontage type permits access width limits of 15% for the lot width and 20' maximum. However, the subdivision has been platted out to have 50' wide lots and would only allow for only a 9' wide driveway. Staff recommends approval of the deviation.*

4. 17.07.05.040 Specific Building Type Standards, Detached House – Neighborhood, Design and Performance Standards (Garage Limits)

Standard: 25% of façade if front-loaded; up to 45% if set back 15'+ from front building line; not limits if side-loaded, rear or detached.

Proposed: 80%

Staff Response: *A deviation from any building design standard as provided for in Administrative Adjustments would require an alternative "equal or better" solution is proposed by the applicant. Again, the code was not written to address lakefront home which typically consider the lakeside of the house as the frontage and the street side rear. Staff recommends approval of the deviation. If this orientation was taken into consideration then they would be in compliance with the code. Staff recommends approval of the deviation.*

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

Utilities – All utilities are available to the site.

ATTACHMENTS

- I. Preliminary Development Plan
- II. Zoning and Notice Map

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

Zoning Map Amendment (Rezoning) – Amendments to the official zoning map (rezoning) shall be approved by the Governing Body in the form of an ordinance. Approved changes shall be indicated on the official zoning map by the Director within 30 days following such action.

Preliminary Development Plan – Approval of a preliminary development plan shall constitute acceptance of the overall planning concepts and development parameters. In reviewing and approving a preliminary development plan, the Planning Commission may recommend or the Governing Body may require conditions that must be met before an applicant submits a final development plan. An approved preliminary development plan shall lapse and be of no further force and effect if a final development plan (or a final development plan for a designated phase of the preliminary development plan) has not been approved within two years of the date of approval of the preliminary development plan.

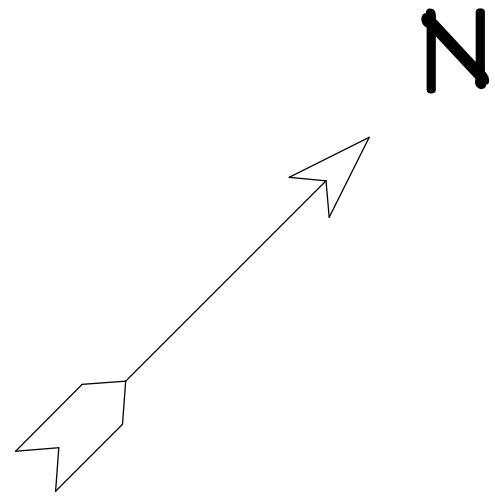
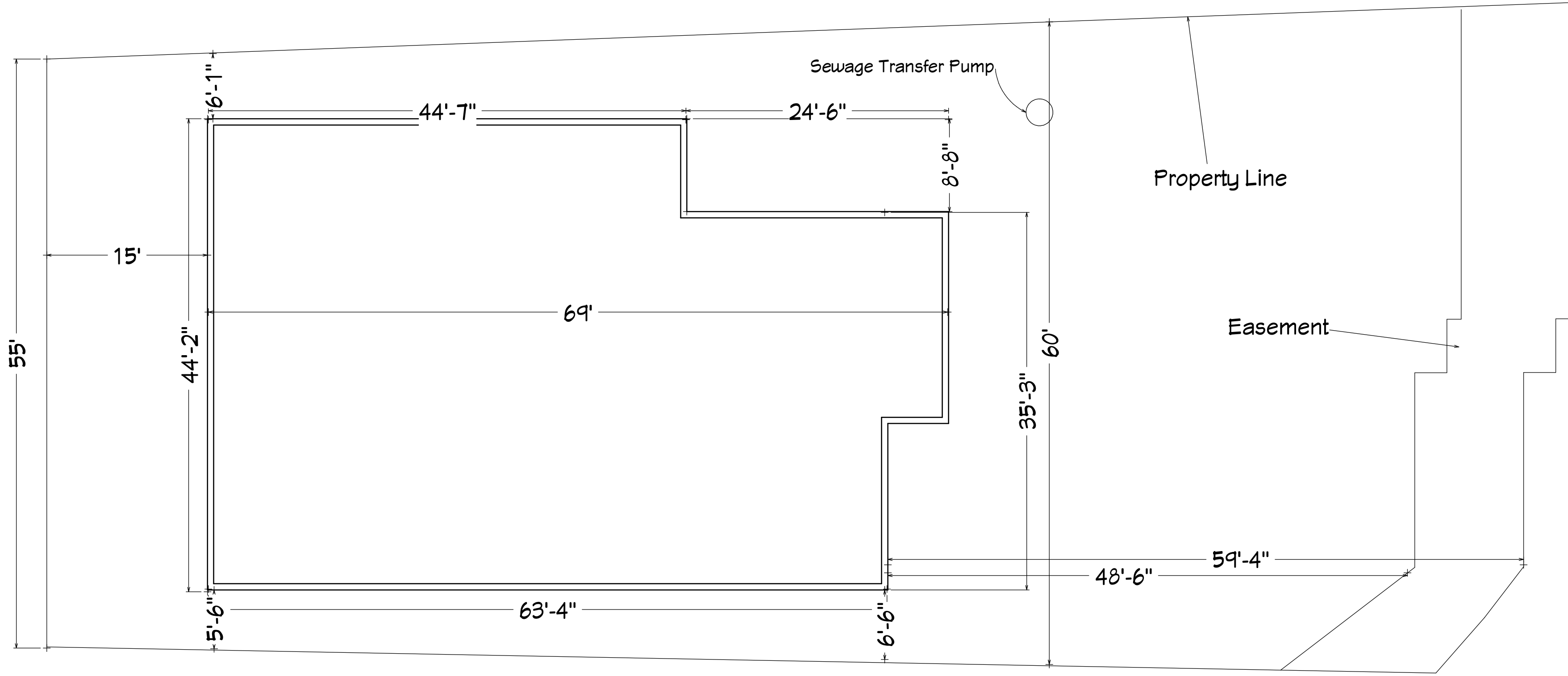
RECOMMENDATION

Staff recommends approval of the rezoning from R-1 (Single-family Residential) District to RP-2 (Planned Two-family Residential) District and associated preliminary development plan with conditions outlined below.

Recommended Motion:

After review of Application Z-22-05 and the associated preliminary development plan PDP-22-04 for Steuber Property, the Planning Commission recommends the Governing Body approve the request to rezone 0.1865 acres (8,123.97 s.f.) from R-1 (Single Family Residential) District to RP-2 (Planned Two-Family Residential) District subject to the following condition:

1. Approval of deviations as presented upon acceptance, by staff, of revised plan documents reflecting the approved deviations.



PROPERTY LINE

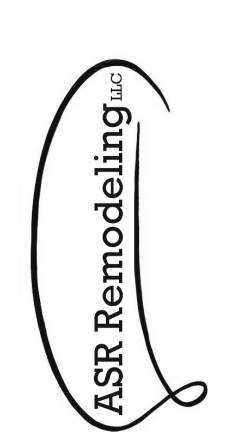
SHEET:	9/9
DATE:	04/11/2022
SCALE:	1/8"=1'

DRAWINGS PROVIDED BY:
**ALEX
ROBERTS**

PROJECT DESCRIPTION:
New Home

SHEET TITLE:
Site Plan

Information:
**15421 Lake Road 3
Gardner, KS 66030**





COMMUNITY DEVELOPMENT

June 1, 2022

Dear Property Owner:

The Gardner Planning Commission will hold their regular meeting on **June 27, beginning at 7:00 p.m.**, in the **Gardner City Hall, 120 E Main Street**. The following items may be of interest to you:

Z-22-03 (PDP-22-03): Proposed rezoning and associated preliminary development plan of approximately 24.79 acres from R-1 (Single Family Residential) and RP-3 (Planned Garden Apartment) Districts to RP-4 (Planned Condominium Dwelling) District on property located on the west side of Kill Creek Road approximately 1000' north of 175th Street (Tax IDs CP73840000 0001, CP73840000 0T0A and CP82400000 0T0A) for a two family residential development.

Rezoning requests are considered public hearing items and the public will be given the opportunity to make oral comments on such requests at the meeting. Written comments are welcome and encouraged.

A complete legal description for this property is available at the City of Gardner Community Development Department at Gardner City Hall, 120 E. Main Street, Monday - Friday from 8:00 a.m. - 5:00 p.m. If you have questions relating to this matter, please contact me at 913-856-0974.

After the Planning Commission makes a recommendation, property owners within 200' of the subject area, 1000' in the county, may submit a protest petition against such recommendation. The protest petition must be filed with the City Clerk, within 14 days of the conclusion of the public hearing. For more information, contact the Community Development Department.

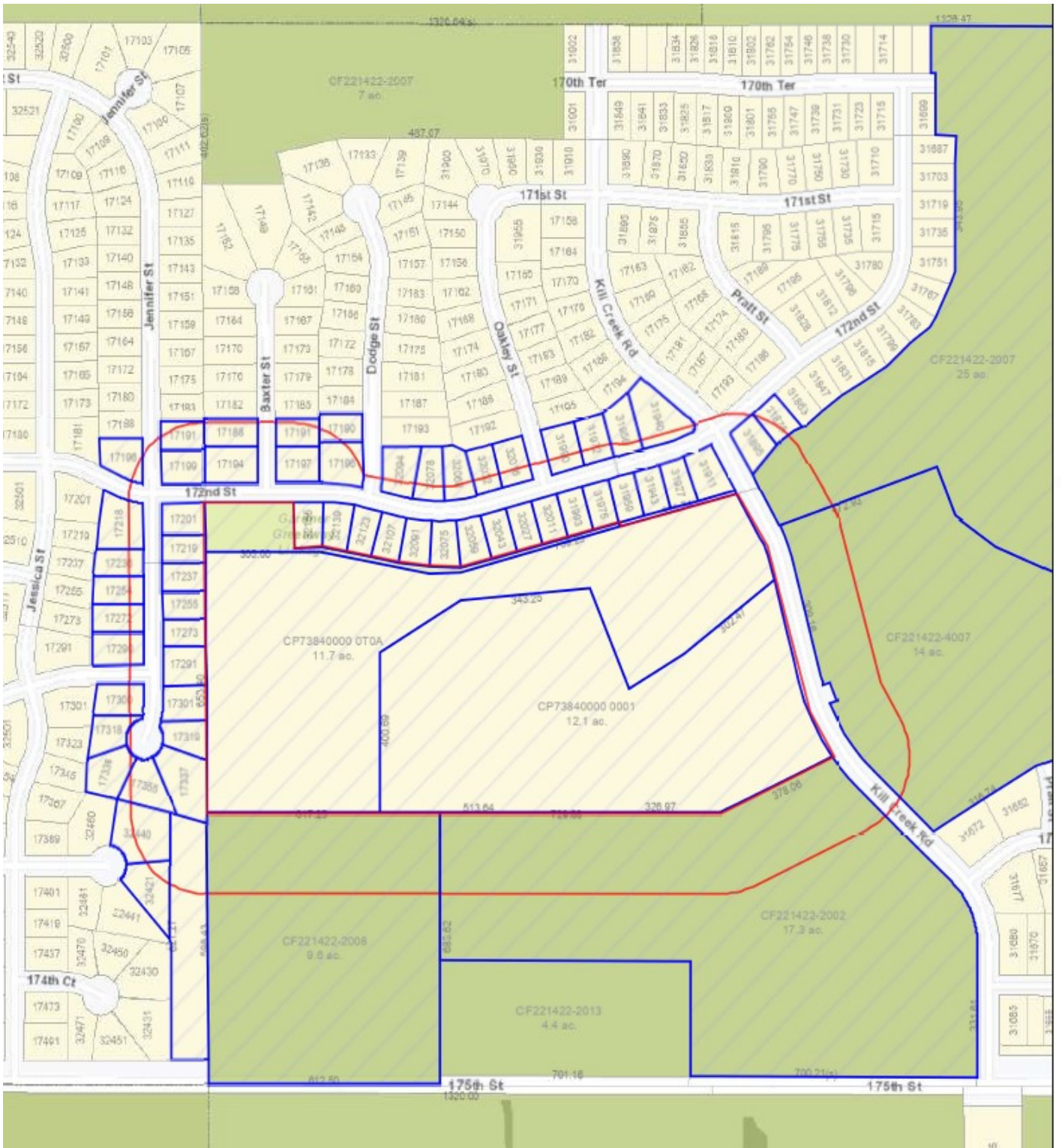
PLEASE NOTE: If you have recently transferred ownership of your property in the area of this request, or if such property is under a contract purchase agreement, we ask you to please forward this letter to the new owner or the contract purchaser. The previous letter mailed to you had an incorrect map, please disregard.

Sincerely,

Robert D. Case
Principal Planner

Enclosure

Vicinity Map

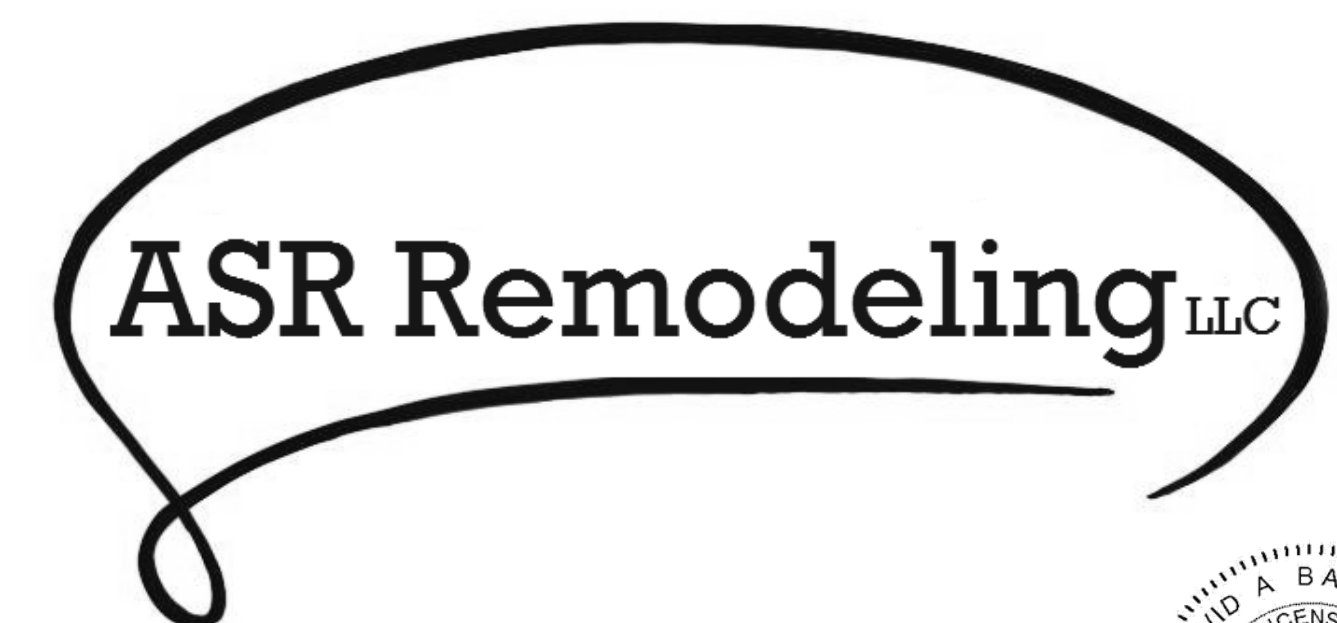


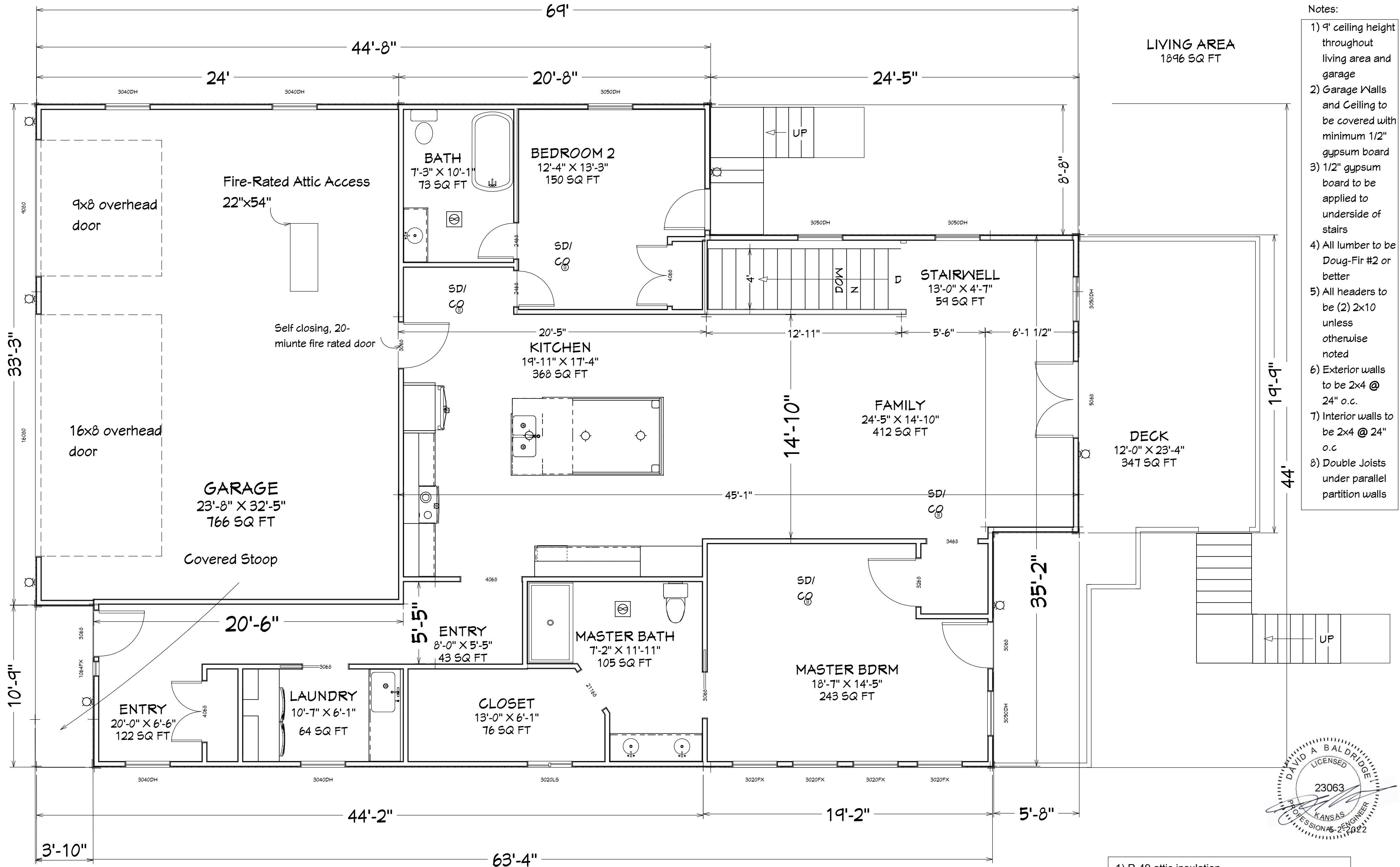
Steuber New Home

15421 Lake Road 3,
Gardner, KS 66030

Designed By:
ASR Remodeling LLC- Alex Roberts
20080 W 199th Street,
Spring Hill, KS 66083

*RFI's can be made to: Alex Roberts @ (913-731)-3302
M-F 8am-5pm





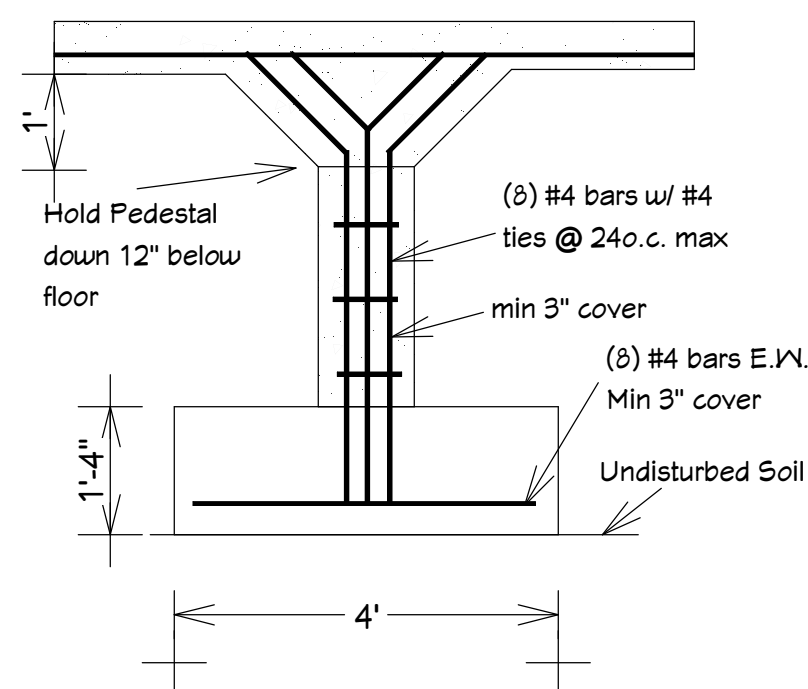
- Notes:
- 1) 9' ceiling height throughout living area and garage
 - 2) Garage Walls and Ceiling to be covered with minimum 1/2" gypsum board
 - 3) 1/2" gypsum board to be applied to underside of stairs
 - 4) All lumber to be Doug-Fir #2 or better
 - 5) All headers to be (2) 2x10 unless otherwise noted
 - 6) Exterior walls to be 2x4 @ 24" o.c.
 - 7) Interior walls to be 2x4 @ 24" o.c
 - 8) Double Joists under parallel partition walls



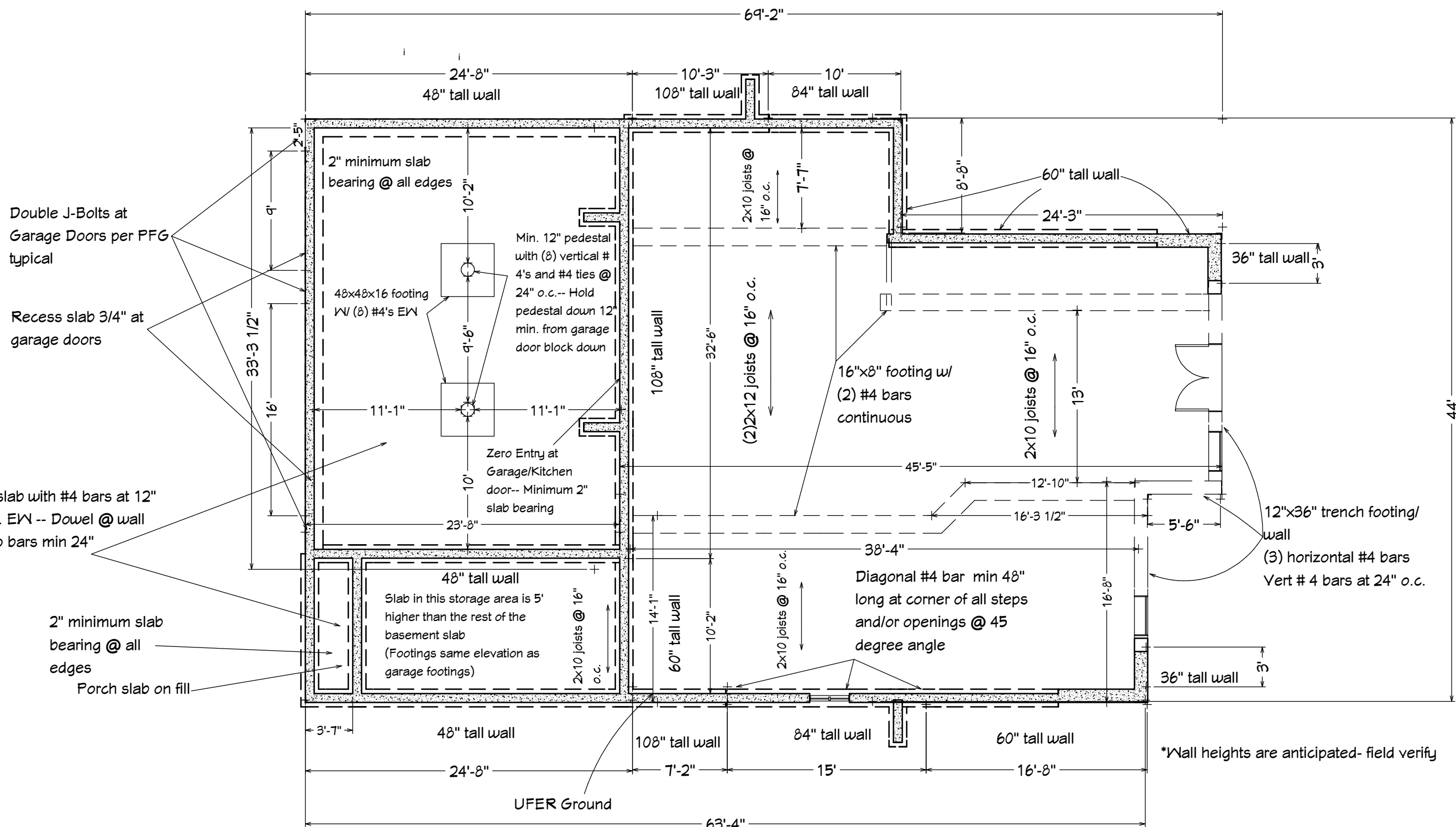
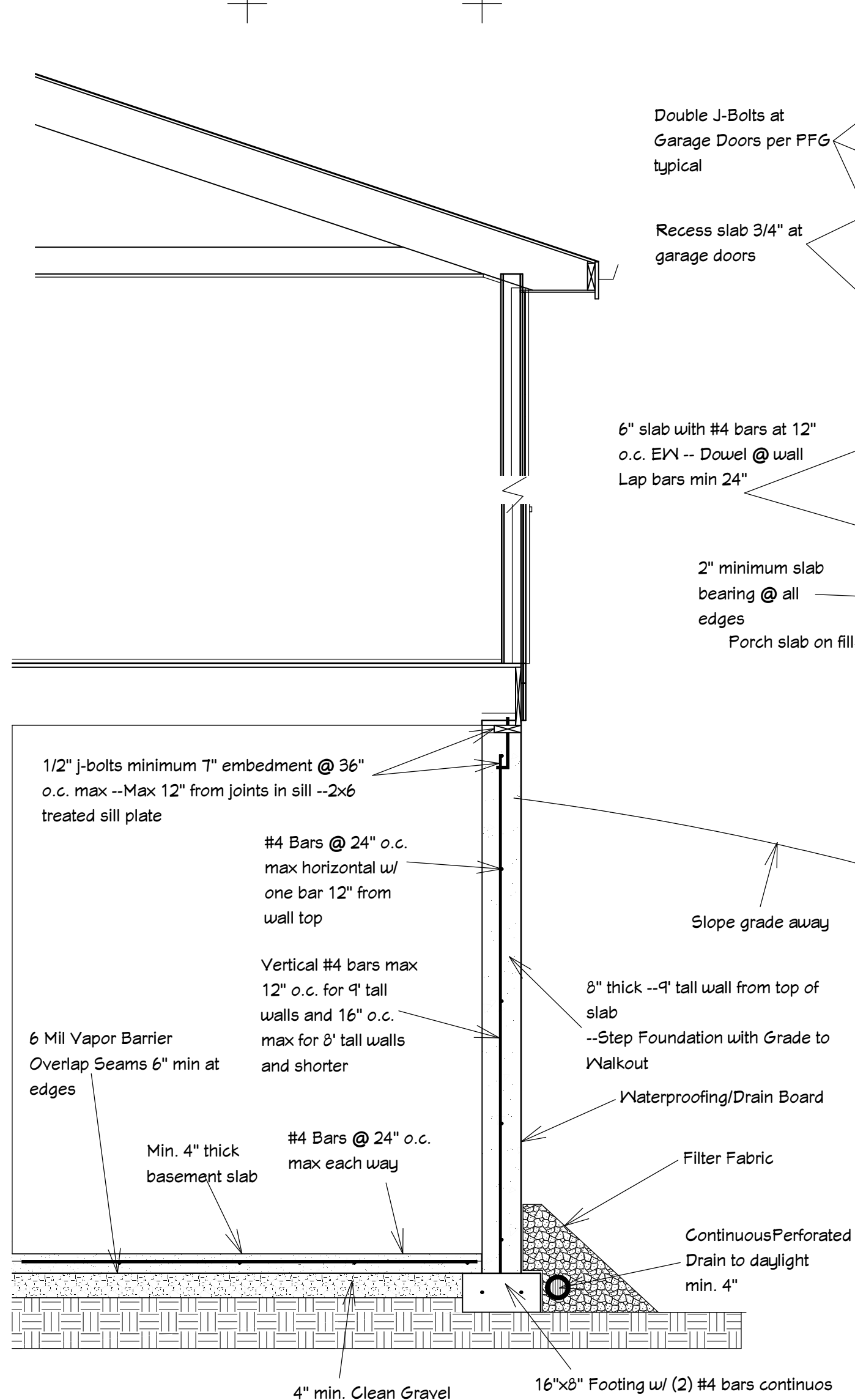
- 1) R-49 attic insulation
- 2) R-15 exterior wall insulation
- 3) R-10 foundation insulation where applicable
- 4) Continuous WRB house wrap on exterior walls
- 5) Windows shall have a maximum u-factor of .40

SHEET: 2 / 8		DATE: 4/8/22	DRAWINGS PROVIDED BY: ALEX ROBERTS	PROJECT DESCRIPTION: New Home	SHEET TITLE: Main Floor Floor Plan	Information: 15421 Lake Road 3 Gardner, KS 66030	
SCALE: 1/4"=1'							

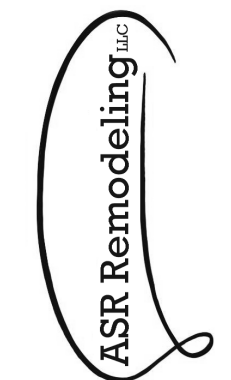
Garage Pedestal



- 1) All Headers to be (2) 2x10 DF unless otherwise noted
- 2) Allow at least 24 hours before setting wall on footings
- 3) Anchor bolts required @ walkout wall-- min 7" embedment and max spacing of 36" o.c. and must have a bolt within 12" of each end of each piece of sill material
- 4) Garage slab and stoop to be 6" thick -- all other slabs 4"



Concrete strength/Grade	Vertical reinforcement spacing 60 psf soil					
	8 inch thick wall			10 inch thick wall		
Reinforcement #4 bar	8'	9'	10'	8'	9'	10'
3,000 psi/ grade 40	16	12	np	24	16	12
3,500 psi grade 40	16	12	np	24	24	12
3,000 psi grade 60	24	16	np	24	20	16
3,500 psi grade 60	24	16	np	24	24	16
Horizontal reinforcement - Minimum Grade 40 steel #4 bar						
One bar 12" from top of wall; maximum spacing 24" o.c.	4- #4	5- #4	6- #4	4- #4	5- #4	6- #4



Information:
15421 Lake Road 3
Gardner, KS 66030

SHEET TITLE:
Foundation

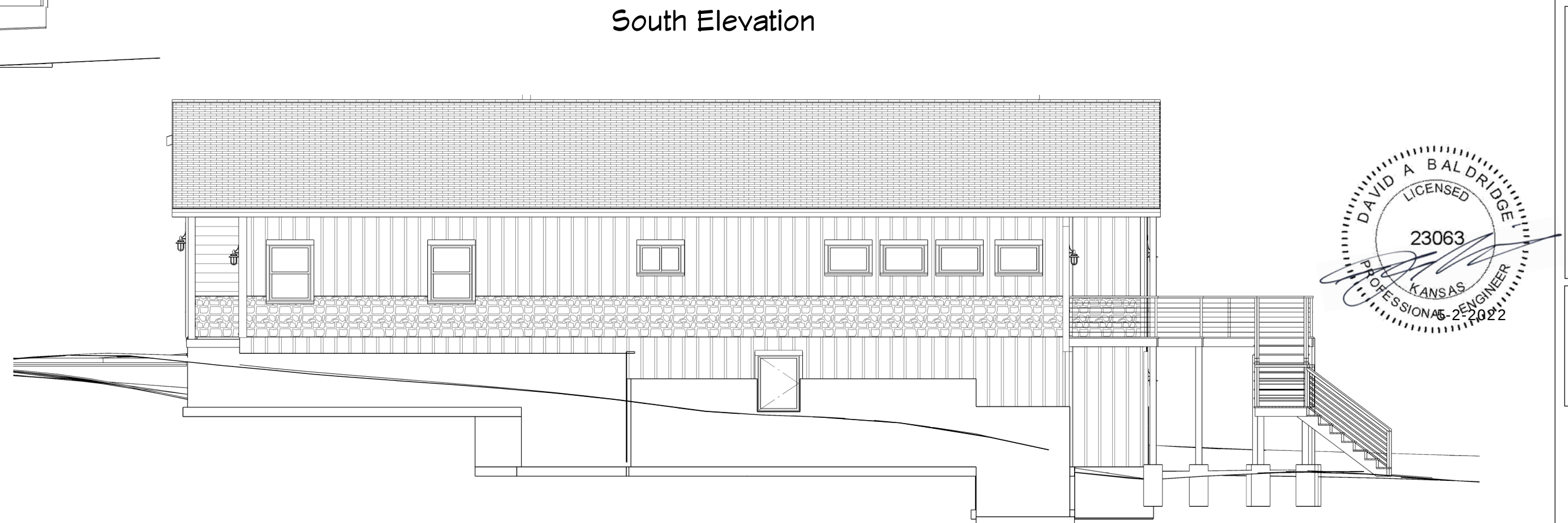
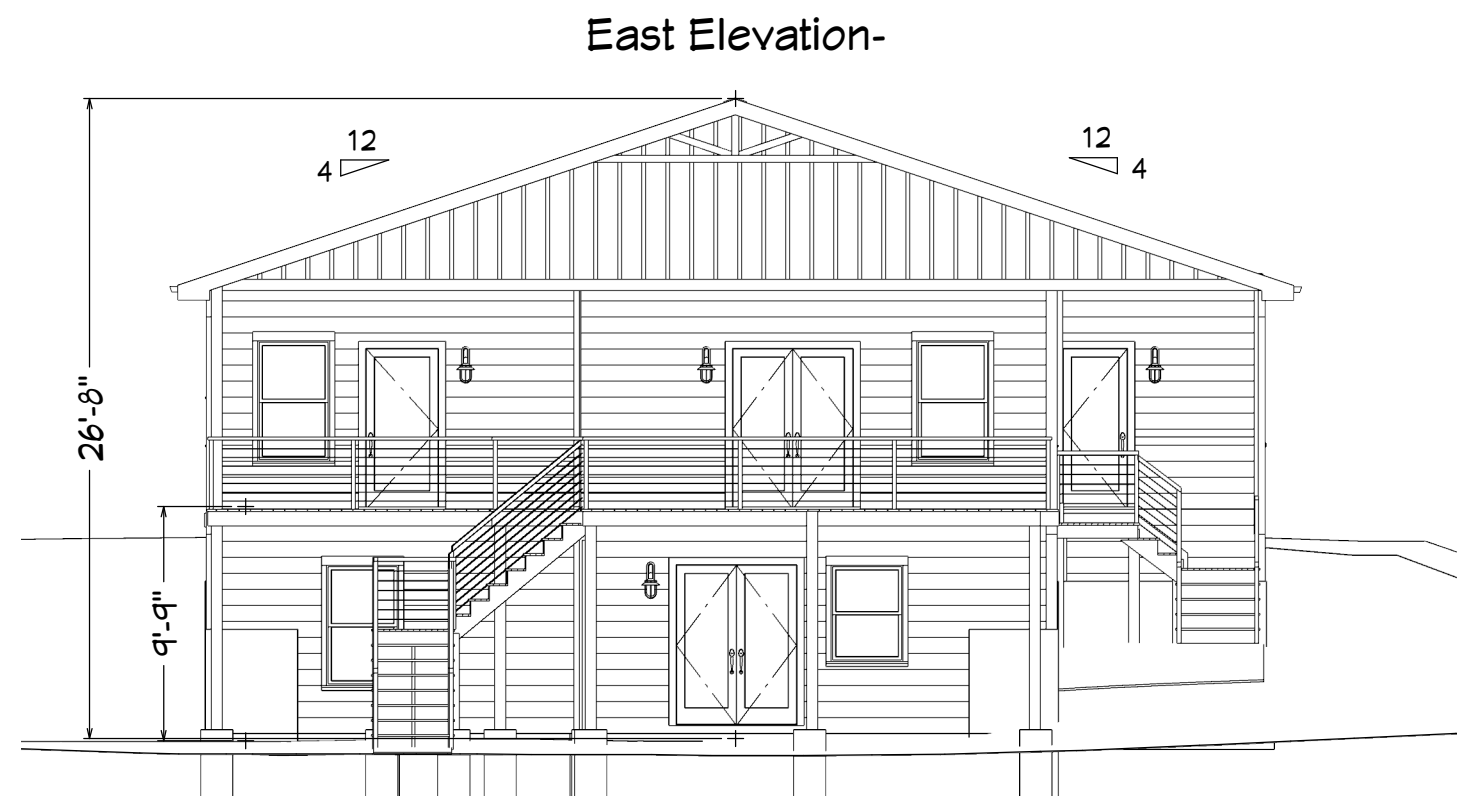
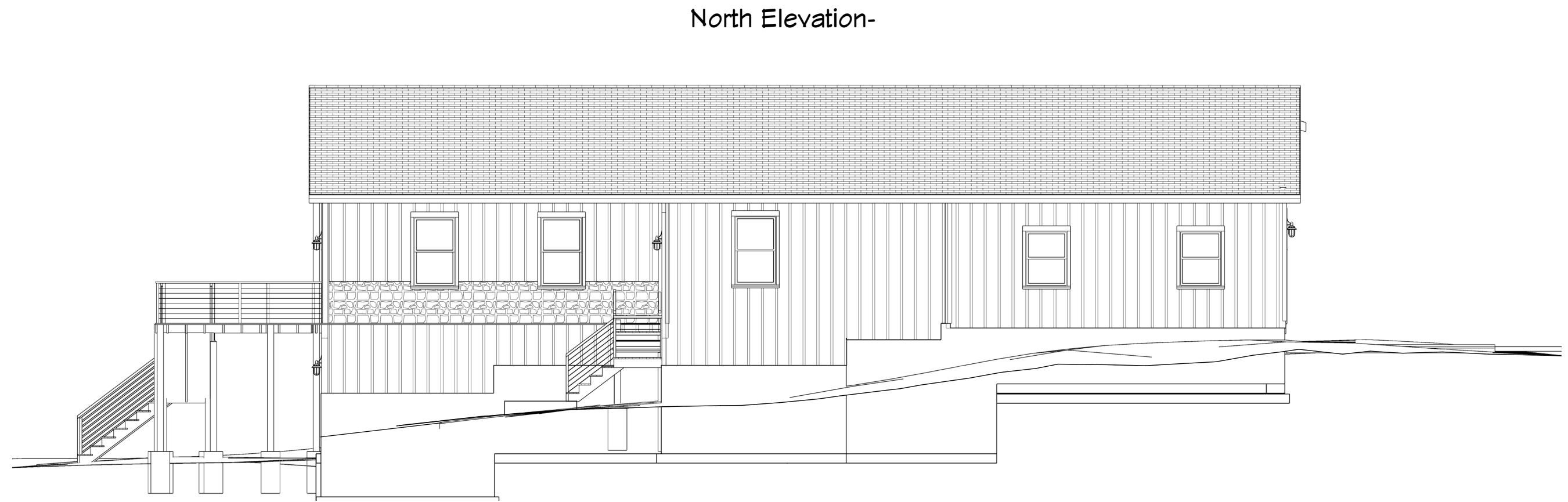
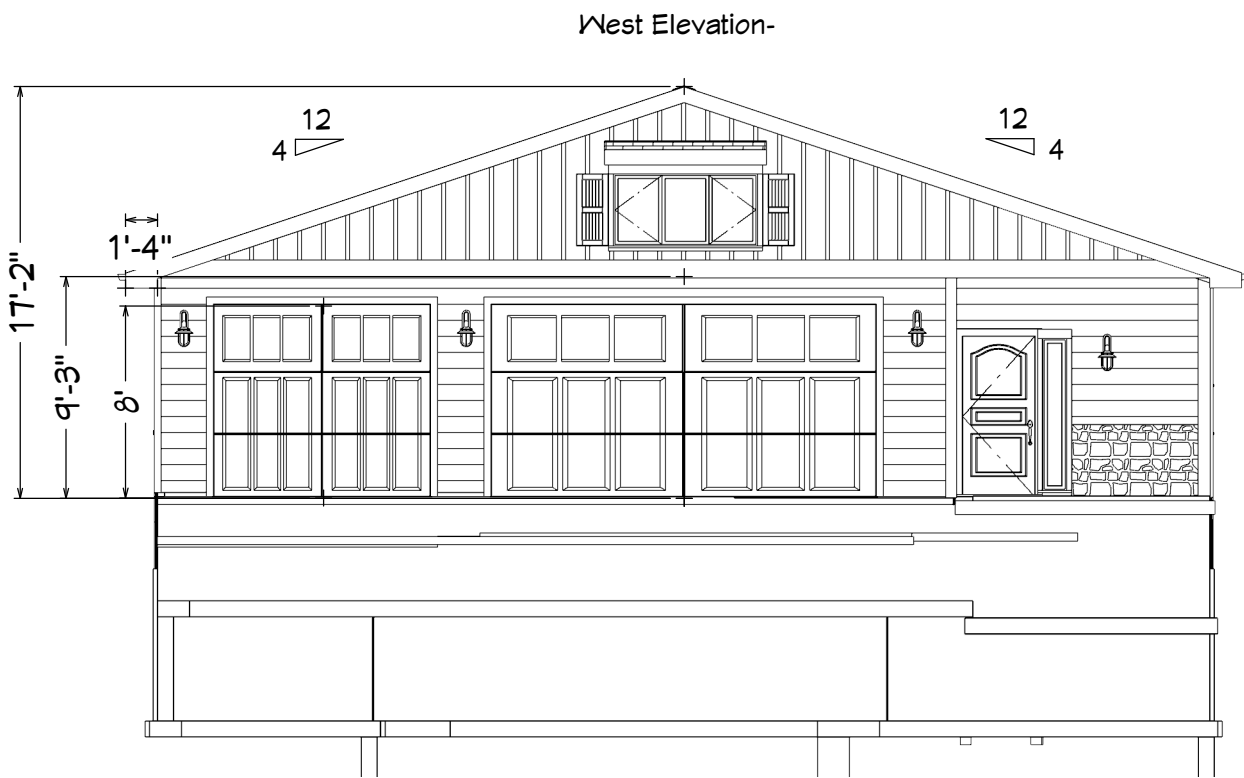
PROJECT DESCRIPTION:
New Home

DRAWINGS PROVIDED BY:
ALEX
ROBERTS

DATE:
04/06/22

SCALE:
1/8"=1'

SHEET:
4/8



Information:
15421 Lake Road 3
Gardner, KS 66030

SHEET TITLE:
Elevations

PROJECT DESCRIPTION:
New Home

DRAWINGS PROVIDED BY:
ALEX
ROBERTS

DATE:
04/06/22

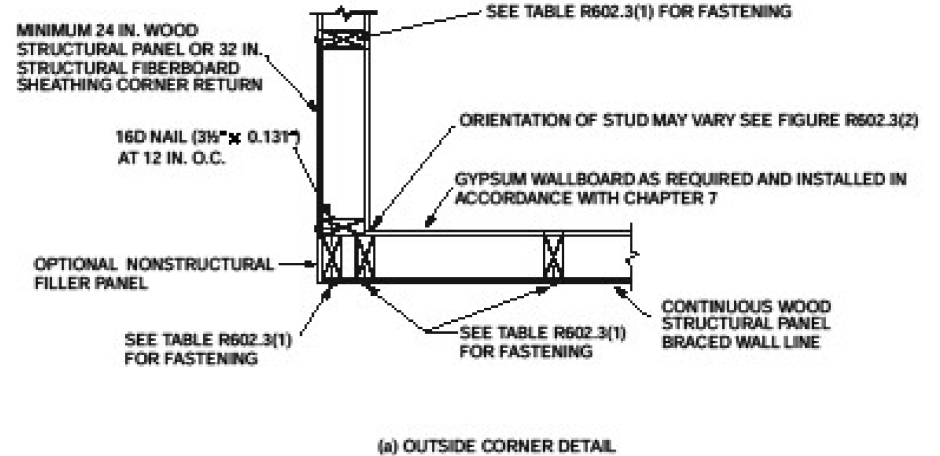
SCALE:
1/8"=1'

SHEET:
5/8

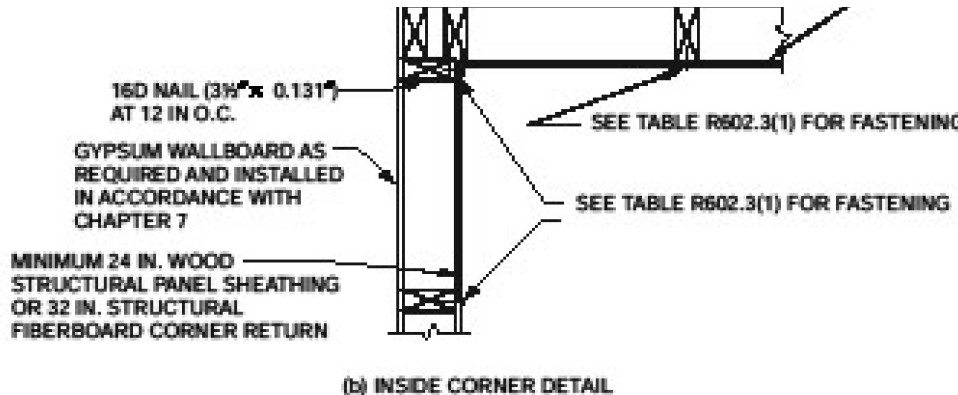
Main Floor

Wall Bracing Notes For CS-WSP:

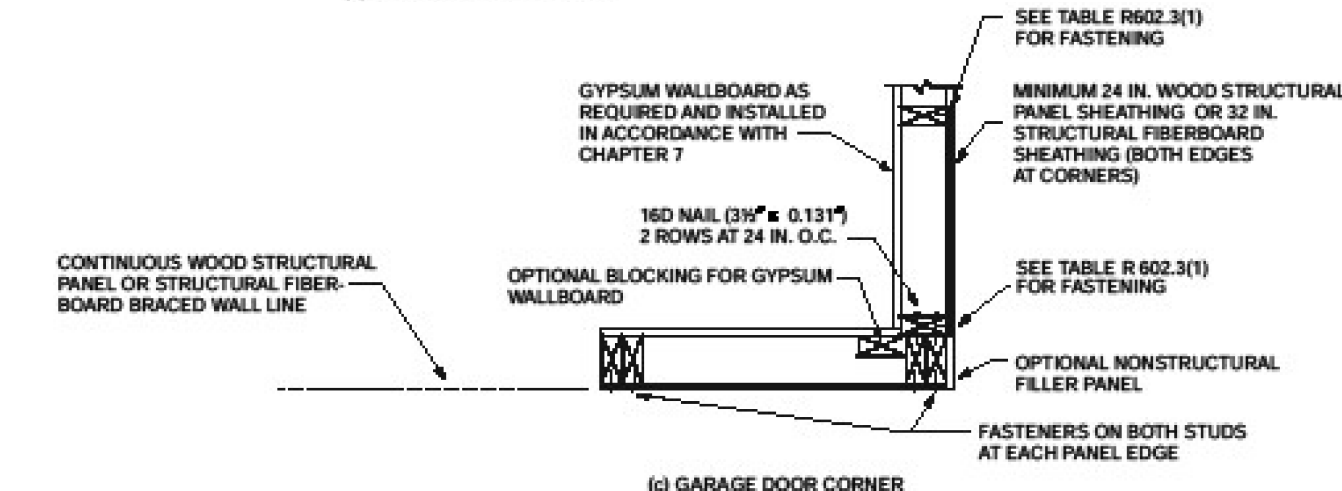
- 1) Use Continuous sheathing on entire structure. Min 3/8" Rated wall panels fastened with 8d nails at 6" o.c. on edges and 12" o.c. at intermediate supports.
- 2) All Horizontal joints shall be fastened to common edge blocking
- 3) All framing lumber to be Doug-Fir #2 or better
- 4) Portal frame at Garage to be 7/16" min wall panel



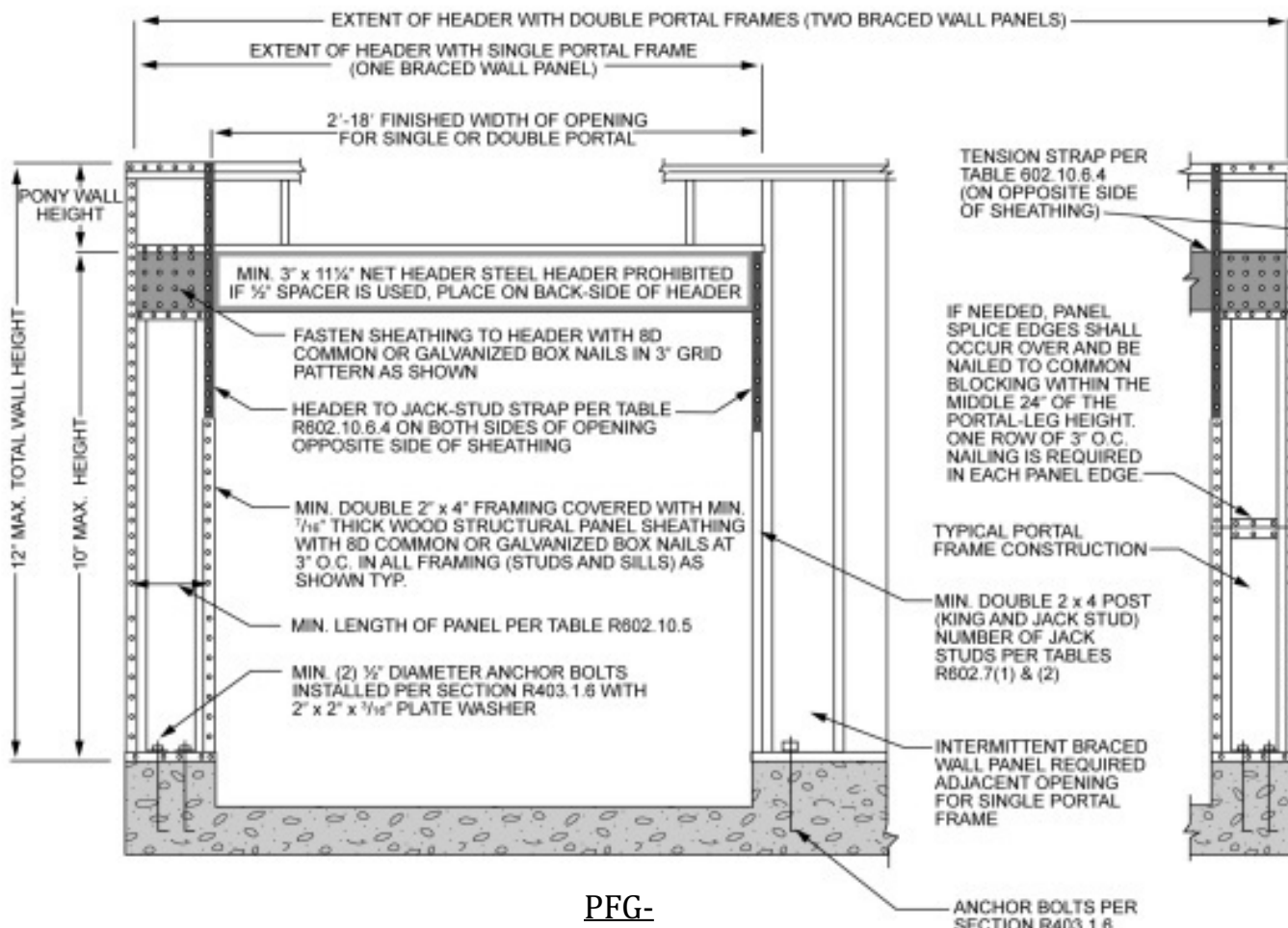
(a) OUTSIDE CORNER DETAIL



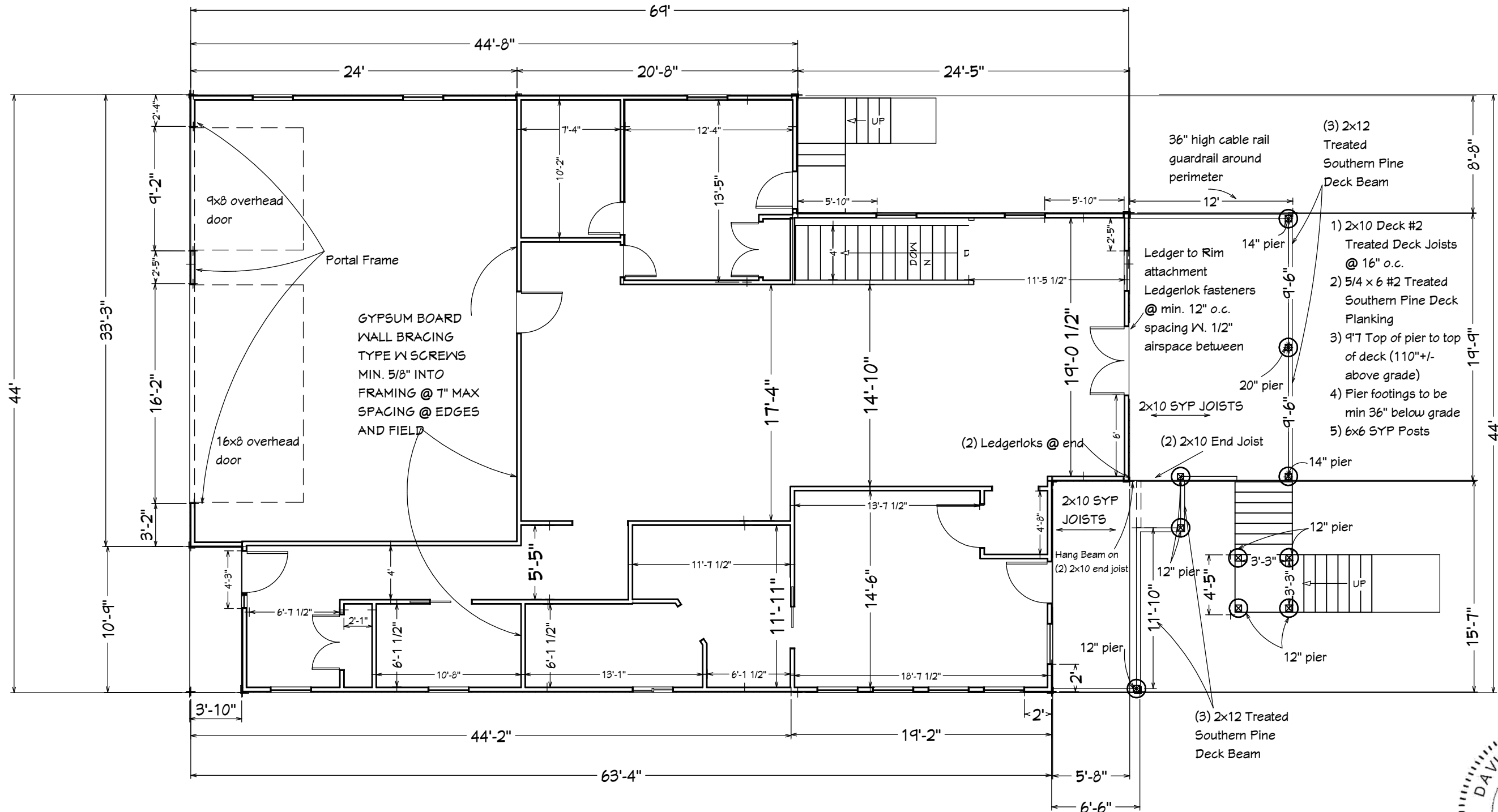
(b) INSIDE CORNER DETAIL



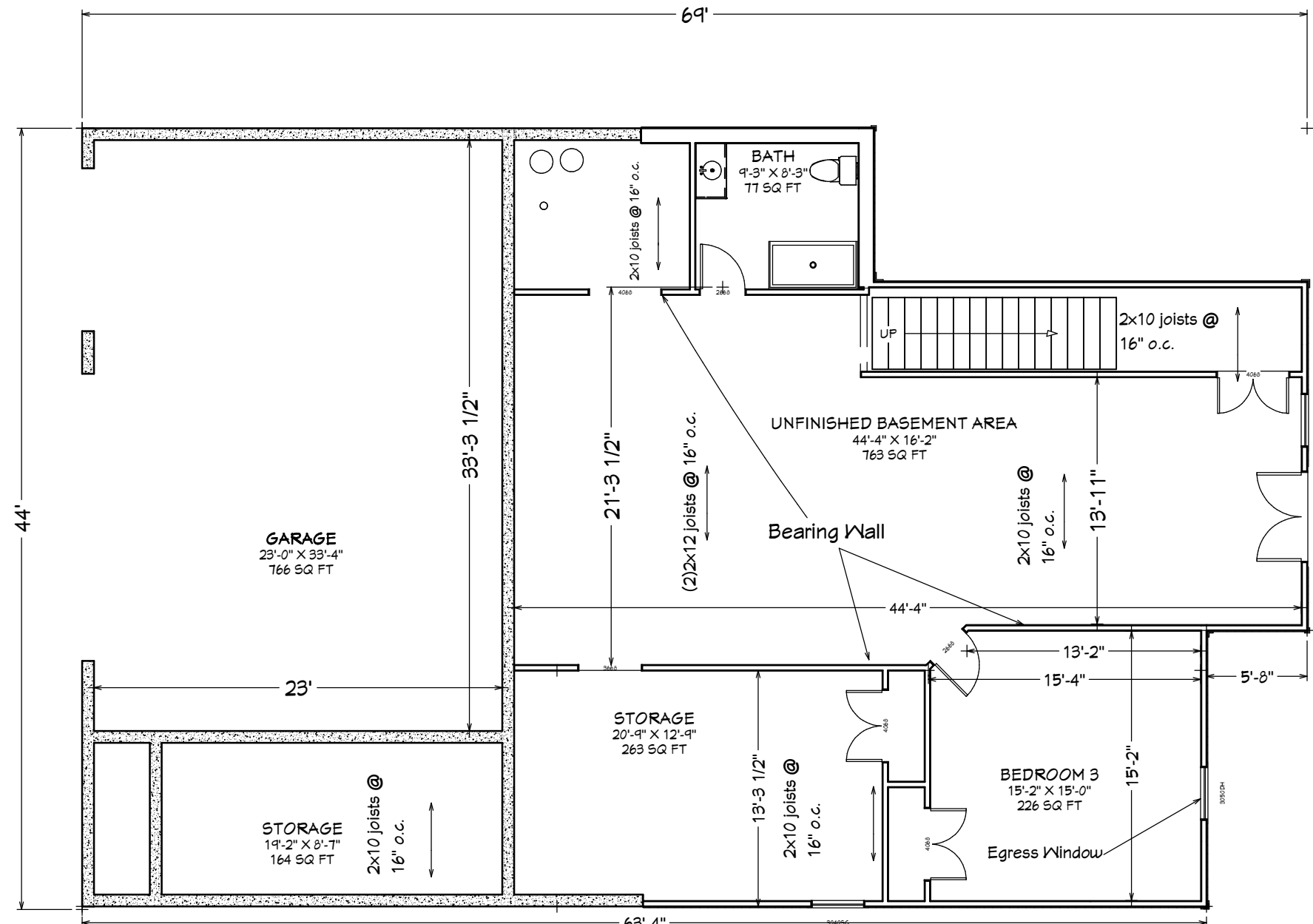
(c) GARAGE DOOR CORNER



PFG



Basement



Notes:

- 1) 9' ceiling height throughout living area and garage
- 2) Garage Walls and Ceiling to be covered with minimum 1/2" gypsum board
- 3) 1/2" gypsum board to be applied to underside of stairs
- 4) All lumber to be Doug-Fir #2 or better
- 5) All headers to be (2) 2x10 unless otherwise noted
- 6) Exterior walls to be 2x4 @ 24" o.c.
- 7) Interior walls to be 2x4 @ 24" o.c
- 8) Double Joists under parallel partition walls
- 9) Stairs 7 3/4" rise max and 10" minimum tread depth



Information:

15421 Lake Road 3
Gardner, KS 66030

SHEET TITLE:

Framing

PROJECT DESCRIPTION:

New Home

DRAWINGS PROVIDED BY:

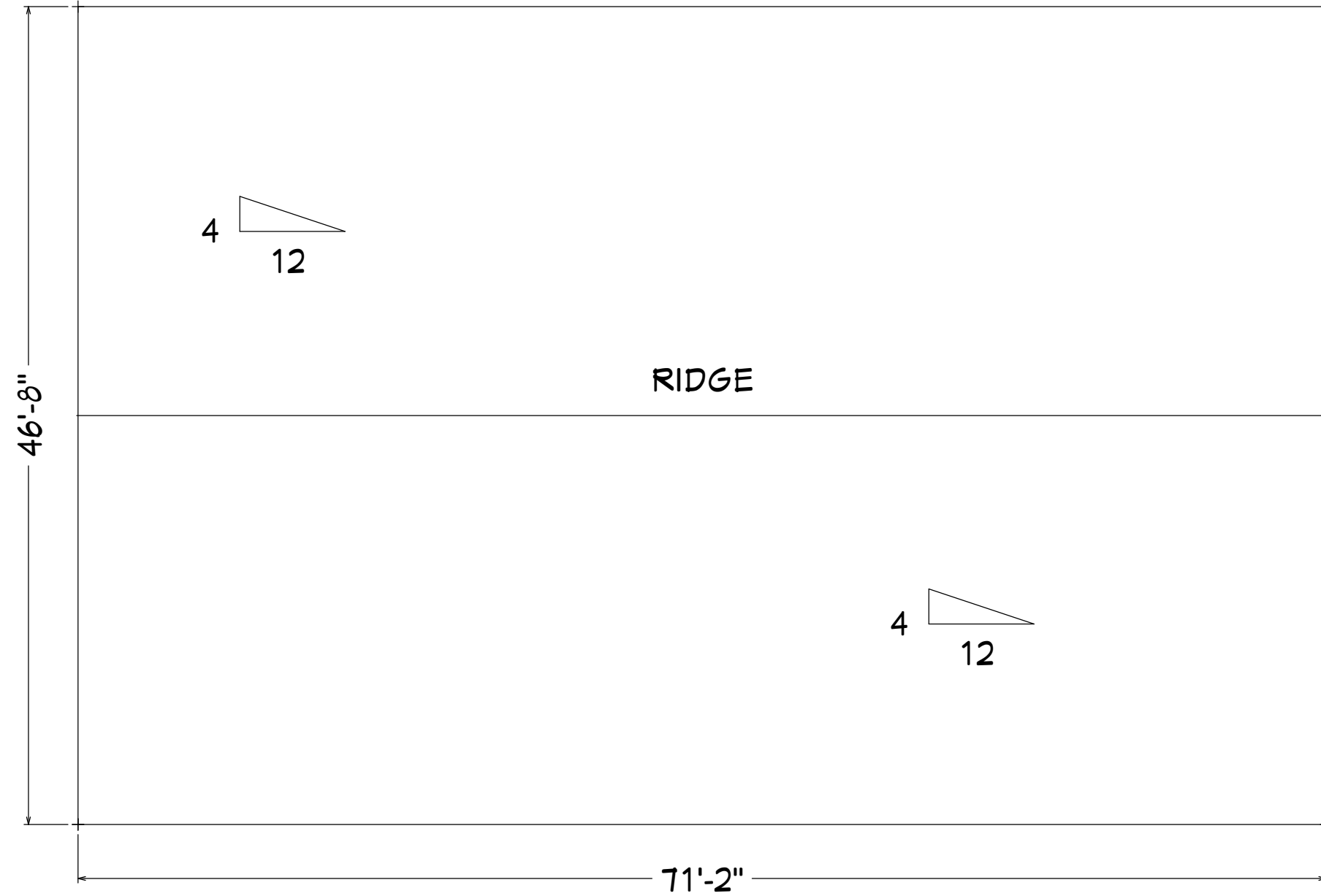
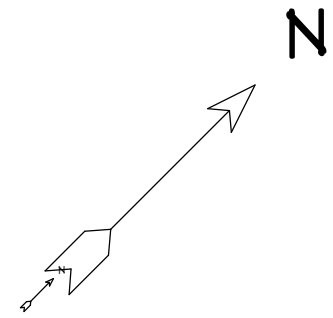
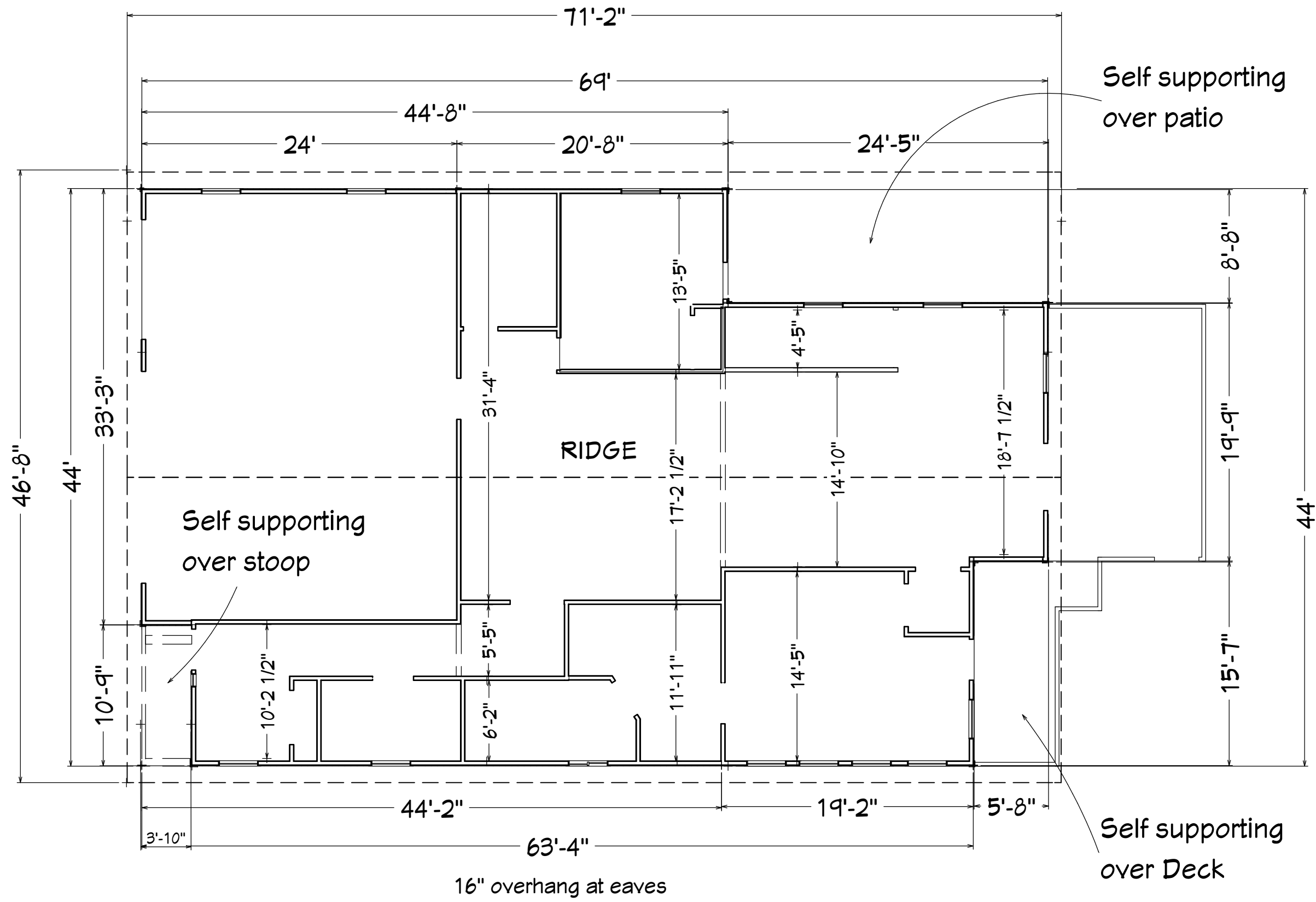
ALEX
ROBERTS

DATI

04/11/22

8/9

12" overhang @
Gable ends



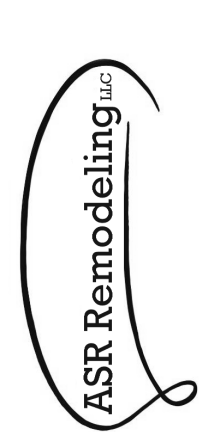
SHEET:	7/8
DATE:	04/06/2022
SCALE:	1/8"=1'

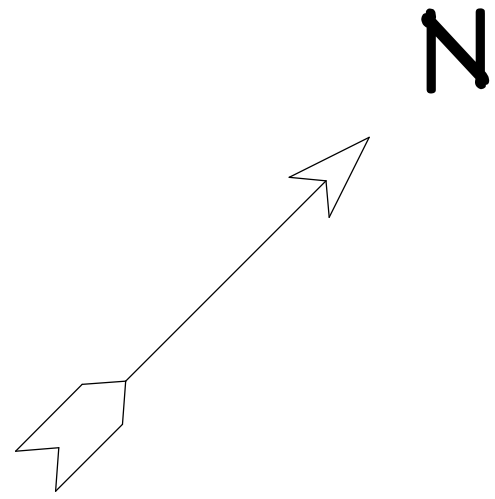
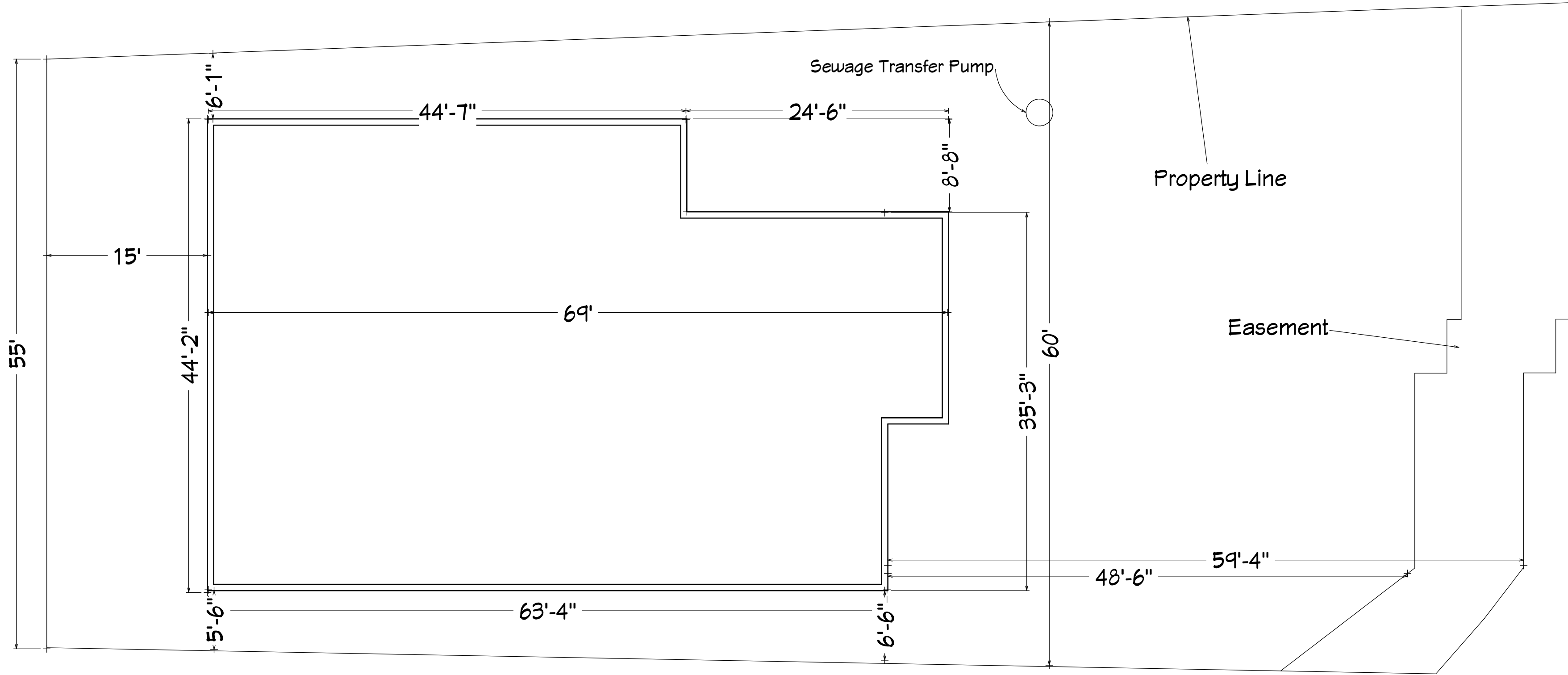
DRAWINGS PROVIDED BY:
**ALEX
ROBERTS**

PROJECT DESCRIPTION:
New Home

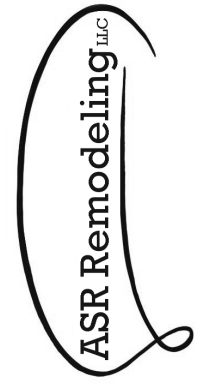
SHEET TITLE:
Roof Plan

Information:
**15421 Lake Road 3
Gardner, KS 66030**





GARDNER



Information:
15421 Lake Road 3
Gardner, KS 66030

SHEET TITLE:
Site Plan

PROJECT DESCRIPTION:
New Home

DRAWINGS PROVIDED BY:
ALEX
ROBERTS

DATE:	04/11/2022
SCALE:	1/8"=1'
SHEET:	8/8



COMMUNITY DEVELOPMENT

June 1, 2022

Dear Property Owner:

The Gardner Planning Commission will hold their regular meeting on **June 27, beginning at 7:00 p.m.**, in the **Gardner City Hall, 120 E Main Street**. The following items may be of interest to you:

Z-22-05 (PDP-22-04): Proposed rezoning and associated preliminary development plan of approximately 0.1865 acres from R-1 (Single Family Residential) District to RP-2 (Planned Two Family Residential) District on property located at the terminus of Lake Road 3 Street, Gardner Lake (Tax ID CP83000000 0001) for a single family house.

Rezoning requests are considered public hearing items and the public will be given the opportunity to make oral comments on such requests at the meeting. Written comments are welcome and encouraged.

A complete legal description for this property is available at the City of Gardner Community Development Department at Gardner City Hall, 120 E. Main Street, Monday - Friday from 8:00 a.m. - 5:00 p.m. If you have questions relating to this matter, please contact me at 913-856-0974.

After the Planning Commission makes a recommendation, property owners within 200' of the subject area, 1000' in the county, may submit a protest petition against such recommendation. The protest petition must be filed with the City Clerk, within 14 days of the conclusion of the public hearing. For more information, contact the Community Development Department.

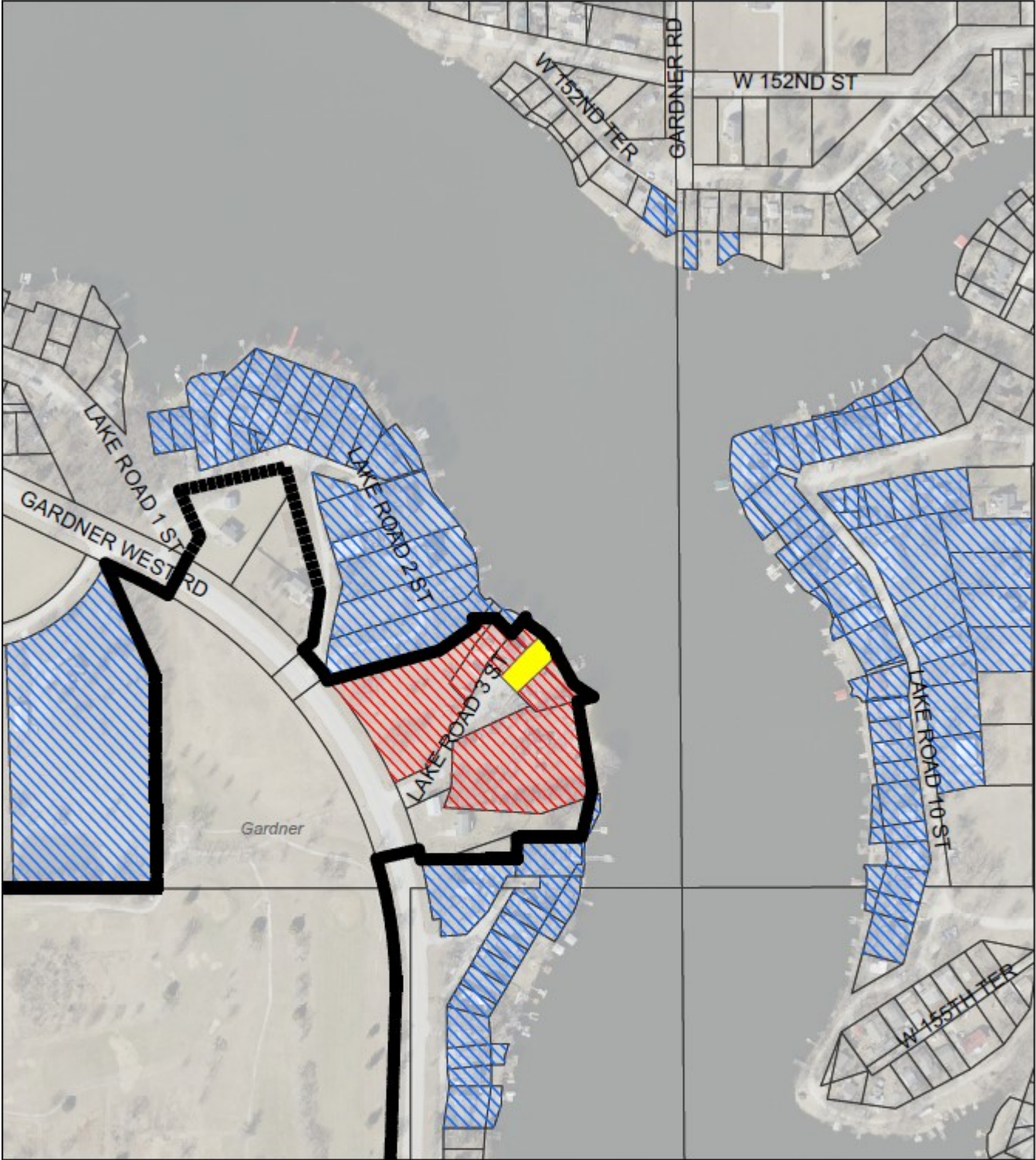
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Sincerely,

Robert D. Case
Principal Planner

Enclosure

Vicinity Map



Gardner Planning Commission

Z-22-05 and PDP-22-04:
15421 Lake Rd 3 St.

-  Subject Property
-  200' City Parcels
-  1000' County Parcels
-  Parcels
-  City of Gardner

PLANNING COMMISSION STAFF REPORT

ITEM No. 3

MEETING DATE: JUNE 27, 2022

STAFF CONTACT: MATTHEW WOLFF, FINANCE DIRECTOR

PROJECT NUMBER / TITLE: Review 2023 - 2027 Capital Improvement Program for conformance with the Gardner comprehensive plan.

ITEM SUMMARY: The Capital Improvement Program (CIP) includes a 5-year capital plan for infrastructure, park, and facility improvements crucial to the community's future. To be defined as a capital project, the project must exceed \$25,000 in cost, and should be a non-recurring expenditure. The City Council's strategic priorities, the Comprehensive Plan, the 20-year Capital Improvement Element, and master plans guide the identification of projects.

ANALYSIS: Staff reviewed the City's Comprehensive Plan to ensure the Capital Improvement Program was in conformance. Some of the CIP projects were specifically mentioned in the Comprehensive Plan as part of the Capital Improvement Element (Chapter 12). New project requests still conform to the general policies outlined in the Comprehensive Plan, such as maintaining high quality facilities and services, infrastructure, and preparing for growth.

STAFF RECOMMENDATION: Staff recommends the Planning Commission entertain a motion to find the proposed 2023-2027 Capital Improvement Program in general conformance with the Comprehensive Plan.

ATTACHMENTS:

1. 2023-2027 CIP Summary by Department
2. 2023-2027 CIP Detail Report

City of Gardner, Kansas
Capital Improvement Program
 2023 thru 2027

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2023	2024	2025	2026	2027	Total
Parks and Recreation								
Stone Creek Park Playground Replacement	PR5001	2	300,000					300,000
Winwood Park Playground Replacement	PR5002	1	300,000					300,000
Veterans Park Playground Replacement	PR5000	1	325,000					325,000
Parks and Recreation Total			925,000					925,000
Police								
K9 Kennel	PD2401	4		55,000				55,000
Police Total				55,000				55,000
Public Works								
Center Street Rehab (Main to 167th)	PW2201	3	205,000	1,760,000				1,965,000
167th Street, Center to Moonlight Reconstruction	PW6004	2			1,520,000	8,400,000		9,920,000
City Hall Improvements	PW6002	2	145,000					145,000
Cherokee Rehab, West City Limits to Center St	PW2402	3				310,000		310,000
Gardner Rd. Bridge over I-35	PW2203	1	2,800,000	19,400,000				22,200,000
Moonlight Road Rehab (I-35 to Buffalo Trail)	PW2101	4	820,000					820,000
Construct Turf Taxiway	AP3011	1	92,200					92,200
Reconstruct East Apron	AP3002	3			310,500	34,500		345,000
Reconstruct West Apron	AP3001	2		67,500	607,500			675,000
Acquire Land - Tract E	AP3000	1	475,000					475,000
Terminal Building Replacement	AP2301	3	180,000	1,872,000	40,000			2,092,000
I-35 and US-56 Interchange Improvements	PW2304	2	832,100					832,100
Public Works Total			5,549,300	23,099,500	2,478,000	8,744,500		39,871,300
Utilities								
Cedar Niles Substation 4	EL4005	5			4,800,000			4,800,000
Substation #1 T2 Upgrade	EL4004	5			100,000	775,000		875,000
Circuit 31 Overhead Rebuild	EL2101	2		150,000				150,000
Sub 4 Land Acquisition	EL2204	3	419,000					419,000
34-45 Automated Padmount Switchgear Cabinet	EL4001	1	80,000					80,000
SCADA UPGRADE - Substation 2 & 3	EL4002	2	50,000					50,000
H2S Manhole Replacement Project	WW8003	1	350,000					350,000
Line A Phase I - Southeast Planning Area	WW8015	3			859,700	5,731,000		6,590,700
East Lift Station Improvement I	WW8014	4	21,700	144,800				166,500
Temporary Cedar Niles Lift Station	WW8013	4			407,600	2,716,900		3,124,500
KCWRRF Phase II Expansion	WW8012	2			3,750,000	25,000,000		28,750,000
Winwood Park Relief Sewer	WW8010	1	2,731,300					2,731,300
Storage Garage Building	WW8009	2	65,000					65,000
Overhead Crane North Lift Station	WW8008	2	83,000					83,000
Oxidation Ditch Rotors	WW8006	1	85,000					85,000
177th St. & S Claire Rd 21-22 Circuit Backfeed	EL4003	3			300,000			300,000
VFD Kill Creek Lift Station	WW8004	1	75,000					75,000
Line C - Southeast Planning Area	WW8016	3			256,500	1,710,000		1,966,500

Department	Project #	Priority	2023	2024	2025	2026	2027	Total
Line Maintenance Building	WW8002	3	875,000					875,000
WWTP Advanced Nutrient Removal	WW8001	5			450,000	5,400,000		5,850,000
167th Temp. Lift Station Removal (Bid w/Winwood)	WW2101	2	30,000	170,000				200,000
Nike L.S. and Forcemain Improvements	WW2002	3		500,000				500,000
New Water Transmission Line	WA7003	1		4,250,000	4,000,000			8,250,000
Clearwell Improvements	WA7002	2	250,000					250,000
183rd Tower Rehab	WA7001	2	200,000					200,000
New Intake Structure - Hillsdale Lake	WA2203	1	3,300,000					3,300,000
Resurface Parking Lot	EL4006	2		80,000				80,000
Oxidation Ditch Mixers	WW8005	1	52,000					52,000
Utilities Total			8,667,000	5,294,800	14,923,800	41,332,900		70,218,500
GRAND TOTAL			15,141,300	28,449,300	17,401,800	50,077,400		111,069,800

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Project # PR5000
Project Name Veterans Park Playground Replacement

Cash or Debt: Cash

Department Parks and Recreation
Contact Park and Recreation Director
Type Improvement
Useful Life 15 years
Category Park: Veterans Park
Priority 1 Critical
Status Active

Description

Total Project Cost: \$325,000

Replacing the playground equipment at Veterans Park.

Justification

The playground units at Veterans Park are nearing 20 years old. When sections of the playground fail, replacement parts are not available due to the age of the structure. This new playground will be the City's first Inclusive Play unit.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design	25,000					25,000
Construction	300,000					300,000
Total	325,000					325,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Improvement Reserve Fund	325,000					325,000
Total	325,000					325,000

Budget Impact/Other

There will be a transfer from General Fund to the CIP Reserve Fund to support the funding of this project.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Parks and Recreation
Contact Park and Recreation Director
Type Improvement
Useful Life 15 years
Category Park Improvements
Priority 2 Very Important
Status Active

Project # PR5001
Project Name Stone Creek Park Playground Replacement

Cash or Debt: Cash

Total Project Cost: \$300,000

Description

Replacement of the Stone Creek Park playground structure.

Justification

The playground unit at Stone Creek Park is 17 years old. When sections of the playground fail, replacement parts are not available due to the age of the structure.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design	25,000					25,000
Construction	275,000					275,000
Total	300,000					300,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park Improvement Fund	300,000					300,000
Total	300,000					300,000

Budget Impact/Other

There will be a transfer from General Fund to the CIP Reserve Fund to support the funding of this project.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Project # PR5002
Project Name Winwood Park Playground Replacement

Cash or Debt: Cash

Department Parks and Recreation
Contact Park and Recreation Director
Type Improvement
Useful Life 15 years
Category Park: Winwood Park
Priority 1 Critical
Status Active

Description

Replacing the playground equipment at Winwood Park.

Total Project Cost: \$300,000

Justification

The playground units at Winwood Park are approaching 20 years of age. When sections of the playground fail, replacement parts are not available due to the age of the structure.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design	25,000					25,000
Construction	275,000					275,000
Total	300,000					300,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park Improvement Fund	300,000					300,000
Total	300,000					300,000

Budget Impact/Other

There will be a transfer from General Fund to the CIP Reserve Fund to support the funding of this project.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Police
Contact Police Chief
Type Improvement
Useful Life 20 years
Category Buildings
Priority 4 Less Important
Status Active

Project # PD2401
Project Name K9 Kennel

Cash or Debt: Cash

Total Project Cost: \$55,000

Description

Build free standing kennel with capacity for two canines.

Justification

Currently the Police K9 has to be left in a running vehicle anytime the K9 handler is out at the station for any time.

When K9 handler is on vacation or out of town for any time the Police K9 has to be lodged at a business out of town, or another officer has to stay at the handlers residence.

The construction of this kennel would allow the Police K9 to be lodged on site at the Police building when the handler is out of town or away from his patrol vehicle for an extended time.

This kennel would also have room to lodge a second K9 allowing for future growth of the Department K9 program.

Expenditures	2023	2024	2025	2026	2027	Total
Construction		55,000				55,000
Total		55,000				55,000

Funding Sources	2023	2024	2025	2026	2027	Total
General Fund		35,000				35,000
K-9 Fundraisers		20,000				20,000
Total		55,000				55,000

Budget Impact/Other

Currently we are paying a professional kennel to lodge our K9 or we are paying another officer overtime to stay at the handlers residence while they are gone.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Public Works
Contact Public Works Director
Type Improvement
Useful Life 40 years
Category Airport
Priority 3 Important
Status Active

Project # AP2301
Project Name Terminal Building Replacement

Cash or Debt: Cash

Total Project Cost: \$2,200,000

Description

Demolition and replacement of existing flight school and terminal buildings, per the business and economic development plan and terminal design.

Justification

Recommended in the 2009 Airport Master Plan. Current facility is not serviceable, and extensive areas are not useable.

Business and Economic Plan will assist in determining the facility to be designed and constructed. Scope of the project, and construction cost is currently in progress and estimated at \$2.2M.

Prior	Expenditures	2023	2024	2025	2026	2027	Total
108,000	Planning/Design	180,000					180,000
Total	Construction/Maintenance		1,800,000				1,800,000
	Equip/Vehicles/Furnishings			40,000			40,000
	Construction Engineering		72,000				72,000
	Total	180,000	1,872,000	40,000			2,092,000

Prior	Funding Sources	2023	2024	2025	2026	2027	Total
108,000	Airport Fund	9,000	93,600	40,000			142,600
Total	Federal Aviation Administration	171,000	1,778,400				1,949,400
	Total	180,000	1,872,000	40,000			2,092,000

Budget Impact/Other

Potential revenue increase with additional tenants with improved space. May attract new business.

Potential decrease in utility and maintenance costs.

Funding for future principal and interest payments will come from the Airport Fund, Kansas Airport Improvement Funding (KAIP), and FAA Airport Terminal Program (ATP). KAIP has provided a grant for the initial Terminal Design and final design and construction grants will be submitted for ATP funding.

Project is estimated with 95% KAIP and ATP matching funds.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Public Works
Contact Public Works Director
Type Land Acquisition
Useful Life Unlimited
Category Airport
Priority 1 Critical
Status Active

Project # AP3000
Project Name Acquire Land - Tract E

Cash or Debt: Cash

Total Project Cost: \$475,000

Description

Acquire land in Runway 35 approach. Funded with 90% FAA NPE and BIL funding.

Justification

Acquiring the tract will give the Airport control of land within the existing Runway Protection Zone. This will allow for the future improvement of runway 17-35.

The project is required and per FAA is the next project eligible for non-primary entitlement (NPE) and Bipartisan Infrastructure Law (BIL) funding.

Expenditures	2023	2024	2025	2026	2027	Total
Land Acquisition	475,000					475,000
Total	475,000					475,000

Funding Sources	2023	2024	2025	2026	2027	Total
Airport Fund	47,500					47,500
Federal Aviation Administration	427,500					427,500
Total	475,000					475,000

Budget Impact/Other

Requires upfront costs that will be reimbursed at a 90/10 rate. The reimbursements may not occur until the next year.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Public Works
Contact Public Works Director
Type Improvement
Useful Life 30 years
Category Airport
Priority 2 Very Important
Status Active

Project # AP3001
Project Name Reconstruct West Apron

Cash or Debt: Cash

Total Project Cost: \$675,000

Description

This project will fund the reconstruction of the west portion of the transient aircraft parking apron and connection to Runway 8-26. The pavement has exceeded its useful life. 2018 PCI values were reported as 34 and 55.

Justification

The terminal area apron is congested and needs to be repaired. It has been recently seal coated but has shallow ponds. A connector taxiway is needed to access the north T-hanger area to avoid taxiing on the runway to access the fueling station and the terminal apron.

Expenditures	2023	2024	2025	2026	2027	Total
Engineering		67,500				67,500
Construction			607,500			607,500
Total		67,500	607,500			675,000

Funding Sources	2023	2024	2025	2026	2027	Total
Airport Fund		67,500				67,500
Federal Aviation Administration	18,829	309,000	279,671			607,500
Total	18,829	376,500	279,671			675,000

Budget Impact/Other

Requires upfront costs that will be reimbursed at a 90/10 rate. The reimbursements may not occur until the next year.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Public Works
Contact Public Works Director
Type Improvement
Useful Life 30 years
Category Airport
Priority 3 Important
Status Active

Project # AP3002
Project Name Reconstruct East Apron

Cash or Debt: Cash

Total Project Cost: \$345,000

Description

This project will fund the reconstruction of the east portion of the transient aircraft parking apron. The pavement has exceeded its useful life. 2018 PCI value was reported as 68.

Justification

The terminal area apron is congested and needs to be repaired. It has been recently seal coated but has shallow ponds. A connector taxiway is needed to access the north T-hanger area to avoid taxiing on the runway to access the fueling station and the terminal apron.

Expenditures	2023	2024	2025	2026	2027	Total
Engineering				34,500		34,500
Construction			310,500			310,500
Total			310,500	34,500		345,000

Funding Sources	2023	2024	2025	2026	2027	Total
Airport Fund				34,500		34,500
Federal Aviation Administration			29,329	281,171		310,500
Total			29,329	315,671		345,000

Budget Impact/Other

Requires upfront costs that will be reimbursed at a 90/10 rate. The reimbursements may not occur until the next year.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Public Works
Contact Public Works Director
Type Improvement
Useful Life 30 years
Category Airport
Priority 1 Critical
Status Active

Project # AP3011
Project Name Construct Turf Taxiway

Cash or Debt: Cash

Total Project Cost: \$122,200

Description

This project will fund the construction of a turf taxiway from the existing paved runway 8-26 to the existing turf runway 17-35.

Justification

Currently, there is not an appropriate way to access turf Runway 17-35, as aircraft would have to cross through runway markings on asphalt Runway 8-26. A turf connecting taxiway would also eliminate the overlapping runway safety areas which has been identified as an issue by the FAA. The proposed improvements will bring K34 in compliance with their ultimate conditions shown on the ALP and would also create a safe environment for users operating at the airport.

Prior	Expenditures	2023	2024	2025	2026	2027	Total
30,000	Construction	92,200					92,200
Total	Total	92,200					92,200

Prior	Funding Sources	2023	2024	2025	2026	2027	Total
10,720	KDOT	111,480					111,480
Total	Total	111,480					111,480

Budget Impact/Other

Requires upfront costs that will be reimbursed at a 90/10 rate. The reimbursements may not occur until the next year.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Public Works

Contact City Engineer

Type Maintenance

Useful Life 15 years

Category Street and Concrete Rehabilitat

Priority 4 Less Important

Status Active

Total Project Cost: \$900,000

Project # PW2101

Project Name Moonlight Road Rehab (I-35 to Buffalo Trail)

Cash or Debt: Cash

Description

Improvements are needed for this rural roadway section before an interchange can be built at Moonlight. The road will remain a 2-lane section unless development dictates otherwise. This project is expected to have CARS funding for 50% of the construction costs. Depending on development, certain improvements will be needed (mill/overlay, widen ditches, etc.) south of Grand.

Justification

Some of the improvements have been made with previous projects including the Grand and Moonlight intersection with USD231 Benefit District. There has been discussion of a new interchange at Moonlight. With very limited city and state funding available, combined with the process to get approval and construct, it will be many years (10 - 20) before the interchange is built. The existing road needs major maintenance to prevent a much more extensive reconstruction in the future.

Prior	Expenditures	2023	2024	2025	2026	2027	Total
80,000	Construction	775,000					775,000
	Construction Engineering	45,000					45,000
Total	Total	820,000					820,000

Prior	Funding Sources	2023	2024	2025	2026	2027	Total
80,000	CARS	410,000					410,000
	Special Highway Fund	410,000					410,000
Total	Total	820,000					820,000

Budget Impact/Other

There will be additional labor and maintenance associated with the new infrastructure; however, costs for mowing the right-of-way and maintaining the drainage ditches will be reduced.

Capital Improvement Program

2023 *thru* 2027

Department Public Works

City of Gardner, Kansas

Contact City Engineer

Project # PW2201

Type Maintenance

Project Name Center Street Rehab (Main to 167th)

Useful Life 15 years

Category Street and Concrete Rehabilitat

Cash or Debt: Debt

Priority 3 Important

Status Active

Total Project Cost: \$1,965,000

Description

The road varies from a 2-lane section to a 4-lane section between US 56 (Main) and 167th Street. This road is one of the city's main north/south arterials and rehabilitation is needed. With the length and varying width of the road, this is a fairly involved project.

Justification

Partial road reconstruction is needed to protect one of the city's two main north/south arterials. However, it is critical for asset/infrastructure management, economic development, quality of life and fiscal stewardship (all 4 of the City Council's goals).

Failure to reconstruct sections of the road (some base patching, curb replacement, mill/overlay and striping) will create the need for complete reconstruction.

Expenditures	2023	2024	2025	2026	2027	Total
Engineering	205,000					205,000
Construction		1,710,000				1,710,000
Construction Engineering		50,000				50,000
Total	205,000	1,760,000				1,965,000

Funding Sources	2023	2024	2025	2026	2027	Total
CARS		880,000				880,000
Special Highway Fund	205,000	880,000				1,085,000
Total	205,000	1,760,000				1,965,000

Budget Impact/Other

The Special Highway Fund will transfer funds over to the Bond and Interest Fund on an annual basis to cover the debt service payments. Funding for future principal and interest payments will be come from the the Bond and Interest Fund.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Public Works

Contact City Engineer

Project # PW2203

Project Name Gardner Rd. Bridge over I-35

Type Improvement

Useful Life 40 years

Category Street Reconstruction

Priority 1 Critical

Status Active

Cash or Debt: Debt

Total Project Cost: \$24,000,000

Description

This project is the second phase of improvements to the I-35 and Gardner Road interchange. KDOT hired HDR to perform the preliminary design of the proposed diverging diamond interchange and final design of a new bridge over I-35. The project will preserve right-of-way relocate utilities for the future interchange. Construction is proposed to begin in KDOT FY 2024.

Justification

The existing bridge over I-35 is considered functionally obsolete. It is extremely narrow and has no provision for pedestrians or bicycles.

Prior	Expenditures	2023	2024	2025	2026	2027	Total
1,800,000	Land Acquisition	800,000					800,000
	Construction		17,600,000				17,600,000
Total	Utility Relocation	2,000,000					2,000,000
	Construction Engineering		1,800,000				1,800,000
	Total	2,800,000	19,400,000				22,200,000

Prior	Funding Sources	2023	2024	2025	2026	2027	Total
1,800,000	KDOT		11,900,000				11,900,000
	MARC		6,000,000				6,000,000
Total	Special Highway Fund	2,800,000	1,500,000				4,300,000
	Total	2,800,000	19,400,000				22,200,000

Budget Impact/Other

The Special Highway Fund will transfer funds over to the Bond and Interest Fund on an annual basis to cover the debt service payments. Funding for future principal and interest payments will be come from the the Bond and Interest Fund.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Public Works

Contact City Engineer

Type Improvement

Useful Life 15 years

Category Street Construction

Priority 2 Very Important

Status Active

Total Project Cost: \$976,300

Project # PW2304

Project Name I-35 and US-56 Interchange Improvements

Cash or Debt: Cash

Description

Addition of traffic signals at the ramp intersections and a right turn lane for northbound traffic and extension of the left turn lane for westbound traffic.

Justification

Traffic studies performed for recent developments indicate that a signal is currently warranted for the southbound ramp intersection.

Prior	Expenditures	2023	2024	2025	2026	2027	Total
144,200	Construction	785,000					785,000
	Inspection	47,100					47,100
Total	Total	832,100					832,100

Prior	Funding Sources	2023	2024	2025	2026	2027	Total
144,200	KDOT	748,890					748,890
	Special Highway Fund	83,210					83,210
Total	Total	832,100					832,100

Budget Impact/Other

None/Minimal.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Public Works

Contact City Engineer

Project # PW2402

Project Name Cherokee Rehab, West City Limits to Center St

Type Maintenance

Useful Life 15 years

Category Street and Concrete Rehabilitat

Priority 3 Important

Status Active

Cash or Debt: Cash

Total Project Cost: \$310,000

Description

Cherokee (183rd) west of Gardner Road is a three-lane roadway with curb and gutter. The roadway periodically requires mill and overlay of the asphalt surface.

Justification

The existing road needs major maintenance to extend the life of the pavement and prevent much more extensive reconstruction in the future.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design				10,000		10,000
Contingency				50,000		50,000
Construction				250,000		250,000
Total				310,000		310,000

Funding Sources	2023	2024	2025	2026	2027	Total
CARS				125,000		125,000
Special Highway Fund				185,000		185,000
Total				310,000		310,000

Budget Impact/Other

None/Minimal.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Project # PW6002
Project Name City Hall Improvements

Cash or Debt: Cash

Department Public Works
Contact Building Maintenance Supervi
Type Maintenance
Useful Life 10 years
Category Buildings
Priority 2 Very Important
Status Active

Description

Total Project Cost: \$145,000

The interior of City Hall is deteriorating. The walls need to be painted and the carpet needs to be replaced. The approximate cost of painting the open areas, offices and conference rooms is \$45,000. The estimated cost of replacing the carpet is \$100,000.

Justification

This project will address safety issues caused by the deteriorating carpet and help maintain the appearance of City Hall.

Expenditures	2023	2024	2025	2026	2027	Total
Maintenance	145,000					145,000
Total	145,000					145,000

Funding Sources	2023	2024	2025	2026	2027	Total
General Fund	145,000					145,000
Total	145,000					145,000

Budget Impact/Other

None/minimal.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Public Works

Contact City Engineer

Type Maintenance

Useful Life 30 years

Category Street Reconstruction

Priority 2 Very Important

Status Active

Total Project Cost: \$9,920,000

Project # PW6004

Project Name 167th Street, Center to Moonlight Reconstruction

Cash or Debt: Debt

Description

Widen to 3 lanes with multi-use path, sidewalk, and on-street bike lanes.

Justification

The existing road is a rural two-lane section with open ditches and narrow pavement.

Expenditures	2023	2024	2025	2026	2027	Total
Land Acquisition			220,000			220,000
Engineering			800,000			800,000
Construction				8,000,000		8,000,000
Inspection				400,000		400,000
Utility Relocation			500,000			500,000
Total			1,520,000	8,400,000		9,920,000

Funding Sources	2023	2024	2025	2026	2027	Total
MARC				6,400,000		6,400,000
Special Highway Fund			1,520,000	2,000,000		3,520,000
Total			1,520,000	8,400,000		9,920,000

Budget Impact/Other

Annual principal and interest payments will come from Special Highway.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 40 years
Category Electric Distribution
Priority 2 Very Important
Status Active

Project # EL2101
Project Name Circuit 31 Overhead Rebuild

Cash or Debt: Cash

Total Project Cost: \$150,000

Description

Rebuild 1 mile of aging overhead 3 phase power line which is on the north side of the railroad tracks from Sub 2 at S. Moonlight to 153 S. Oak St. This power line will be installed were the existing power line is located. The existing power line is constructed with 8ft. crossarms and the neutral wire is below the phases. The new power line will be constructed with 10ft. crossarms to prevent phases from coming in contact with each other and the neutral wires above the phases for lightning protection.

Justification

The Electric Distribution Division had issues in the past of the phases slapping together from storms on this overhead line. When that happens it blinks the circuit which causes residents lights to flicker on and off. With the new installation we will be able to space the phases farther apart to prevent the phases from coming in contact with each other. This rebuild will also install the neutral on top for lightning protection.

This circuit serves all of our businesses and residents on the south side of Main St. from S. Center St. to S. Moonlight. This circuit provides the means to "back feed" one feeder circuit from the other in the event that one of the circuits is damaged. This connection follows best management practices to provide system redundancy and improved system reliability.

Expenditures	2023	2024	2025	2026	2027	Total
Materials		150,000				150,000
Total		150,000				150,000

Funding Sources	2023	2024	2025	2026	2027	Total
Electric Fund		150,000				150,000
Total		150,000				150,000

Budget Impact/Other

None/Minimal.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Land Acquisition
Useful Life Unlimited
Category Electric Generation
Priority 3 Important
Status Active

Project # EL2204
Project Name Sub 4 Land Acquisition

Cash or Debt: Cash

Total Project Cost: \$550,000

Description

Substation 4 is to be located east of I-35 to serve future development.

Justification

A fourth substation will be needed to serve growth east of I-35 and should be purchased prior to development to preserve a location for this substation. Includes design of new substation.

Prior	Expenditures	2023	2024	2025	2026	2027	Total
131,000	Land Acquisition	419,000					419,000
Total	Total	419,000					419,000

Prior	Funding Sources	2023	2024	2025	2026	2027	Total
131,000	Electric Fund	419,000					419,000
Total	Total	419,000					419,000

Budget Impact/Other

Minimal, if any, impact to future operating budgets. The project will be cash funded from the Electric Fund.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 30 years
Category Electric Distribution
Priority 1 Critical
Status Active

Project # EL4001

Project Name 34-45 Automated Padmount Switchgear Cabinet

Cash or Debt: Cash

Description

Total Project Cost: \$80,000

The current three phase electric cabinet we have now is on the northeast corner of Quick Trip that is located on Main St. This cabinet has two separate circuits that feed into this cabinet, one circuit is on the required feed through that are mounted at the top of the cabinet and the other circuit is on portable parking stands that are temporarily mounted at the bottom side of cabinet. This cabinet is designed for only one circuit.

Justification

Service reliability and speed of system restoration will be improved by furnishing and installing this automated padmount switchgear cabinet. This padmount switchgear cabinet will be used for back feeding circuits and load shedding purposes. Lineman will no longer have to drive to the sight and manually transfer phases from one feed thru onto the other with a hot stick when circuit switching is required. The new automated padmount switch gear cabinet will be operated remotely from our SCADA system.

Expenditures	2023	2024	2025	2026	2027	Total
Materials	80,000					80,000
Total	80,000					80,000

Funding Sources	2023	2024	2025	2026	2027	Total
Electric Fund	80,000					80,000
Total	80,000					80,000

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Equipment
Useful Life 15 years
Category Electric Generation
Priority 2 Very Important
Status Active

Project # EL4002
Project Name SCADA UPGRADE - Substation 2 & 3

Cash or Debt: Cash

Total Project Cost: \$50,000

Description

Replace five (5) SEL-2030 Procomm controllers.

Justification

SEL-2030 controllers are no longer being manufactured.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	15,000					15,000
Installation	10,000					10,000
Engineering	25,000					25,000
Total	50,000					50,000

Funding Sources	2023	2024	2025	2026	2027	Total
Electric Fund	50,000					50,000
Total	50,000					50,000

Budget Impact/Other

None/Minimal.

Budget Items	2023	2024	2025	2026	2027	Total
Contract Services	35,000					35,000
Supplies/Materials	15,000					15,000
Total	50,000					50,000

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 40 years
Category Electric Distribution
Priority 3 Important
Status Active

Project # EL4003
Project Name 177th St. & S Claire Rd 21-22 Circuit Backfeed

Cash or Debt: Cash

Description

Install 2,000ft of 3-phase underground electric line from corner of 177th Street along west side of S. Claire Rd. going north to our existing overhead line that is located on the east side of Claire Rd.

Justification

To serve as a backfeed for system reliability for new businesses and homes in the Grata Development.

Expenditures	2023	2024	2025	2026	2027	Total
Materials			300,000			300,000
Total			300,000			300,000

Funding Sources	2023	2024	2025	2026	2027	Total
Electric Fund			300,000			300,000
Total			300,000			300,000

Budget Impact/Other

None/Minimal.

Budget Items	2023	2024	2025	2026	2027	Total
Supplies/Materials			300,000			300,000
Total			300,000			300,000

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 30 years
Category Electric Generation
Priority 5 Future Consideration
Status Active

Project # EL4004
Project Name Substation #1 T2 Upgrade

Cash or Debt: Debt

Description

Replace transformer #2 at Substation #1 with a 30MVA transformer.

Justification

The 2017 Revised Electric Master Plan anticipated load growth for 2025 build-out calls for an upgrade to transformer T-2 to 30 MVA capacity.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design			100,000			100,000
Materials				675,000		675,000
Installation				100,000		100,000
Total			100,000	775,000		875,000

Funding Sources	2023	2024	2025	2026	2027	Total
Electric Fund			100,000	775,000		875,000
Total			100,000	775,000		875,000

Budget Impact/Other

None/Minimal.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 40 years
Category Electric Generation
Priority 5 Future Consideration
Status Active

Project # EL4005
Project Name Cedar Niles Substation 4

Cash or Debt: Debt

Total Project Cost: \$4,800,000

Description

Construction of new substation on Cedar Niles south of I-35.

Justification

Future growth south of I-35.

Expenditures	2023	2024	2025	2026	2027	Total
Construction			4,800,000			4,800,000
Total			4,800,000			4,800,000

Funding Sources	2023	2024	2025	2026	2027	Total
Electric Fund			4,800,000			4,800,000
Total			4,800,000			4,800,000

Budget Impact/Other

Future principal and interest payments will come from the Electric Fund.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Maintenance
Useful Life 15 years
Category Electric Administration
Priority 2 Very Important
Status Active

Project # EL4006
Project Name Resurface Parking Lot

Cash or Debt: Cash

Total Project Cost: \$80,000

Description

Mill and overlay parking lot at Utilities Administration Building.

Justification

The surface has deteriorated over the past several years (cracks, potholes, etc.) and needs resurfacing. Street Maintenance have performed minor repairs through the years but due to heavy traffic a permanent fix is needed.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance		80,000				80,000
Total		80,000				80,000

Funding Sources	2023	2024	2025	2026	2027	Total
Electric Fund		80,000				80,000
Total		80,000				80,000

Budget Impact/Other

No Impact to budget.

Budget Items	2023	2024	2025	2026	2027	Total
Contract Services		80,000				80,000
Total		80,000				80,000

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 30 years
Category Water
Priority 1 Critical
Status Active

Project # WA2203
Project Name New Intake Structure - Hillsdale Lake

Cash or Debt: Debt

Total Project Cost: \$3,500,000

Description

New Intake Structure to include engineering and construction.

Justification

The existing intake structure has a design capacity of 6.0 MGD. A new intake is needed to supply up to 12 MGD for the Hillsdale WTP ultimate expansion.

The old intake structure could be used as a spare intake when the new intake is out for maintenance.

Prior	Expenditures	2023	2024	2025	2026	2027	Total
200,000	Construction	3,300,000					3,300,000
Total	Total	3,300,000					3,300,000

Prior	Funding Sources	2023	2024	2025	2026	2027	Total
200,000	Water Fund	3,300,000					3,300,000
Total	Total	3,300,000					3,300,000

Budget Impact/Other

Future principal and interest payments will come from the Water Fund.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Maintenance
Useful Life 10 years
Category Water
Priority 2 Very Important
Status Active

Project # WA7001
Project Name 183rd Tower Rehab

Cash or Debt: Debt

Total Project Cost: \$200,000

Description

Perform tower maintenance to include, but not limited to interior sediment cleanout, sandblast all rusted and abraded interior areas, apply epoxy primer, replace existing roof vent, and install mixing system.

Justification

The tower was inspected in 2020 and work in the interior is needed to preserve tower integrity and water quality.

Expenditures	2023	2024	2025	2026	2027	Total
Maintenance	200,000					200,000
Total	200,000					200,000

Funding Sources	2023	2024	2025	2026	2027	Total
Water Fund	200,000					200,000
Total	200,000					200,000

Budget Impact/Other

This project will not add to ongoing operating costs.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Maintenance
Useful Life 20 years
Category Water
Priority 2 Very Important
Status Active

Project # WA7002
Project Name Clearwell Improvements

Cash or Debt: Cash

Total Project Cost: \$250,000

Description

The original Clearwell built as part of the original Hillsdale Water Treatment Plant needs maintenance performed such as but not limited to sealing of cracks, cleaning of interior and exterior surfaces, repairs and other various items.

Justification

Clearwell Tank inspections suggest multiple repairs/maintenance items be dealt with.

Expenditures	2023	2024	2025	2026	2027	Total
Construction	250,000					250,000
Total	250,000					250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Water Fund	250,000					250,000
Total	250,000					250,000

Budget Impact/Other

Minimal impact to the O&M budget.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Water/Wastewater Manager
Type Improvement
Useful Life 40 years
Category Water
Priority 1 Critical
Status Active

Project # WA7003
Project Name New Water Transmission Line

Cash or Debt: Debt

Total Project Cost: \$8,250,000

Description

Construct a 20 inch Water Transmission Line from Hillsdale Plant along Moonlight Road.

Justification

WTP can produce up to 7 MGD but existing water transmission line is limited to 4 MGD.
Provide redundancy if primary transmission goes out of service.

Expenditures	2023	2024	2025	2026	2027	Total
Construction		4,250,000	4,000,000			8,250,000
Total		4,250,000	4,000,000			8,250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Water Fund		4,250,000	4,000,000			8,250,000
Total		4,250,000	4,000,000			8,250,000

Budget Impact/Other

Future principal and interest payments will come from the Water Fund.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Project # WW2002
Project Name Nike L.S. and Forcemain Improvements

Cash or Debt: Debt

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 20 years
Category Wastewater
Priority 3 Important
Status Active

Description

Total Project Cost: \$650,000

Construct new lift station and forcemain at Nike LS.

Justification

To serve proposed growth area between S Gardner Road, S Moonlight, 191st Street and W 199th Street as recommended by 2017 Master Plan.

Prior	Expenditures	2023	2024	2025	2026	2027	Total
150,000	Construction		500,000				500,000
Total	Total		500,000				500,000

Prior	Funding Sources	2023	2024	2025	2026	2027	Total
150,000	Wastewater Fund		500,000				500,000
Total	Total		500,000				500,000

Budget Impact/Other

Future principal and interest payments will come from the Wastewater Fund.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 20 years
Category Wastewater
Priority 2 Very Important
Status Active

Project # WW2101
Project Name 167th Temp. Lift Station Removal (Bid w/Winwood)

Cash or Debt: Cash

Total Project Cost: \$200,000

Description

Upsize sewer line to accommodate future flow.

Justification

Due to new development (Tall Grass) the line needs to be upsized to handle future flows.

Expenditures	2023	2024	2025	2026	2027	Total
Engineering	30,000					30,000
Construction		170,000				170,000
Total	30,000	170,000				200,000

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund	30,000	170,000				200,000
Total	30,000	170,000				200,000

Budget Impact/Other

None/Minimal.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director

Project # WW8001
Project Name WWTP Advanced Nutrient Removal

Type Improvement
Useful Life 20 years
Category Wastewater
Priority 5 Future Consideration
Status Active

Cash or Debt: Debt

Total Project Cost: \$5,850,000

Description

Install Advanced Nutrient Removal System at WWTP.

Justification

Installation of an anaerobic selector basin to achieve the nutrient removal required by future operating permits.

Expenditures	2023	2024	2025	2026	2027	Total
Engineering			450,000			450,000
Construction				5,400,000		5,400,000
Total			450,000	5,400,000		5,850,000

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund			450,000	5,400,000		5,850,000
Total			450,000	5,400,000		5,850,000

Budget Impact/Other

Future principal and interest payments will come from the Wastewater Fund.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 30 years
Category Wastewater
Priority 3 Important
Status Active

Project # WW8002
Project Name Line Maintenance Building

Cash or Debt: Debt

Total Project Cost: \$875,000

Description

Relocate Line Maintenance staff to new facility.

Justification

Line Maintenance staff has grown from 5 to 9 persons over the past 3 years and current office space is limited. A new building near the Energy Center will be built to house all staff, materials and equipment.

Expenditures	2023	2024	2025	2026	2027	Total
Construction Engineering	875,000					875,000
Total	875,000					875,000

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund	437,500					437,500
Water Fund	437,500					437,500
Total	875,000					875,000

Budget Impact/Other

Future principal and interest payments will come from the Water and Wastewater Funds.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Maintenance
Useful Life 5 years
Category Wastewater
Priority 1 Critical
Status Active

Project # WW8003
Project Name H2S Manhole Replacement Project

Cash or Debt: Cash

Total Project Cost: \$350,000

Description

As part of the I&I program, the trunk line from 167th Street to Kill Creek WWTP was inspected and multiple manholes show visible structural damage due to high H2S gas in the system. This project will replace the manholes and sewer line by construction of a parallel line approximately 1,500 feet in length with multiple manholes being constructed. Once construction of parallel line is complete a connection to each end of the new line will be made.

Justification

Structural integrity of structures is compromised.

Expenditures	2023	2024	2025	2026	2027	Total
Land Acquisition	20,000					20,000
Engineering	30,000					30,000
Construction	300,000					300,000
Total	350,000					350,000

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund	350,000					350,000
Total	350,000					350,000

Budget Impact/Other

Minimal impact to the O&M budget.

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Water/Wastewater Manager
Type Equipment
Useful Life 20 years
Category Wastewater
Priority 1 Critical
Status Active

Project # WW8004
Project Name VFD Kill Creek Lift Station

Cash or Debt: Debt

Total Project Cost: \$75,000

Description

Replace four VFD drives in the plant lift station.

Justification

VFD is short for Variable Frequency Drive (also known as AC Drives and Inverters) -- that is used to make an AC motor work in variable speeds. We have one for every submersible pump four total.

The Foxboro VFD's that we currently use are original equipment installed 20 years ago. Replacement parts are getting very hard to find. The drives are at the end of their life cycle and should be updated.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	50,000					50,000
Installation	25,000					25,000
Total	75,000					75,000

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund	75,000					75,000
Total	75,000					75,000

Budget Impact/Other

None / Minimal

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Water/Wastewater Manager
Type Equipment
Useful Life 20 years
Category Wastewater
Priority 1 Critical
Status Active

Project # WW8005
Project Name Oxidation Ditch Mixers

Cash or Debt: Cash

Total Project Cost: \$52,000

Description

Replace all four oxidation ditch mixers at Kill Creek WRRF.

Justification

Mixers provide movement in the oxidation ditch and keeps micrograms from settling out in the ditch. The mixers are original equipment installed 20 years ago. Mixers are at the end of their life cycle and should be replaced.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	34,000					34,000
Installation	18,000					18,000
Total	52,000					52,000

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund	52,000					52,000
Total	52,000					52,000

Budget Impact/Other

None / Minimal

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Water/Wastewater Manager
Type Equipment
Useful Life 20 years
Category Wastewater
Priority 1 Critical
Status Active

Project # WW8006
Project Name Oxidation Ditch Rotors

Cash or Debt: Cash

Total Project Cost: \$85,000

Description

Replacement fins for rotors in oxidation ditch at Kill Creek WRRF.

Justification

Need to disassemble and replace many of the broken and missing rotor fins that provide Dissolved oxygen to oxidation ditch.

Replacement will be completed in house by staff. The rotors are 20 years old and we have replaced the end bearings and gearboxes on all four rotors within the last 5 years.

Expenditures	2023	2024	2025	2026	2027	Total
Materials	85,000					85,000
Total	85,000					85,000

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund	85,000					85,000
Total	85,000					85,000

Budget Impact/Other

None / Minimal

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Water/Wastewater Manager
Type Equipment
Useful Life 20 years
Category Wastewater
Priority 2 Very Important
Status Active

Project # WW8008
Project Name Overhead Crane North Lift Station

Cash or Debt: Debt

Total Project Cost: \$83,000

Description

Replace overhead crane at North Lift Station.

Justification

The overhead crane at the North Lift Station is used to pull submersible pumps for repair and maintenance. The crane was installed in 2005 and currently unusable. The top part of the pendulum is broke off at the main stem and cannot be repaired.

As an option, we can purchase a mobile crane that would allow us use throughout the system.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	55,000					55,000
Installation	28,000					28,000
Total	83,000					83,000

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund	83,000					83,000
Total	83,000					83,000

Budget Impact/Other

None / Minimal

Budget Items	2023	2024	2025	2026	2027	Total
Contract Services	83,000					83,000
Total	83,000					83,000

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Water/Wastewater Manager
Type Improvement
Useful Life 20 years
Category Wastewater
Priority 2 Very Important
Status Active

Project # WW8009
Project Name Storage Garage Building

Cash or Debt: Debt

Total Project Cost: \$65,000

Description

Install a storage garage at Kill Creek WRRF.

Justification

Storage garage would allow us to park trucks and equipment inside out of the elements. We have seen equipment and vehicles deteriorate from lack of inside storage.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	65,000					65,000
Total	65,000					65,000

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund	65,000					65,000
Total	65,000					65,000

Budget Impact/Other

None / Minimal

Budget Items	2023	2024	2025	2026	2027	Total
Contract Services	65,000					65,000
Total	65,000					65,000

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Unassigned
Useful Life 20 years
Category Wastewater
Priority 1 Critical
Status Active

Project # WW8010
Project Name Winwood Park Relief Sewer

Cash or Debt: Debt

Total Project Cost: \$2,731,300

Description

Construct a new sewer relief line across Winwood Park.

Justification

Sewer segments south of Colleen Drive were found to be overloaded. This project provides relief for sewer segments south of Colleen during existing or short-term growth conditions.

Expenditures	2023	2024	2025	2026	2027	Total
Engineering	356,300					356,300
Construction	2,375,000					2,375,000
Total	2,731,300					2,731,300

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund	2,731,300					2,731,300
Total	2,731,300					2,731,300

Budget Impact/Other

This project replaces White Drive Sewer Improvement Project that was in the 2018 rate study. Future debt service payments will come from the Wastewater Fund.

Budget Items	2023	2024	2025	2026	2027	Total
Contract Services	2,731,300					2,731,300
Total	2,731,300					2,731,300

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 30 years
Category Wastewater
Priority 2 Very Important
Status Active

Project # WW8012
Project Name KCWRRF Phase II Expansion

Cash or Debt: Debt

Total Project Cost: \$28,750,000

Description

Expand Kill Creek WRRF for an additional 2.5 MGD.

Justification

Expansion is needed to increase plant capacity in order to serve future growth over the next 10-15 years.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design			3,750,000			3,750,000
Construction				25,000,000		25,000,000
Total			3,750,000	25,000,000		28,750,000

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund			3,750,000	25,000,000		28,750,000
Total			3,750,000	25,000,000		28,750,000

Budget Impact/Other

Future debt service payments will come from the Wastewater Fund.

Budget Items	2023	2024	2025	2026	2027	Total
Contract Services			3,750,000	25,000,000		28,750,000
Total			3,750,000	25,000,000		28,750,000

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 40 years
Category Wastewater
Priority 4 Less Important
Status Active

Project # WW8013
Project Name Temporary Cedar Niles Lift Station

Cash or Debt: Debt

Total Project Cost: \$3,124,500

Description

This project is for the design and construction of a wastewater lift station and supporting infrastructure for Gardner's southeast development, a geographically large section of the community which is projected to experience considerable near term residential and commercial growth. In order to service this area, a new wastewater conveyance system is required. This project includes a lift station (a pumping station that moves wastewater from a lower elevation to a higher elevation) at Cedar Niles Road and 191th Street, as well as a force main (a pressurized sewer pipe that conveys wastewater) to connect the new lift station to the existing sanitary sewer infrastructure at the South Lift Station. It will also add an East, West and South Interceptors (major sewer lines that receives wastewater flows from collector sewers), all of which will connect to the proposed Cedar Niles Lift Station.

Justification

This project is for the design and construction of a wastewater lift station to move wastewater from a lower elevation to a higher elevation) at Cedar Niles Road and 191th Street, as well as a force main (a pressurized sewer pipe that conveys wastewater) to connect the new lift station to the existing sanitary sewer infrastructure at the South Lift Station.

Expenditures	2023	2024	2025	2026	2027	Total
Engineering			407,600			407,600
Construction				2,716,900		2,716,900
Total			407,600	2,716,900		3,124,500

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund			407,600	2,716,900		3,124,500
Total			407,600	2,716,900		3,124,500

Budget Impact/Other

Future principal and interest payments will come from the Wastewater Fund.

Budget Items	2023	2024	2025	2026	2027	Total
Contract Services			407,000	2,716,000		3,123,000
Total			407,000	2,716,000		3,123,000

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Water/Wastewater Manager
Type Improvement
Useful Life 40 years
Category Wastewater
Priority 4 Less Important
Status Active

Project # WW8014
Project Name East Lift Station Improvement I

Cash or Debt: Debt

Total Project Cost: \$166,500

Description

Install a third dry weather pump to handle additional flow from Prairie Trace and adjacent areas.

Justification

The East LS becomes overloaded between 25% and 50% of ultimate growth. This should be the first improvement project completed at the East LS.

Expenditures	2023	2024	2025	2026	2027	Total
Engineering	21,700					21,700
Construction		144,800				144,800
Total	21,700	144,800				166,500

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund	21,700	144,800				166,500
Total	21,700	144,800				166,500

Budget Impact/Other

Future principal and interest payments will come from the Wastewater Fund.

Budget Items	2023	2024	2025	2026	2027	Total
Contract Services	21,700	144,800				166,500
Total	21,700	144,800				166,500

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 30 years
Category Wastewater
Priority 3 Important
Status Active

Project # WW8015
Project Name Line A Phase I - Southeast Planning Area

Cash or Debt: Debt

Total Project Cost: \$6,590,700

Description

Install sewer interceptor to the north and northeast upstream of the temporary lift station.

Justification

Sewer interceptor is necessary to convey existing and future flows through the collection system.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design			859,700			859,700
Construction/Maintenance				5,731,000		5,731,000
Total			859,700	5,731,000		6,590,700

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund			859,700	5,731,000		6,590,700
Total			859,700	5,731,000		6,590,700

Budget Impact/Other

Future principal and interest payments will come from the Wastewater Fund.

Budget Items	2023	2024	2025	2026	2027	Total
Contract Services			859,700	5,731,000		6,590,700
Total			859,700	5,731,000		6,590,700

Capital Improvement Program

2023 *thru* 2027

City of Gardner, Kansas

Department Utilities
Contact Utility Director
Type Improvement
Useful Life 30 years
Category Wastewater
Priority 3 Important
Status Active

Project # WW8016
Project Name Line C - Southeast Planning Area

Cash or Debt: Debt

Total Project Cost: \$1,966,500

Description

Install sewer interceptor to the north and northeast upstream of the temporary lift station.

Justification

Sewer interceptor is necessary to convey existing and future flows through the collection system.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design			256,500			256,500
Construction/Maintenance				1,710,000		1,710,000
Total			256,500	1,710,000		1,966,500

Funding Sources	2023	2024	2025	2026	2027	Total
Wastewater Fund			256,500	1,710,000		1,966,500
Total			256,500	1,710,000		1,966,500

Budget Impact/Other

Future principal and interest payments will come from the Wastewater Fund.

Budget Items	2023	2024	2025	2026	2027	Total
Contract Services			256,500	1,710,000		1,966,500
Total			256,500	1,710,000		1,966,500