

Agenda
Basehor City Council
Regular Meeting /Work Session
August 12, 2026 - 6:00 p.m.
Basehor City Hall – 1600 N. 158th St.



- 1. Roll Call by Mayor Dick Drennon**
- 2. Pledge of Allegiance**
- 3. Moment of Silence**
- 4. Introduction of Basehor Police Officer – Jay Douthitt**

5. Call to Public

Public comment will be allowed at the Mayor's discretion. This is exclusive of items requiring a Public Hearing. Each speaker is limited to two (2) minutes.

As a reminder to the public and City Council members alike, the City Council and staff will not engage in a dialogue or debate with any speaker pertaining to any comments made. Members of the public wishing to speak must keep their comments germane, or relevant, to the specific agenda item before the Council.

Please wait to be recognized by the Mayor. Remember to state your name and address for the record.

8-12-26 Regular Meeting Items

1. Consent Agenda
 - a. Ordinance No. 1000 - 2026 Uniform Public Offense Code for Kansas Cities (UPOC) **(pgs.2-5)**
2. Resolution No. 2026-15 – Industrial Revenue Bond (UNJ Basehor, LLC) **(pgs.6-15)**
3. Ordinance No. 1008 – An Ordinance Approving The Rezoning Request PRZ-004-26 By Kansas Ave. Basehor Property, LLC; A Rezoning Of Certain Property In Section 14, Township 11, Range 22 Within The City Of Basehor, Kansas **(pgs.16-59)**
4. A Conditional Use Permit at 15063 State Avenue for Construction Equipment Sales **(pgs.60-66)**
5. Executive Session (If Needed)
6. Adjournment of Regular Meeting

8-12-26 Work Session Agenda Items

1. 2027 City of Basehor Proposed Budget Presentation **(pg.67)**
2. Discussion of Proposed Changes to the Standard Traffic Ordinance Fine List **(pgs.68-74)**
3. Adjournment of Work Session

Copies of the agenda are available for review at Basehor City Hall, 1600 North 158th.St. The viewing televisions for the exterior of the building and lobby will be unavailable and there will be limited seating in Council Chambers.



City of Basehor

Agenda Item Cover Sheet

Consent Agenda Item No. 1 a.

Meeting Date:

August 12, 2026

Staff Contact:

Jeff Short, Chief of Police

Topic:

Ordinance No. 1000 adopting the “2026 Uniform Public Offense Code for Kansas Cities, 42nd Edition.”

Narrative:

The City of Basehor adopts annually the most recent version of the Uniform Public Offense Code for Kansas Cities (UPOC), which is a model public offense code prepared by the League of Kansas Municipalities. The UPOC’s adoption allows for the prosecution of many misdemeanor violations in the Basehor municipal court. New editions reflect changes made to the laws each legislative session, and Ordinance No. 1000 adopts the 2026 version. This year’s edition adds one new section:

Chapter 28, Article 1, Section 28-2 of the Code of the City of Basehor, Kansas is hereby amended to read as follows:

28-2 OMISSIONS TO INCORPORATED UNIFORM PUBLIC OFFENSE CODE.

The following sections of the Uniform Public Offense Code, 42nd edition, are hereby omitted and deleted:

- | | |
|---------------|--|
| Section 3.1.1 | Domestic Battery |
| Section 3.2.1 | Sexual Battery |
| Section 3.8 | Violation of Protection from Abuse Order |
| Section 3.8.1 | Violation of a Protective Order |

Section 3.13	Stalking
Article 4	Sex Offenses
Section 5.1.2	Unlawful Possession of a Visual Depiction of a Child
Section 5.1.3	Unlawful Transmission of a Visual Depiction of a Child
Section 6.8 (d)	Criminal Littering
Section 6.16	Giving a Worthless Check
Section 6.23.1	Unlawful Use of Recordings
Section 7.14	Electioneering
Section 9.9.3	Unlawful Distribution of Controlled Substances
Section 9.9.4	Unlawful Possession of Controlled Substances
Section 9.9.5	Unlawful Possession of Simulated Substances
Section 9.9.6	Distribution of Non-controlled Substance
Section 10.4	Failure to Register Explosives
Section 10.13	Barbed Wire
Section 10.29	Violation of a Public Health Order
Section 11.1	Promoting Obscenity
Section 11.2	Promoting Obscenity to Minors
Section 11.9.1	Illegal Bingo Operation

Staff Recommendation:

Staff recommends approval of Ordinance No. 1000.

Recommended Motion:

I move to adopt Ordinance No. 1000 adopting the “2026 Uniform Public Offense Code for Kansas Cities, 42nd Edition.”

Attachments:

Ordinance No. 1000

ORDINANCE NO. 1000

AN ORDINANCE AMENDING CHAPTER 28, ARTICLE 1, SECTION 28-1 AND SECTION 28-2 OF THE CODE OF THE CITY OF BASEHOR, KANSAS, PERTAINING TO THE ADOPTION OF THE "2026 UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES, 42nd EDITION," REGULATING PUBLIC OFFENSES WITHIN THE CORPORATE LIMITS OF THE CITY OF BASEHOR, KANSAS, WITH CERTAIN AMENDMENTS, AND REPEALING EXISTING SECTIONS 28-1 AND 28-2.

NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

SECTION 1. Chapter 28, Article 1, Section 28-1 of the Code of the City of Basehor, Kansas is hereby amended to read as follows:

28-1 **INCORPORATING UNIFORM PUBLIC OFFENSE CODE**

There is hereby incorporated by reference for the purpose of regulating public offenses within the corporate limits of the City of Basehor, Kansas, that certain code known as the "Uniform Public Offense Code," ~~41-42nd~~ 42nd edition, prepared and published in book form by the League of Kansas Municipalities, Topeka, Kansas, save and except such articles, sections, parts or portions as are hereafter omitted, deleted, modified, or changed. No fewer than one copy of said Uniform Public Offense Code shall be marked or stamped "Official Copy as Incorporated by Ordinance No. ~~964~~ 1000" with all sections or portions thereof intended to be omitted or changed clearly marked to show any such omission or change and to which shall be attached a copy of this ordinance, and filed with the city clerk to be open to inspection and available to the public at all reasonable hours.

SECTION 2. Chapter 28, Article 1, Section 28-2 of the Code of the City of Basehor, Kansas is hereby amended to read as follows:

28-2 **OMISSIONS TO INCORPORATED UNIFORM PUBLIC OFFENSE CODE.**

The following sections of the Uniform Public Offense Code, ~~41~~ 42nd edition, are hereby omitted and deleted:

Section 3.1.1	Domestic Battery
Section 3.2.1	Sexual Battery
Section 3.8	Violation of Protection from Abuse Order
Section 3.8.1	Violation of a Protective Order
Section 3.13	Stalking
Article 4	Sex Offenses
Section 5.1.2	Unlawful Possession of a Visual Depiction of a Child
Section 5.1.3	Unlawful Transmission of a Visual Depiction of a Child

Section 6.8 (d)	Criminal Littering
Section 6.16	Giving a Worthless Check
Section 6.23.1	Unlawful Use of Recordings
Section 7.14	Electioneering
Section 9.9.3	Unlawful Distribution of Controlled Substances
Section 9.9.4	Unlawful Possession of Controlled Substances
Section 9.9.5	Unlawful Possession of Simulated Substances
Section 9.9.6	Distribution of Non-controlled Substance
Section 10.4	Failure to Register Explosives
Section 10.13	Barbed Wire
Section 10.29	Violation of a Public Health Order
Section 11.1	Promoting Obscenity
Section 11.2	Promoting Obscenity to Minors
Section 11.9.1	Illegal Bingo Operation

SECTION 3. If any section, sentence, clause, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

SECTION 4. Existing Sections 28-1 and 28-2 of the Code of the City of Basehor, Kansas, are hereby repealed in their entirety, it being the intent of the Governing Body that this ordinance supersede these sections.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED BY THE City Council the 12th day of August, 2026.

APPROVED BY THE Mayor the 12th day of August, 2026.

APPROVED:

Dick Drennon
Mayor

ATTEST:

Katherine M. Renn
City Clerk

APPROVED AS TO FORM:

Todd Luckman
City Attorney



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 2

Meeting Date:

August 12, 2026

Staff Contact:

Leslee Rivarola, City Administrator

Mitch Walter, Gilmore & Bell

Topic:

Industrial Revenue Bond (UNJ Basehor, LLC)

Narrative:

UNJ Basehor, LLC, (the “Developer”) has submitted an application for the issuance of Industrial Revenue Bonds (“IRBs”) to support the construction of a commercial development to include a Dunkin Donuts and possibly other TBD food services establishments (the “Project”). The application provides that the Developer’s capital investment in the Project is approximately \$2,713,370. To allow for cost overrun, the resolution provides for the issuance of industrial revenue bonds in the amount not-to-exceed \$2,850,000.

The Developer has requested the issuance of IRBs in order to obtain a sales tax exemption for Project expenditures. The Developer has **not** made a request an ad valorem tax abatement.

The City’s economic development policy provides that the issuance of IRBs for sales tax exemptions will be streamlined, where possible, if in the opinion of City staff the project is meaningful and significant. The Developer’s application provides the necessary information for the City to consider a resolution of intent regarding the issuance of the IRBs. The City’s adoption of a resolution of intent is necessary in order to procure a sales tax exemption certificate that will be furnished to the Developer and utilized in the construction of the Project. The issuance of the IRBs will take place when Project construction has been completed. The City acts as a conduit issuer and has no financial responsibility for the repayment of IRBs.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2026-15.

Recommended Motion:

I move to adopt Resolution No. 2026-15 and authorize the necessary signatures.

Attachments:

Resolution No. 2026-15

IRB Application

RESOLUTION NO. 2026-15

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS DETERMINING THE ADVISABILITY OF ISSUING INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF COMMERCIAL FACILITIES TO BE LOCATED IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

WHEREAS, the City of Basehor, Kansas (the “Issuer” and “City”) desires to promote, stimulate and develop the general economic welfare and prosperity of the City, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

WHEREAS, pursuant to the provisions of the Kansas Economic Development Revenue Bond Act, as amended and codified in K.S.A. 12-1740 *et seq.* (the “Act”), the City is authorized to issue revenue bonds for such purposes, and

WHEREAS, it is hereby found and determined to be advisable and in the interest and for the welfare of the City and its inhabitants that revenue bonds of the City in a principal amount not to exceed \$2,850,000 be authorized and issued, in one or more series, to provide funds to pay the costs of acquiring, constructing and equipping certain commercial facilities for food and/or other retail and commercial services (the “Project”) to be leased by the City to UNJ Basehor, LLC, a Kansas limited liability company (the “Tenant”), or another legal entity to be formed by the principals of the Tenant.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

Section 1. Public Purpose. The City Council (the “Governing Body”) of the City hereby finds and determines that the Project will promote, stimulate and develop the general economic welfare and prosperity of the Issuer, and thereby further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas.

Section 2. Authorization to Acquire Project; Intent to Issue Bonds. The City is hereby authorized to proceed with the acquisition, construction and equipping of the Project and to issue its revenue bonds, in one or more series, in a principal amount not to exceed \$2,850,000 (the “Bonds”) to pay the costs thereof, subject to satisfaction of the conditions of issuance set forth herein.

Section 3. Conditions to Issuance of Bonds. The issuance of the Bonds is subject to: (a) the passage of an ordinance authorizing the issuance of the Bonds; (b) the successful negotiation of a Trust Indenture, Site Lease, Project Lease, Bond Purchase Agreement or other legal documents necessary to accomplish the issuance of the Bonds, the terms of which shall be in compliance with the Act and mutually satisfactory to the City and the Tenant; (c) the successful negotiation and sale of the Bonds to a purchaser or purchasers yet to be determined (the “Purchaser”), which sale shall be the responsibility of the Tenant and not the City; (d) the receipt of the approving legal opinion of Gilmore & Bell, P.C. (“Bond Counsel”) in form acceptable to the City, the Tenant and the Purchaser; (e) the obtaining of all necessary governmental approvals to the issuance of the Bonds; and (f) the commitment to and payment by the Tenant or Purchaser of all expenses relating to the issuance of the Bonds, including, but not limited to: (i) expenses of the City and the City Attorney; (ii) any underwriting or placement fees and expenses; (iii) all legal fees and expenses of Bond Counsel; and (iv) all recording and filing fees, including fees of the Kansas Board of Tax Appeals.

Section 4. Sales Tax Exemption. The Governing Body hereby determines that pursuant to the provisions of K.S.A. 79-3601 *et seq.* (the “Sales Tax Act”), particularly 79-3606(b) and (d) and other applicable laws, sales of tangible personal property or services purchased in connection with construction of the Project and financed with proceeds of the Bonds are entitled to exemption from the tax imposed by the Sales Tax Act; provided proper application is made therefor. In the event that the Bonds are not issued for any reason, the Tenant will not be entitled to a sales tax exemption under the terms of the Sales Tax Act and will remit to the Kansas Department of Revenue all sales taxes that were not paid due to reliance on the sales tax exemption certificate pursuant to the Sales Tax Act. No abatement of ad valorem taxes shall be granted in connection with the issuance of the Bonds unless subsequently authorized by the City.

Section 5. Limited Liability of City. The Bonds herein authorized and all interest thereon shall be paid solely from the revenues to be received by the City from the Project and not from any other fund or source. The City shall not be obligated on such Bonds in any way, except as herein set out. In the event that the Bonds are not issued, the City shall have no liability to the Tenant.

Section 6. Further Action. The Clerk is hereby authorized to deliver an executed copy of this Resolution to the Tenant. The Mayor, Clerk and other officials and employees of the City, including the City’s counsel and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution, including, but not limited to: (a) cooperate with the Tenant in filing an application for a sales tax exemption certificate with the Kansas Department of Revenue with respect to Bond-financed property; and (b) execute on behalf of the City of the information statement regarding the proposed issuance of the Bonds to be filed with the Kansas Board of Tax Appeals pursuant to the Act.

Section 7. Effective Date. This resolution shall become effective upon adoption by the Governing Body.

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ADOPTED by the governing body of the City of Basehor, Kansas on August 12, 2026.

[SEAL]

Dick Drennon, Mayor

Attest:

Katherine M. Renn, City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the City adopted by the governing body on August 12, 2026, as the same appears of record in my office.

DATED: August 12, 2026.

Katherine M. Renn, City Clerk

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BASEHOR, KANSAS
HELD ON AUGUST 12, 2026**

The governing body met in regular session at the usual meeting place in the City on August 12, 2026 at 6:00 p.m., the following members being present and participating, to wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * *

(Other Proceedings)

Thereupon, there was presented a Resolution entitled:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS DETERMINING THE ADVISABILITY OF ISSUING INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF COMMERCIAL FACILITIES TO BE LOCATED IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

Thereupon, Councilmember _____ moved that the Resolution be adopted. The motion was seconded by Councilmember _____. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the vote of the governing body, the vote being as follows:

Aye:

Nay:

Thereupon, the Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2026-15 and was signed by the Mayor and attested by the Clerk.

* * * * *

(Other Proceedings)

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On motion duly made, seconded and carried, the meeting hereupon adjourned.

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Basehor, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

[SEAL]

Katherine M. Renn, City Clerk

CITY OF BASEHOR, KANSAS
APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS
(Sales tax exemption only)

Date: July 22, 2026

I. Applicant (Firm Name or Name of Individual)

UNJ BASEHOR, LLC, A KANSAS LIMITED LIABILITY COMPANY

Telephone Number: 785-550-9619
Address 1714 Lake Alvamar Drive, Lawrence, KS 66047

E-mail Address sonnydlala@hotmail.com
Name of Responsible Person: Sonny Patel

Attorney for Applicant:

William N. Fleming, Esq.
Fagan & Emert, LLC
800 New Hampshire, Suite 110
Lawrence, Kansas 66044
Phone: 785-764-6600
E-mail: wfleming@faganemert.com

Type of Project: commercial – retail strip center

II. The Project

A Type of project (check one) Commercial Retail Strip Center with Dunkin Donuts franchise

B. Briefly describe the nature of the proposed project, including information as to the structure itself (size of building, amount of land to be purchased, etc.), and what products or services are to be manufactured or provided:

Construct a two or three tenant building that will be primarily food service driven. The building will house a Dunkin Donuts and likely two other tenants that will be food service tenants. Approximately 3,830 square foot building.

See Site Plans Submittal for preliminary plans and drawings

c. What is the street address or location of the proposed project?

Lot 4, Block 2, Wolf Creek Junction

D. Current value of property (to be acquired from County Appraiser):
Parcel R22573
\$313,370 (2026 appraised value)

E. Will the applicant be in direct competition with other local firm(s)? If so, name the firm(s):

No

III. Completed Project

Land	\$ 313,370
Buildings	\$ 1,800,000
Machinery and Equipment	\$ 500,000
Financing Costs	\$ 100,000
Other (specify)	\$ 0
Total	\$2,713,370

How many persons will be employed at the project? 20 @ DD / 50 total

How many new jobs will be created initially?
20

How many new jobs will created ultimately? 50

What is the estimated date for operations to begin at the project? Summer 2027 – Site Plan has now been submitted.

IV. The Financing

Does the applicant intend to purchase all or any part of the proposed bond issue?

Yes - All

V. Certification of Applicant

The undersigned hereby represents that, to the best knowledge and belief of the undersigned, this application contains no information or data, contained herein or in the exhibits or attachments, that is false or incorrect.

A check in the amount of \$3,000 representing the City's non-refundable application fee is enclosed.

The undersigned acknowledges and agrees to pay to the City simultaneously with the issuance of the bonds all City out-of-pocket costs and a bond issuance fee calculated on the schedule set forth below. The fee shall be due and payable at the time the Bonds are issued.

Sales Tax Exemption. For Projects requesting the issuance of bonds solely for purposes of sales tax exemption, an issuance fee of the greater of \$2,000 or 0.10% of the par amount of bonds being issued will be charged.

Applicant Name and Signature:

UNJ Basehor, LLC


Sonny Patel, Manager



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 3

Meeting Date:

August 12, 2026

Staff Contact:

Alex Van Dyke, Assistant Director of Planning & Zoning

Topic:

Ordinance No. 1008 – An Ordinance Approving The Rezoning Request PRZ-004-26 By Kansas Ave. Basehor Property, LLC; A Rezoning Of Certain Property In Section 14, Township 11, Range 22 Within The City Of Basehor, Kansas

Narrative:

The applicant has submitted a request to rezone a parcel located on the north side of Kansas Avenue, east of 158th Street and Glenwood Ridge Elementary School, from R-0 to R-1b - Neighborhood Residential District. The requested zoning district permits single-family residential development at a maximum density of 5.0 units per acre and is consistent with the property's future land use designation within the City of Basehor Comprehensive Plan. No development plans are proposed as part of this application, as rezoning establishes the allowable land use framework rather than authorizing a specific development.

Staff finds the request to be compatible with surrounding residential land uses, including existing and approved residential subdivisions in the area, and consistent with the City's long-term growth objectives. Future development of the property would be subject to additional review and approval processes, including platting, infrastructure review, and construction plan approval.

This item has a recommendation of approval from the Planning Commission. A protest petition has been submitted in this matter that will be discussed at the City Council meeting.

Staff Recommendation:

Staff recommends **approval** of the rezoning request for Kansas Ave Basehor Property LLC from R-0 to R-1b

Recommended Motion:

To approve: I move to approve the rezoning request to R-1b - Neighborhood Residential District. In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item.

Alternative Motions:

To deny: I move to deny the rezoning request to R-1b - Neighborhood Residential District. Based on an evaluation of the Golden criteria, my reasons for this motion are as follows:

To remand: I move to remand the rezoning request to R-1b - Neighborhood Residential District to the Planning Commission to reconsider the following items and report its findings to the City Council:

Attachments:

- A. Staff Report
- B. Aerial
- C. Ordinance No. 1008
- D. Public Comment

STAFF REPORT

City Council Meeting: August 12, 2026

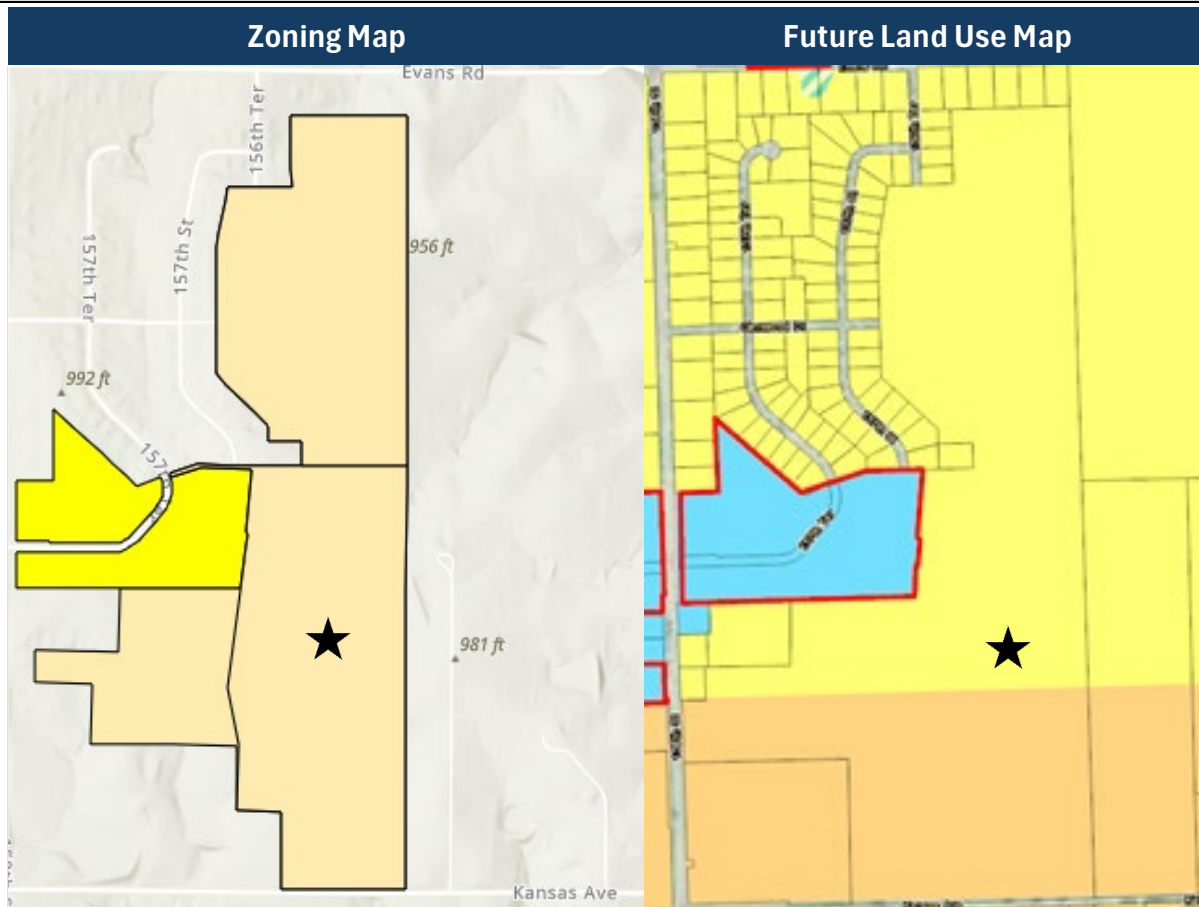
Application:	Rezoning Application from R-0 to R-1b
Owner/Applicant:	Kansas Ave Basehor Property LLC
Legal Description:	Section 14, Township 11, Range 22
Location:	Generally North of Kansas Avenue, East of N 158 th Street
Engineer:	Atlas Land Consulting – Alex Elliot
Planner:	Alex Van Dyke

Parcel Size: 65.80 acres

Current Zoning: R-0 – Suburban Residential

Parcel ID Number: 186-14-0-00-00-029.19-0

Current Use: Vacant



Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the north side of Kansas Avenue, east of 158th Street and Glenwood Ridge Elementary School. The request seeks to rezone the property from its current zoning designation to R-1b, Neighborhood Residential District.

At this time, the applicant has not submitted any development or site plans in conjunction with this rezoning request, nor is such submission required. Approval of a rezoning application does not authorize construction or establish a specific development layout. Instead, it is the first step in the overall land use approval process and establishes the range of land uses and density standards that may be considered on the property in the future.

This item was heard by the Planning Commission at the June 9, 2026 meeting, and was voted to recommend approval to this body. A protest petition has been received in this matter that will be discussed at the City Council meeting.

Land Use & Zoning

The property is currently zoned R-0 and designated as both low-density and medium-density residential in the City of Basehor Comprehensive Plan. R-1b zoning allows for a maximum of 5 units per acre which categorizes as low-density in the Comprehensive Plan. The R-1b zoning permits single-family residential development with a minimum lot size of 7,000 square feet.

The R-1b district is particularly well-suited for this site because it directly aligns with the Low-Density category on the northern section where it abuts established residential communities, and allows for a potential future transition to medium or high density residential to other properties.

Table 1: Comparison of Surrounding Properties

Applicant Property	Current Zoning	Current Use	Future Land Use Plan
North	R-O - Suburban Residential	Undeveloped	Low-Density Residential Medium Density Residential
	R-1 - Single-Family Residential RR-2.5 - County Property	Golden Valley Estates Glenwood Estates	Low-Density Residential
South	RR-2.5 - County Property	Large Lot Residential	Medium-Density Residential
East	RR-2.5 - County Property	Large Lot Residential	Low-Density Residential Medium Density Residential
West	RR-2.5 - County Property	Large Lot Residential	Low-Density Residential Medium Density Residential

Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, set factors are to be considered when evaluating a request for rezoning. As a reminder, while all factors must be addressed as part of the review, not every factor must weigh in favor of approval for a rezoning to be recommended, nor must every factor weigh against approval for a denial to be appropriate. The relative weight of each factor may vary depending on the specific characteristics of the property, the proposed zoning, and the surrounding development context.

1. Character of the Neighborhood & Zoning and Uses of Properties Nearby – While the subject property is not immediately surrounded by significant development, the requested zoning classification remains appropriate in this location. The property lies adjacent to Glenwood Estates to the north and west, an unincorporated subdivision within Leavenworth County whose lot sizes generally align with Basehor's R-1, Single-Family Residential District. A recently approved subdivision of Golden Valley Estates will be developed on the property directly to the north. Land to the south and east is largely consists of estate-style residential lots. In this context, the proposed zoning provides a logical framework for future growth and reflects the type of residential development anticipated by the City's Comprehensive Plan for this area. Establishing the requested zoning at this stage ensures compatibility with nearby residential patterns, even in areas that remain undeveloped, while supporting a cohesive transition as additional development occurs over time.

2. The Suitability of the Property for the Uses Which it has Been Restricted – While the property is currently zoned R-0, the site is well-suited for more traditional residential development consistent with R-1b zoning. The property's proximity to existing residential subdivisions, its access to public infrastructure, and the overall residential growth in this portion of the City indicate that single-family neighborhood development is the most appropriate and suitable use of the property.

3. The Extent to Which Removal of the Present Zoning Will Detrimentially Affect Nearby Property – Rezoning to R-1b will not detrimentally affect surrounding properties. The proposed zoning is compatible with the surrounding residential pattern and is consistent with the City's long-term vision for this area. All future development will be subject to subdivision, infrastructure, and site design standards that ensure compatibility, adequate buffering, and quality development outcomes.

4. The Length of Time the Property Has Remained Vacant as Zoned – The property has remained vacant for the past year in which it has been located within Basehor City Limits and zoned R-0.

5. The Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed Upon the Individual Landowners - Approval of this rezoning supports the public interest by facilitating appropriately scaled residential growth within the City's service area. The rezoning would allow the property to be developed in a manner consistent with the City's development standards. No hardship is anticipated for surrounding landowners, as the proposed zoning aligns with existing residential uses and preserves neighborhood character.

6. Recommendation of Professional Staff – Staff recommends approval of the rezoning request. The request is consistent with the City's Comprehensive Plan, surrounding zoning and

land use patterns, and supports the logical continuation of residential development in this portion of Basehor.

7. The Conformance of the Requested Rezoning to the Dully Adopted Comprehensive Plan – The requested rezoning would result in a density less intense than designated in the City's Comprehensive Plan. The subject property is identified in the Plan with a split designation of Low-Density Residential and Medium-Density Residential future land uses. The proposed R-1b district aligns would result in a maximum density of 5.0 units per acre.

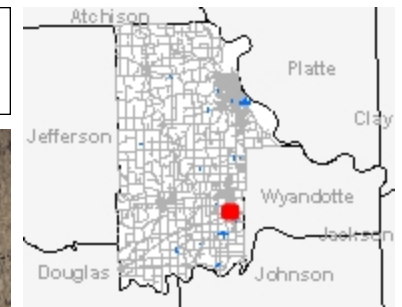
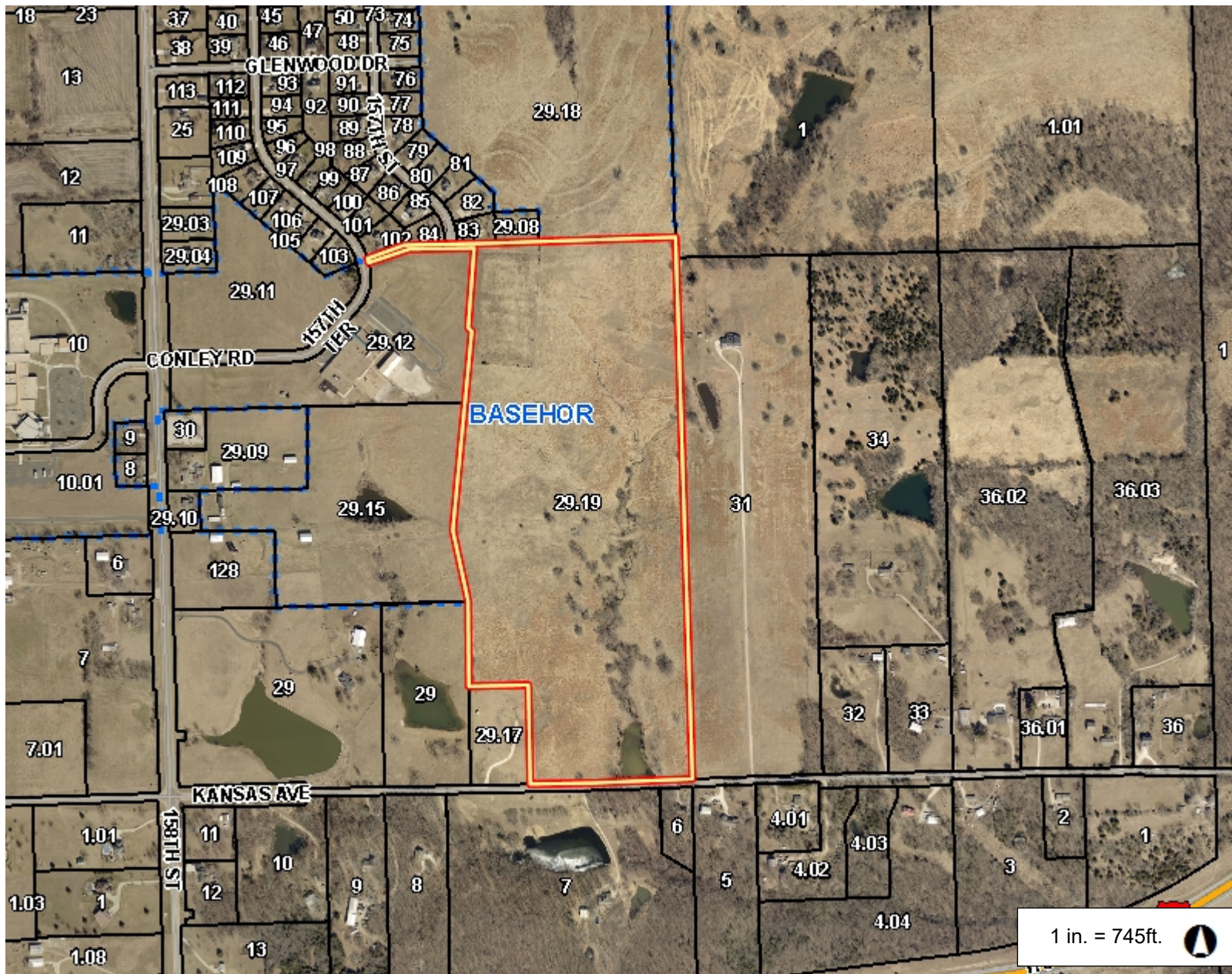
Next Steps

- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such applications again.

STAFF RECOMMENDATION FOR THE REZONING REQUEST:

Staff recommends **approval** of the rezoning request for Kansas Ave Basehor Property LLC from R-0 to R-1b.

R-1b Rezoning Request



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- Railroad

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

ORDINANCE NO. 1008

AN ORDINANCE APPROVING THE REZONING REQUEST PRZ-004-26 BY KANSAS AVE. BASEHOR PROPERTY, LLC; A REZONING OF CERTAIN PROPERTY IN SECTION 14, TOWNSHIP 11, RANGE 22 WITHIN THE CITY OF BASEHOR, KANSAS

WHEREAS, the Basehor Planning Commission was presented with a rezoning application from Kansas Ave. Basehor Property, LLC requesting the change of zoning for property in Section 14, Township 11, Range 22 in the City of Basehor from R-0 to R-1b; and

WHEREAS, the Planning Commission reviewed the Application and the Staff Report at its meeting on June 9, 2026, upon proper notice required by law and after public hearing and consideration, has determined that the application to rezone should be recommended for approval; and

WHEREAS, the Planning Commission's recommendation of approval was presented to the Governing Body for review on July 8, 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

Section 1: The City Council has examined the Staff Report on Application PRZ-004-26, and has considered the *Golden* factors in light of the evidence and statements provided, and has determined that the property should be rezoned. Thus, the property is rezoned from R-0 to R-1b. The City's official zoning map and records shall be changed to reflect this rezoning approval.

Section 2: That this ordinance shall take effect and be in force from and after its publication as provided by law.

PASSED by the City Council this 12th day of August, 2026.

APPROVED by the Mayor this 12th day of August, 2026.

SEAL

Dick Drennon, Mayor

ATTEST:

Katherine M. Renn, City Clerk

APPROVED AS TO FORM:

Todd A. Luckman, City Attorney



ZONING ORDINANCES

ARTICLE 7 DISTRICT REGULATIONS

2.A. R-1b NEIGHBORHOOD RESIDENTIAL DISTRICT:

- a. Purpose: The purpose of this district is to provide for a higher density single-family residential development than permitted in the R-1a district, including those uses which reinforce residential neighborhoods.
- b. Permitted Uses: Single-family residential and related public and semi-public uses are permitted. For a specific listing of permitted and conditionally permitted uses, see Appendices A of these regulations.
- c. Intensity of Use Regulations:

- (1) Density: Maximum Five (5.0) dwelling units per acre.
- (2) Minimum Lot Area: Seven thousand (7,000) square feet.
- (3) Minimum Lot Width:
 - a. Interior: Fifty-five (55) feet
 - b. Corner: Ninety (90) feet

- d. Height Regulations:

Maximum Structure Height: Two and one-half (2 1/2) stories, or thirty-five (35) feet.

Chimneys, cooling towers, elevator headhouses, fire towers, grain elevators, monuments, stacks, stage towers, scenery lofts, tanks, ornamental towers, church steeples, spires, antennas, or necessary mechanical appurtenances, usually required to be placed above the roof level and not intended for human occupancy, are not subject to the height limitations contained herein. One (1) additional foot of height above the specified limitation shall be permitted for each one (1) foot of additional yard provided over the minimum requirement on all sides of the lot.

- e. Yard Regulations:

- (1) Front Yard: (25) Twenty-five feet
- (2) Side Yard: Minimum seven (7) feet, or ten percent (10%) of the lot width, not to exceed ten (10) feet.
- (3) Rear Yard: Minimum thirty (30) feet or twenty percent (20%) of the lot depth, whichever is greater, not to exceed forty-five (45) feet.

Where the property fronts on two intersecting streets (a corner lot), such lot shall maintain a front yard setback on both streets, except that where no lots within the same block front on one of the two streets, the side yard setback requirements along such street shall be twenty (20) feet.

Lots fronting on two streets shall maintain the required front yard setback along both frontages.

- f. Minimum Dwelling Size: Each dwelling shall provide a minimum of one-thousand-two-hundred (1200) square feet of living floor area or as required by Section 4-104.10 of the City of Basehor [SUBDIVISION REGULATIONS](#), whichever square footage is greater.
- g. Accessory Buildings: 2.5% of the total square footage of the lot. The maximum size of any accessory building (detached or attached) shall not exceed 900 square feet in size.
 - (1) Yard Regulations:



- a. Side Yard: Must maintain same setback as primary structure
- b. Rear Yard: Ten (10) feet

No accessory building shall be erected in any required front or side yard, and no accessory building or structure shall be erected closer than five (5) feet to any other building.

(Ord. No. [991](#), 04/22/2026)

Effective on: 4/23/2026

June 9 Meeting-Rezoning from R-0 to R-1b=Vote NO

From Josie Bukaty <josiebukaty@rocketmail.com>

Date Sun 5/31/2026 4:58 PM

To Alex Van Dyke <avandyke@cityofbasehor.org>

You don't often get email from josiebukaty@rocketmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

June 1 2026

Josie and Gary Bukaty

15491 Kansas Ave.

Basehor, KS 66007

Ref: Rezoning from R-O to R-1b-Vote NO on June 9, 2026

TO: Basehor Council Members, Basehor City Council, Basehor Planning Commission

We have lived at 15491 Kansas Ave. for 36 years on 29+ acres with two ponds. The proposed rezoning is directly north of our property and driveway.

1. Kansas Ave. from 158 St. to 142 St. per the county is considered high volume road.
2. LV County Public Works has done a study from 2023 to 2025 for High Volume Roads. Kansas Ave. from LV- (158 Street East) has more than 1,000+ cars per day, the same volume per the survey (1,000+ cars per day as LV-2 (158 Street))
3. LV-2 (158 St.) now is a safer road with the recent improvements of safety shoulders.
4. Kansas Ave. is still a narrow county road with hills and homeowner driveways.
5. We spoke to Bill Noll from the LV County Publics Works Department. The County does not have plans to improve Kansas Ave. UNLESS there are more automobile fatalities.
6. The county has categories for road improvements in regard to the severity of the injuries with automobile accidents.
7. The housing development to the West by 167th and Evans Road will increase traffic flow on Kansas Ave. along with the proposal of the rezoning form R-O to R-1b.
8. Infrastructure of the county roads (Kansas Ave.) will not be able to handle an extra 1400+ cars per day.

9. Kansas Ave. is a short-cut drive to Price Chopper, Walmart etc. as family and friends from Tonganoxie and Lawrence take Kansas Ave. to avoid State Ave., K-32 and I-70.

10. Fairmount Township is approximately 39,233 square miles with 13,000+ residents and 4,000+ households. There is only ONE ambulance and with the building of additional homes to the west and other Basehor developments, who will be paying for another ambulance? There will be a safety necessity for another ambulance to serve our citizens.

11. Will the Fairmount Fire Department be able to preserve life and property of the homes?

12. Can the current Basehor Police Department effectively and prevent crimes and safety for our citizens?

We do not oppose development of acreage homes (R-O) to the north of our property, but we do oppose the R-1b zoning as this will cause environmental distress and automobile fatalities on Kansas Ave.

We oppose the rezoning to R-1b and please vote NO.

Let's keep Basehor a small town near a big city.

Thank You

Josie and Gary Bukaty

PRZ 004-26, Rezoning to R1b concerns

From Diana Thurlow <dthurlow95@gmail.com>

Date Sun 6/7/2026 6:03 PM

To statkenhorst <statkenhorst@usd458.org>; tomlallykc <tomlallykc@gmail.com>; jamesowen <jamesowen@sunflower.com>; Janice Spillman <jspillman@kckcc.edu>; dennisbarts123@gmail.com <dennisbarts123@gmail.com>; Jim Sherman <jsherman@cityofbasehor.org>; Alex Van Dyke <avandyke@cityofbasehor.org>; kansasenergyman@gmail.com <kansasenergyman@gmail.com>

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Good evening,

I want to express my concerns for the rezoning area proposed north of KS Ave and east of 158th street, as I believe there will be issues long after the Golden Valley development is completed.

Our existing county roads.

A major concern is the current road quality and conditions in the existing Glenwood estates subdivision and the surrounding county roads that border this new development area. They are not sufficient for the increased number of cars (cars from around 300 homes in this proposed rezoning of 65 acre area) and heavy construction vehicles from this new development. Glenwood Estate roads are chip & seal, 11' lane width, with road ditches, no curbs and no sidewalks. All will rapidly deteriorate under construction vehicles and increased daily traffic from the new development. Much development activity will access this area via Glenwood Drive. There are currently NO sidewalks, curbs or bicycle lanes for safe pedestrian use in Glenwood Estates.

The traffic resulting from the proposed rezoning area can travel out through the existing Glenwood Estates or through a new road that would exit directly on to Kansas Ave. This new development will create unsafe conditions on roads that were never designed for either this amount or kind of traffic.

To avoid the traffic on State Ave and K32, much of the local traffic in this area of the county uses Kansas Ave to go east to Walmart, Walgreens, Ace Hardware and Price Chopper. Adding an exit from the subdivision onto KS Ave will be a major traffic hazard. Kansas Ave is narrow, hilly and has deep ditches on both sides of the road and is chip and seal. Over my travels on Kansas Ave, I have seen many cars in those ditches. A neighbor of mine was involved in a car accident on Kansas Ave. If you have travelled on this road, you know it is ripe for accidents with the current traffic load, let alone over 1000 more per day. It is too narrow and visibility is bad, especially for the homeowners trying to get

out of their drives. I can't imagine how it will handle the traffic volume from over 300 more homes and all the traffic to and from the schools off 158th street and east into Bonner.

Please consider too, that other farm grounds in the county have separate existing developments nearby (Red Tail Acres on Ks Ave, Tallgrass Estates at 166th and Evans and more Ad Astra developments to start at 166th and Evans) with additional traffic and homes whose owners use/will use those same schools and stores and access them all along those same roads (KS Ave, 158th Street, 166th Street).

The latest traffic issue to factor into all this is the new Chiefs stadium. Kansas Chiefs fans, and any new resulting businesses - that feed off the stadium – and start in the next few years, will be using all these county roads as alternate routes to get to and from K7, K32 and State Ave. Kansas Ave will be one of those affected roads. This will not be good for any of us in the area. Major county road improvements will need to be made. Adding another 300 homes into just 65 acres will only exacerbate these problems.

Stormwater concerns with high density, small lots.

On April 27th, our Basehor area received 4+ inches of rain in a couple of hours. 166th Street was flooded between State Ave and Evans Road and closed for a few hours that morning. My property had

our north fence pushed to the ground due to the high-water volume during this time. I mention my property because it is a smaller house (<2000 sq feet) on a 2+ acre lot. The lot consists mostly of grass,

garden beds and a mature line of trees. It can take a lot of water infiltration and not end up as run off. In this Golden Valley development and the proposed rezoning area, it was all farm fields, where infiltration was at its maximum. BUT, the proposed rezoning lots are small. The houses and associated driveways make the green space for yards VERY small. Then you add in the roads, curbs and

sidewalks and that **substantially** increases the amount of runoff vs infiltration. Heavy rain like this recent one is not all that uncommon. I am very concerned this rezoning area will be hit hard whenever

flash flooding like that occurs. It will overflow the stormwater controls and cause damage to homes and nearby areas, including roads. Water flows downhill and it does not care if your house is new or old,

things in its path will be negatively affected.

For all the reasons above, **I respectfully request that you vote NO to the 1b rezoning.**

Thank you for your time.

Diana Thurlow
17363 166th Street
Basehor KS

FW: Opposition to PRZ-004-26 Rezoning from R-0 to R-1b

From Leslee Rivarola <lrivarola@cityofbasehor.org>

Date Sun 6/7/2026 9:47 PM

To Alex Van Dyke <avandyke@cityofbasehor.org>; Jim Sherman <jsherman@cityofbasehor.org>

From: Eric Naught <eric.naught@gmail.com>

Sent: Sunday, June 7, 2026 9:12 PM

To: statkenhorst <statkenhorst@usd458.org>; tomlallykc <tomlallykc@gmail.com>; jamesowen <jamesowen@sunflower.com>; Janice Spillman <jspillman@kckcc.edu>; dennisbarts123@gmail.com <dennisbarts123@gmail.com>; kansasenergyman@gmail.com <kansasenergyman@gmail.com>

Cc: Dick Drennon <ddrennon@cityofbasehor.org>; Ben Sims <bsims@cityofbasehor.org>; Shari Standiferd <sstandiferd@cityofbasehor.org>; Vernon J. Fields <vjfields@cityofbasehor.org>; Michael Roe <mroe@cityofbasehor.org>; Vickie McEnroe <vmcenroe@Cityofbasehor.org>

Subject: Opposition to PRZ-004-26 Rezoning from R-0 to R-1b

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening City of Basehor Planning and Zoning Commission and City Council,

Please receive this email letter as my formal opposition to the rezoning request for PRZ-004-26 for the parcel just east of 158th st and Kansas Avenue. Just like last time, the surrounding community and neighbors do NOT support this Unsafe potential development in this location Please do the correct thing, just like last time when this parcel was up for rezoning, and vote to DENY this rezoning request.

Please remember that nothing has changed since the last time this exact same parcel was up for rezoning last time in 10-14-2025 and 11-12-2025. Still the exact same Unsafe plan by the developer as last time. Just like last time, this type of development goes against the Golden Factors, especially the ones referenced by the City Council last time when denying the rezoning request. This type of development does NOT follow the Golden Factor Criteria and does NOT fit the characteristics of the neighborhood and the uses of the surrounding properties. Kansas Avenue has not changed since last time and the thought of adding an additional 500+ cars onto Kansas Avenue every day in this location is UNSAFE and will result in more people losing their lives on this road. Does the City really want that blood on your hands?

Just before the last time we were talking about this parcel last fall, a young mother of 2 young children lost her life on Kansas Avenue in a car wreck. Kansas Avenue is dangerous (I know this because I drive Kansas Avenue every day to and from work) and I know first hand that this road CANNOT support an additional 500+ cars on it every day.

In case anyone needs quick access (or for those that are new to the conversation since last time) to all the previous information on this subject, I have listed and linked below the Planning and Zoning and City Council meetings on this exact same parcel from last fall below.

Planning and Zoning Meeting held 10-14-2025

https://www.cityofbasehor.org/AgendaCenter/ViewFile/Agenda/_10142025-498

https://www.cityofbasehor.org/AgendaCenter/ViewFile/Minutes/_10142025-498

Hartland Russell (Business Development for Atlas Land Consulting that is the agent for the developer) tells exactly what they are planning for this property starting at the 1hr 19min mark in the meeting recording <https://www.youtube.com/watch?v=jTODnqr3ePw>

which for this south parcel being discussed in this current rezoning request, this would put 200-300+ homes on this south parcel. The City CANNOT say that they don't know what the plan is for this parcel and that this is ONLY for rezoning and nothing else (Hartland has publically shared exactly what they plan for this land). **Adding between 200-300+ houses and over 500+ additional vehicles onto Kansas Ave from this proposed development is very unsafe.**

City Council Meeting held 11-12-2025

https://www.cityofbasehor.org/AgendaCenter/ViewFile/Agenda/_11122025-496

https://www.cityofbasehor.org/AgendaCenter/ViewFile/Minutes/_11122025-496

Starting at the 49min mark in the meeting recording <https://www.youtube.com/watch?v=viSNScGBhm0>

Thankfully the City Council denies the rezoning application **starting at the 52min 20second mark**, citing that this type of development does NOT follow the Golden Factor Criteria and does NOT fit the characteristics of the neighborhood and the uses of the surrounding property.

Again when the Council performed this vote, they knew what the proposed development was that was being planned for this parcel because of the public statements Hartland Russell gave during the Planning and Zoning meeting held 10-14-2025.

5. Ordinance No. 975 – An application for rezoning to R-2 Two-Family Residential for a parcel located on the south side of Evans Road, East of 158th Street

Councilmember Sims moved to decline the recommendation of the Planning Commission and declined Ordinance No. 975; In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item in referencing the characteristics of the neighborhood and zoning and uses of hte property nearby Councilmember McEnroe seconded. The motion passed 4-1 with Councilmember Standiferd voting no.

Next, I would like to share some comments listed below to the current Planning Commission Agenda for 6-9-2026 https://www.cityofbasehor.org/AgendaCenter/ViewFile/Agenda/_06092026-527



City of Basehor Planning Commission
Staff Report – PRZ-004-26
Rezoning Request for Kansas Ave Basehor Property LLC to R-1b

Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the north side of Kansas Avenue, east of 158th Street and Glenwood Ridge Elementary School. The request seeks to rezone the property from its current zoning designation to R-1b, Neighborhood Residential District. Yet we know exactly what they are planning from the last meetings, between 200-300 additional houses

At this time, the applicant has not submitted any development or site plans in conjunction with this rezoning request, nor is such submission required. Approval of a rezoning application does not authorize construction or establish a specific development layout. Instead, it is the first step in the overall land use approval process and establishes the range of land uses and density standards that may be considered on the property in the future.

Should the rezoning be approved, any proposed development of the site will be required to undergo an extensive review process with the City. This includes, at a minimum, the submission of a preliminary plat, final plat, and construction plans. Each of these applications will be subject to technical review by City staff, public infrastructure review – including streets, utilities, and stormwater management – and ultimately approval by the Planning Commission and City Council, as applicable. This process ensures that any future development is consistent with City standards, adequately served by public facilities, and compatible with surrounding land uses.

Land Use & Zoning

The property is currently zoned R-0 and designated as both low-density and medium-density residential in the City of Basehor Comprehensive Plan. R-1b zoning allows for a maximum of 5 units per acre which categorizes as low-density in the Comprehensive Plan. The R-1b zoning permits single-family residential development with a minimum lot size of 7,000 square feet.

Table 1: Comparison of Surrounding Properties

Applicant Property	Current Zoning	Current Use	Future Land Use Plan
North South East West	R-0 - Suburban Residential	Undeveloped	Low-Density Residential Medium Density Residential
	R-1 - Single-Family Residential	Golden Valley Estates	Low-Density Residential
	RR-2.5 - County Property	Glenwood Estates	Low-Density Residential
	RR-2.5 - County Property	Undeveloped	Medium-Density Residential
	RR-2.5 - County Property	Undeveloped	Low-Density Residential Medium Density Residential
	RR-2.5 - County Property	Undeveloped	Low-Density Residential Medium Density Residential

The R-1b district is particularly well-suited for this site because it aligns with the low-density category on the northern section where it abuts established residential communities, and allows for a potential future transition to medium or high density residential to other properties.

To do this, the City staff is talking about Eminent Domain over 2 Dozen Families Homes and Destroying their Lives!

City of Basehor Planning Commission
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Not sure how City Staff defines Undeveloped, but when I look up the meaning it returns that is means "land that has been built upon with structures and roads" aka Peoples Homes, which there are over 2 Dozen Households on Kansas Avenue. Which makes all the surrounding property "Developed"

Not sure how City Staff is coming up with their definition for "Developed" but when I performed a simple Google search below this is what the results were.

AI Overview

**developed**

/dəˈveləpt/

Developed is the past tense of *develop*, acting as an adjective to describe something that has grown, advanced, or reached a mature, complete state. Its exact definition depends on the context in which it is used. [Merriam-Webster +2](#)

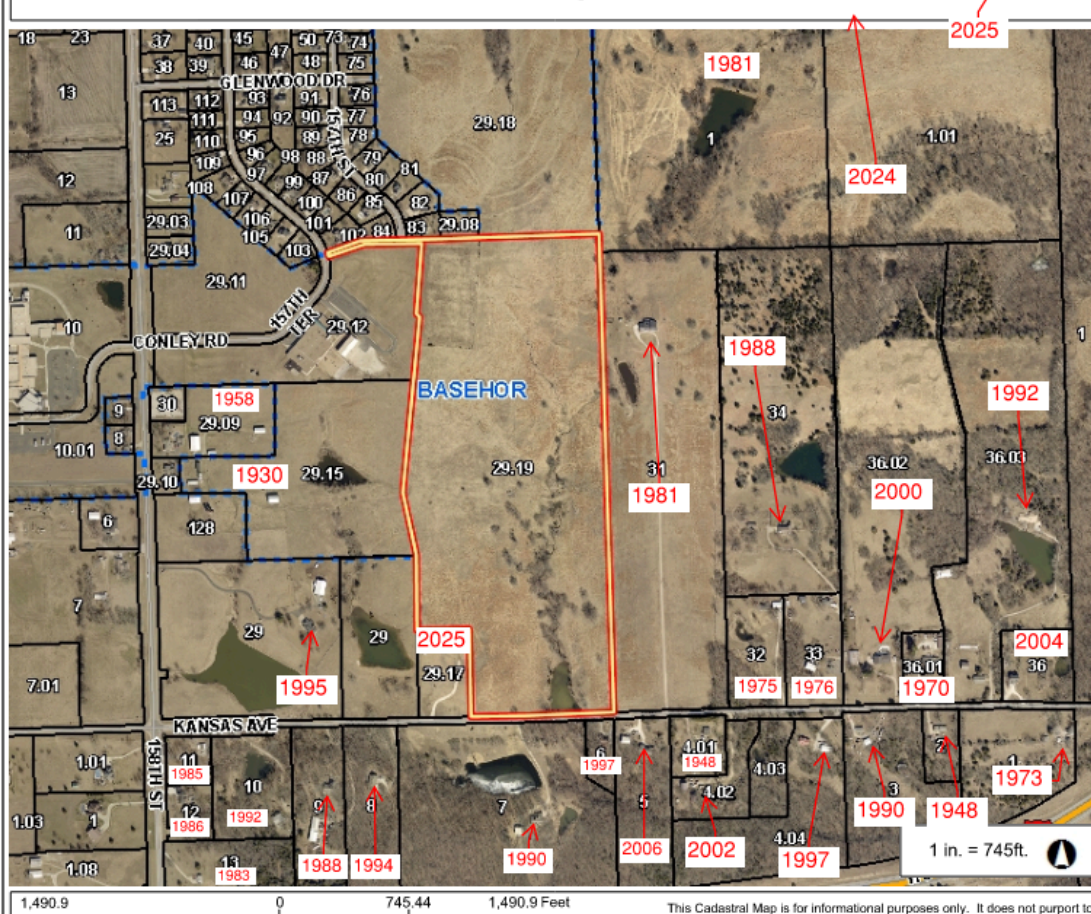
Common Meanings by Context

- **Economics & Sociology:** Refers to a country or region with a high level of industrialization, infrastructure, and a strong standard of living (e.g., a "developed nation"). [Merriam-Webster +1](#)
- **Planning & Ideas:** Describes a concept, strategy, or plan that has been fully elaborated and is ready for action. [Vocabulary.com](#)
- **Real Estate & Land:** Property that has been built upon or improved with roads, structures, and utility networks. [Cambridge Dictionary +1](#)
- **Photography:** Photographic film or digital material that has been processed with chemicals to produce a visible image. [Merriam-Webster +1](#)
- **Biology & Physical Form:** Organisms that have progressed from embryonic to mature stages, or muscles/skills that are strong and highly functioning. [Dictionary.com +1](#)

[Show more](#) ▼

The below image shows the Years that people/community members/neighbors built their homes and have been living on and raising their families ever since on the surrounding land.

R-1b Rezoning Request



Parcel Number
 Parcel
 City Limit Line
Major Road
 <all other values>
 70
Road
 <all other values>
 PRIVATE
 Railroad

**Year People Built
their Homes on these
parcels and have
been living here ever
since.**

Notes

1,490.9	0	745.44	1,490.9 Feet
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This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



City of Basehor Planning Commission
Staff Report – PRZ-004-26

Rezoning Request for Kansas Ave Basehor Property LLC to R-1b

Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, set factors are to be considered when evaluating a request for rezoning. As a reminder, while all factors must be addressed as part of the review, not every factor must weigh in favor of approval for a rezoning to be recommended, nor must every factor weigh against approval for a denial to be appropriate. The relative weight of each factor may vary depending on the specific characteristics of the property, the proposed zoning, and the surrounding development context.

1. Character of the Neighborhood & Zoning and Uses of Properties Nearby – While the subject property is not immediately surrounded by significant development, the requested zoning classification remains appropriate in this location. The property lies adjacent to Glenwood Estates to the north and west, an unincorporated subdivision within Leavenworth County whose lot sizes generally align with Basehor's R-1, Single-Family Residential District. A recently approved subdivision of Golden Valley Estates will be developed on the property directly to the north. Land to the south and east is largely consists of estate-style residential lots. In this context, the proposed zoning provides a logical framework for future growth and reflects the type of residential development anticipated by the City's Comprehensive Plan for this area. Establishing the requested zoning at this stage ensures compatibility with nearby residential patterns, **even in areas that remain undeveloped**, while supporting a cohesive transition as additional development occurs over time. **Again with the lies, the surrounding areas are developed**

2. The Suitability of the Property for the Uses Which it has Been Restricted – While the property is currently zoned R-0, the site is well-suited for more traditional residential development consistent with R-1b zoning. The property's proximity to existing residential subdivisions, its access to public infrastructure, and the overall residential growth in this portion of the City indicate that single-family neighborhood development is the most appropriate and suitable use of the property. **You are going to get people Killed with the 500+ additional cars**

3. The Extent to Which Removal of the Present Zoning Will Detrimentially Affect Nearby Property – **Rezoning to R-1b will not detrimentally affect surrounding properties.** The proposed zoning is compatible with the surrounding residential pattern and is consistent with the City's long-term vision for this area. All future development will be subject to subdivision, infrastructure, and site design standards that ensure compatibility, adequate buffering, and quality development outcomes.

4. The Length of Time the Property Has Remained Vacant as Zoned – The property has remained vacant for the past year in which it has been located within Basehor City Limits and zoned R-0.

5. The Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed Upon the Individual Landowners - Approval of this rezoning supports the public interest by facilitating appropriately scaled residential growth within the City's service area. The rezoning would allow the property to be developed in a manner consistent with the City's development standards. **No hardship is anticipated for surrounding landowners, as the proposed zoning aligns with existing residential uses and preserves neighborhood character.** **You are going to get people Killed with the 500+ additional cars**

6. Recommendation of Professional Staff – Staff recommends approval of the rezoning request. The request is consistent with the City's Comprehensive Plan, surrounding zoning and

Look at the Satellite map and you will see that this does NOT preserve the neighborhood character

City of Basehor Planning Commission
Page 64

And then my last comment on the City Staff report is that it is NOT valid to reference the Comprehensive Plan as a justification for this rezoning. That plan was conducted when the world was just coming out of COVID lockdown and did NOT get the appropriate feedback and input by the community to make the plan valid or able to be referenced.



City of Basehor Planning Commission
Staff Report – PRZ-004-26
Rezoning Request for Kansas Ave Basehor Property LLC to R-1b

land use patterns, and supports the logical continuation of residential development in this portion of Basehor.

7. The Conformance of the Requested Rezoning to the Dully Adopted Comprehensive Plan – The requested rezoning would result in a density less intense than designated in the City's Comprehensive Plan. The subject property is identified in the Plan with a split designation of Low-Density Residential and Medium-Density Residential future land uses. The proposed R-1b district aligns would result in a maximum density of 5.0 units per acre.

Next Steps

- Planning Commissions vote will be forwarded to City Council as a recommendation. The City council may override the recommendation via a 2/3 majority vote.
- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such applications again.

STAFF RECOMMENDATION FOR THE REZONING REQUEST:

Staff recommends **approval** of the rezoning request for Kansas Ave Basehor Property LLC from R-0 to R-1b.

ACTION OPTIONS FOR THE CONDITIONAL USE PERMIT:

1. I move to approve the rezoning request for Kansas Ave Basehor Property LLC from R-0 to R-1b; or,
2. I move to deny the rezoning request for Kansas Ave Basehor Property LLC from R-0 to R-1b;

Attachments:

- A. Staff Report
- B. Aerial
- C. R-1b Code Section
- D. Comments from the public

Like last time we already debunked this as a reputable source or plan. Need to interview more than 7 people, have more than 30 people attend the open houses, and have more that 10% of the city population complete the survey and provide input, in order to make this a valid plan.

Thank you for your time and consideration of this email letter and I look forward to the upcoming meetings on this proposed rezoning.

Sincerely,
Eric Naught
17185 158th St
Basehor, KS 66007

Greetings, members of the City Council, and staff.

This is to express deep concern regarding the proposed rezoning of PRZ-004-26, parcel number R3119, to R-1b, 7,000 sq. ft. lots for single family houses. Rezoning this parcel to residential category is appropriate for R-1 or larger lots.

In two days, local residents put together a Protest Petition with 67% of the property owners' signatures. These are the properties within 1,000 feet of the proposed rezoning. They would have received certified letters regarding the rezoning to R-1b. Many others wanted to sign the petition but were not eligible. It is fair to say there is virtually no one in the area that supports this property being rezoned to R-1b.

Monday afternoon, June 29, 2026, we received an email from Jim Sherman stating, "The protest petition has been reviewed and in the staff's opinion, is valid."

Our understanding is that this means when the council votes on this proposed rezoning they will need $\frac{3}{4}$ of the council members to vote in favor of the rezoning in order for the rezoning to pass according to Kansas Statute 12-757 (f)-(1). (See Figure 1 at the end of this letter.)

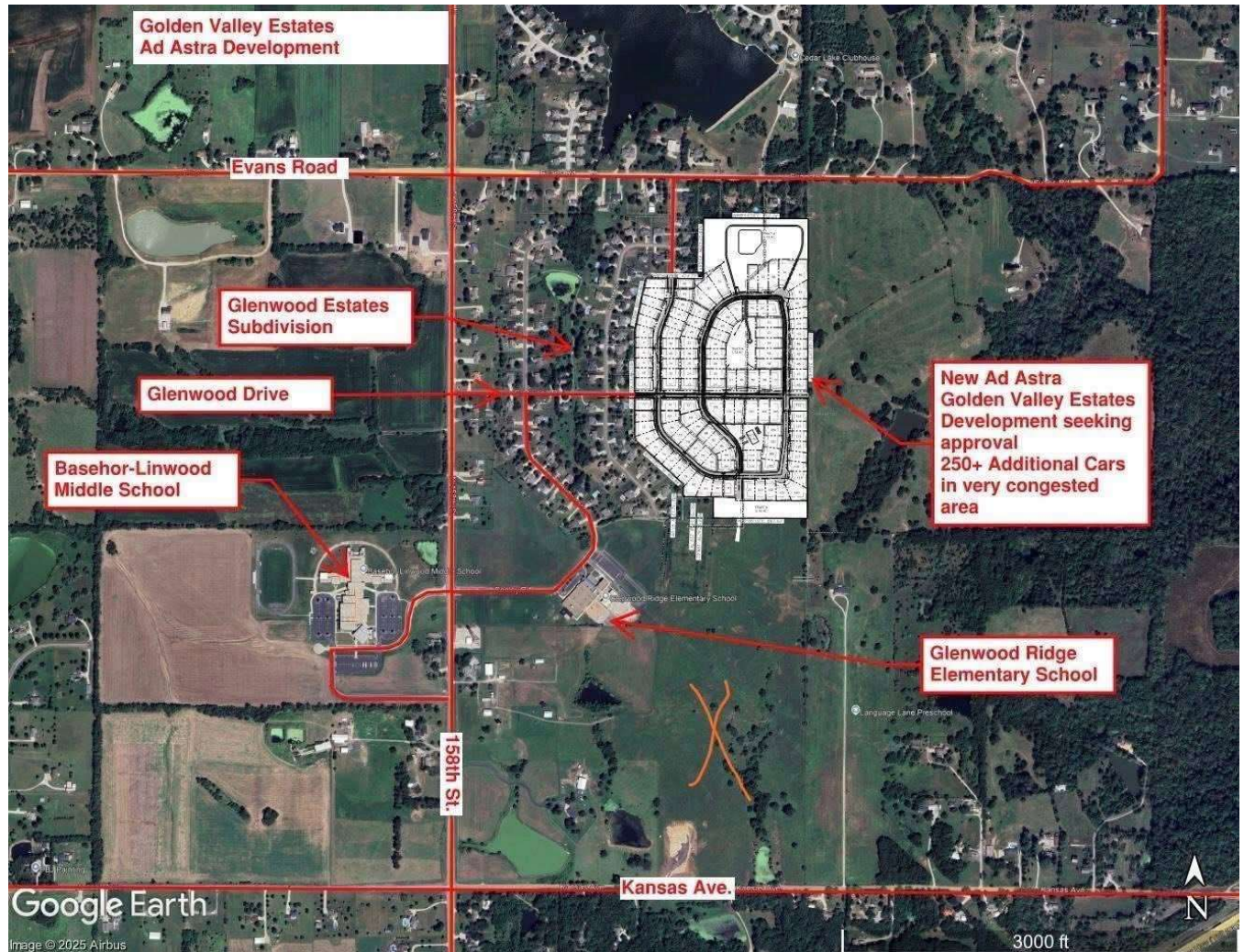
We do not believe that the proposed rezoning to R-1b fits with the character of the neighboring developments or the overall vision as expressed in the Leavenworth County Comprehensive Plans and in numerous surveys of Basehor and county residents. The denser development being considered will dramatically and negatively impact the surrounding area property owners, Glenwood Estates homeowners, taxpayers, and the school district for generations to come. In impacting so many people negatively in and around Basehor—both financially and in their day-to-day lives—this and similar developments will rapidly change the basic character of our community. The negative impacts will outweigh any positive impacts that might come with population growth.

It is impossible to understand how the City of Basehor can say that there are no detrimental effects on nearby properties. There will be clear negative impacts. Streets will become more dangerous with congested traffic. The heavy construction traffic and overall increased traffic will cause the streets to deteriorate rapidly. The increased population will cause overcrowding in the schools. Building schools to handle all the children will lead to increases in taxes.

Opposing PRZ-004-26 (Rezoning to R-1b)

2

Map: This map shows the area from Evans Road south to Kansas Avenue and east of 166th Street to east of the property proposed for rezoning to R-1b which is identified on the map with an orange "X".



The current 5-year plan was developed by the City of Basehor without any input from the local residents that are impacted by this rezoning and eventual development. Not one person from the area was included among the people in the acknowledgements. This shows a lack of representation of the interests of this area even though it is mapped as critical for the City's future economic and population growth.

The existing character and atmosphere of the surrounding area/neighborhood is at risk. The zoned uses of nearby properties and the types of activities or structures already present in adjacent areas are not compatible with what is being proposed. The

detrimental effects on nearby properties—the extent to which this proposed change would negatively impact neighboring land—are significant.

The area surrounding the proposed R-1b is a quiet rural area with large estate properties. Glenwood Estates is a quiet rural subdivision with approximately 80 estate style family homes. It has road ditches and no sidewalks. Children walk and ride bikes to school daily crossing Glenwood Drive. Families take walks and ride bikes on the roads.

A little over 6 months ago the City Council denied Ad Astra's proposal to rezone this 65-acre parcel from R-0 to R-2, with single family houses on 5,000 square foot lots. Currently, this same developer is requesting rezoning to the new R-1b with lots that go down to 7,000 square feet for single family houses. The Council denied the previous rezoning request due to its vast difference from the surrounding existing developments, the overwhelming traffic congestion it would bring, lack of usable green space for parks and trails, and the overcrowding effects on the local school district, along with other factors that negatively impacted the community.

This southern parcel with small lots would allow another ~250 or more housing units on top of the ~125 houses on the northern 55-acre parcel/Golden Valley Estates, for a total of ~375 houses. This is significantly higher density than the surrounding area. There would be only one additional exit from the parcel onto Kansas Avenue. Glenwood Drive to 158th Street will be a primary route for much of the R-1b development, as well.

Traffic will be a major issue with a dense development. The southern parcel would likely bring 500 plus vehicles in addition to the 250 plus from the northern Golden Valley Estates development. With 375 or more households making an average of 12 trips daily, that's an additional 9,000 trips in and out of the area daily on Kansas Avenue, Glenwood Drive, and 158th Street. This will increase unsafe conditions in the area on roads that were never designed for this amount and kind of traffic.

The Planning Department stated that Glenwood Drive would become a trafficway needing additional measures to mitigate the increased traffic safety concerns on the roadway. He even admitted that there would likely be accidents at the intersections in Glenwood Estates.

Kansas Avenue, being the other primary access point for the proposed R-1b parcel, functions as a county arterial road. Kansas Avenue, Glenwood Drive, and 156th Terrace are chip and seal residential-grade construction, 11-foot lane width, is hilly, with no shoulders, no turn lanes, no curbs, and no sidewalks. Without widening the road and adding turn lanes, it is nearly impossible for large trucks or vehicles with trailers to make a turn onto a residential style road without going into neighboring properties or the road ditch. These county roads all have insufficient gravel-based roadbeds and lane widths.

All will rapidly deteriorate under heavy traffic. There have been numerous accidents on Kansas Avenue because it carries significant volumes of speeding traffic. Many commuters use Kansas Avenue as a quicker bypass to avoid 24-40 or K7/Bonner traffic. The 2.5 miles of Kansas Avenue from 158th to 138th will need to be upgraded before the addition of hundreds more vehicles daily. The eastern half mile is within the Bonner Springs City Limits and is a narrow and hilly segment becoming an improved road at 138th Street. An arterial like Kansas Avenue should have 15-foot or greater lane widths. 158th Street also needs to be discussed. While the road received an asphalt upgrade with shoulders 15 or more years ago, it is nearing critical capacity. If you question that, walk or bicycle 158th Street some morning or afternoon.

There are quite a few Elementary and Middle School aged children walking on the roadways in the Glenwood Estates subdivision. 157th Terrace and Glenwood Drive see significant vehicular traffic from the schools with many conflicts at Glenwood Drive and 157th Terrace. This will be magnified by using Glenwood Dr as a major Collector Road. This will increase the unsafe conditions in the area on roads that were never designed for this amount and kind of traffic. It will literally cut the Glenwood Estates subdivision in half.

Along 158th Street in the one mile from Evans Road to Kansas Avenue, there are five intersections— Kansas Avenue, Connely Drive, a second bus entrance to Basehor Linwood Middle School, Glenwood Drive, and Evans Road. Most of those intersections on 158th Street are near the Middle School and Glenwood Ridge Elementary. The Kansas Department of Transportation has already stated that there needs to be a traffic light at Connely Drive and 158th Street, between Glenwood Ridge Elementary School and Basehor-Linwood Middle School.

To replace these roads would cost taxpayers approximately \$10-15 million per mile, similar to the costs of 158th St near City Hall. Will the local residents be burdened with paying for all of that cost?

When looking at new areas to develop there needs to be an expectation that developers should leave easements/right of ways sufficient for improving connecting roads. These improvements would include the durability of the road surface, widen the roads, and adding turn lanes where needed. This has not been the case with some previous plans in this area. When the new area does not add enough easements into the plan from the beginning the existing homeowners' property bears the brunt of the changes that are needed.

There are quite a few Elementary and Middle School aged children walking on the roadways in the Glenwood Estates subdivision. 157th Terrace and Glenwood Drive see significant vehicular traffic from the schools with many conflicts at Glenwood Drive and 157th Terrace. This will be magnified by using Glenwood Dr as a major Collector Road.

How does the City plan to address pedestrian and vehicle safety created by this development in the City?

As the City continues to annex property and approve large developments with hundreds of small houses on small lots south of State Avenue which will bring thousands of vehicles to travel county roads, increasing dangerous road and traffic conditions. These roads cannot handle that amount of traffic, including the large truck and construction traffic. In the past six months to a year, there have been numerous accidents on Kansas Avenue, alone, including a fatality. The roads in the area are growing increasingly dangerous without significant improvement.

But listening to City and County officials, neither the City nor County have any plans to improve the quality or safety of the area roads.

The local schools are at or near capacity. According to a government study, there is an average of 1.8 children per household. With approximately 375 new households in the proposed R-1b development and Golden Valley Estates being added to this area, there would be about 675 students added to the local schools. That is the equivalent of another one to two school buildings being built, furnished, and staffed. We'll leave it to the school district to tell us how they plan to handle that, but I'm sure it will involve all of our tax dollars as we will need to build new schools. Based on the last school built by the district, each school could increase overall property taxes inside and around Basehor, by 20 mils or about a 15% increase. If more than one school is needed, that would be another 20 mils and 15%. Each building costs tens of millions of taxpayer dollars to the Basehor-Linwood School District residents.

The area is on Suburban Water. Despite what Suburban Water says, we frequently lose water pressure or have water losses without notification. The already taxed water system will be further taxed with the addition of hundreds of additional housing units being added through the rezoning and development of these parcels. This will also affect the water pressure in the future development in these city parcels and other city subdivisions. Suburban already purchases water from the Board of Public Utilities (BPU) because they do not have enough of their own resources.

Regarding Sewer District #3: Approximately fifteen years ago, Glenwood Estates residents were forced to install new sewer interceptors and a pump station. We've been paying an extra \$1,000 per year per home and now have the sewer about 75% paid off. Lines were upsized at extra cost for development of a "similar size" subdivision to Glenwood Estates, where Golden Valley Estates is to be built. The expectation was that development would assist with the sewer cost. The lines may have the capacity for an additional 80 or so connections. From previous attempts to develop this land, we understand that the current sewer system will not have the capacity to accommodate

the increase in housing units allowed by the R-1b zoning. Golden Valley Estates, alone, will exceed the capacity of the sewer system.

The residents of Glenwood Estates have been forced to pay for the sewers, including on the property now owned by Ad Astra. Will the developer or the new residents pick up their share of the costs? Who will pay for the necessary upgrades for the additional houses?

So, with potential for 250 more housing units in the proposed R-1b, the current infrastructure would need to be upgraded or replaced. Will the developer absorb that cost, including paying off the remaining infrastructure that will be replaced?

“Affordability” is another way we hear developers and cities pushing for these small houses on small lots. There is no such thing as an “affordable” house in today’s market of newly built houses on land that has never been built on before. Land and infrastructure- roads, sewers, water, electricity, etc. costs to build.

In order to have an “affordable” newly built house you need incentives. KCK school district’s newsletter recently had an article on affordable housing in KCK. The city offered builders abandoned lots for the cost of back taxes in town where infrastructure already exists.

Builders built small 1,000-1,200 square foot (on the main floor above ground) houses with unfinished basements on small lots. These houses range in cost from approximately \$225,000-250,000 but there was relatively very little cost for land and infrastructure. These houses are located in an area of town that the city has been revitalizing around 21st street in KCK.

This opportunity doesn’t exist in our area.

Instead developers buy farmland and divide it up into small lots of 7,000 square feet or less to build a small 1,200 square foot single story house without basements starting around \$300,000-350,000. About \$100,000 more than the ones in KCK. Similar houses without basements in Stone Creek in Tonganoxie, which is an RHID development, are also in the \$300,000-350,000 range.

Based on the number of developments that are currently in some phase of the planning process in the Basehor area with small lots of 7,000 square feet or less, we will have over a thousand small houses on these small lots.

Imagine what it will be like having Tonganoxie’s Stone Creek multiplied throughout the Basehor community.

This parcel of land proposed for R-1b has significant run-off and downstream impact. The runoff will impact area residents on the south side of Kansas Avenue.

Development will increase the amount of impermeable surfaces further increasing run-off. Current drainage from a single recent new construction property with a structure and parking has caused erosion and damaged properties south of Kansas Avenue. Silting has left the road muddy and slick leading to an accident, already. Kansas Avenue residents report increased mud and debris in their streams.

People in the greater Basehor community area live here for a reason. According to page 53 of the Basehor Comprehensive Plan, **nearly 3/4 of the people live here for the quality of schools, the high quality of life, and small-town community feel.**

Your survey further specified that we want green space- trails, parks, recreational areas, open spaces, etc.

None of us want to live in the congested area of urban KC or in the congested area of Johnson County. The city plan said that we live here to have space, less traffic, etc. We do NOT want to be like Johnson County.

The existing Leavenworth County plan has current zoning at RR-2.5 and designates future use as low-density residential. These would include R-1(43), R-1(15), and R-1(10) (See Table 1). Basehor's Comprehensive Plan shows current zoning for most of this area as R-0, RR-2.5 and R-1, low-density residential. Future use is indicated to be low-density and medium-density residential. The County's R-1 category has several levels; R-1(43), R-1(15), and R-1(10). None of the County's R-1 categories fall below 10,000 square foot lot size. Basehor lumps all the lots from 10,000 square feet to 43,560 square feet (1 acre) into one category. Everything over 1 acre is lumped into R-0 while the County has RR-2.5, RR-5, and RR-40. In order for the City to move towards medium-density, with lots below 10,000 square foot, the City would have to rezone property with homes already existing. Is the City planning to acquire these properties? Again, not one person from the impacted area was involved in creating the City's 5-year Comprehensive Plan for this area. At the time this plan was developed, all of this area was in the County, not in the City.

The land owned by Ad Astra was annexed into Basehor within the last 2 years explicitly for the purpose of developing the property. The northern parcel that contains Golden Valley Estates and the southern parcel east of Glenwood Ridge Elementary School were island annexations. All of the surrounding area remains in the County, not the City.

Table 1: Comparison of zoning categories between Leavenworth County and Basehor based on public information.

Comparison of Zoning Categories in Leavenworth County and Basehor			
Parcel/Lot Size	Leavenworth County	Basehor	Notes
40 acre or more (1,742,400 ft ² or more)	RR-40	A or R-0	
20 to 40 acre (871,200 – 1,742,400 ft ²)	RR-5	A or R-0	Basehor "A" zoning has a minimum of 20 ac.
5 to 20 acre (217,800 – 871,200 ft ²)	RR-5	R-0	
2.5 to 5 acre (108,900 – 217,800 ft ²)	RR-2.5	R-0	
1 to 2.5 acre (43,560 – 108,900 ft ²)	R-1(43)	R-0	
15,000 ft ² to 1 ac. (43,560 ft ²)	R-1(15)	R-1	
10,000 to 15,000 ft ²	R-1(10)	R-1	
7,000 to 10,000 ft ²	R-2	R-1b	County R-2 is for single family only
6,000 to 7,000 ft ²	R-2	R-2	Basehor allows single family or duplexes on this lot size
6,000 ft ² or more	R-3	R-3	Multi family, apartments, nursing homes, etc.
Other categories not relevant			

Below is a detailed Table 2 showing comparisons of zoning categories for properties surrounding the parcel proposed for rezoning by Ad Astra. Ad Astra also owns the parcel to the north being developed as Golden Valley Estates. The City of Basehor put together the smaller table below regarding the area surrounding the parcel being proposed for rezoning to R-1b.

Table 2: Detailed Comparison of Surrounding Properties based on public information.

Comparison of Surrounding Properties		
	Current Zoning Based on Description	Current Use Description
Applicant Property (proposed R-1b)	R-0 1 acre (43,560 ft ²) or more (Basehor Zoning) Single-Family Residential	<u>65.8 acre</u> (2,866,000 ft ²) parcel Undeveloped
North (Glenwood Estates and Golden Valley Estates)	R-1(15) 15,000-43,560 ft ² (1 acre) lots and R-1(43) 1-2.5 acres (43,560-108,900 ft ²) lots Single-Family Residential (County Property Zoning) & R-1 Single-Family Residential 10,000-43,560 ft ² lots (Basehor Zoning)	Glenwood Estates and 158 th St. 0.47-1.8 acres 20,500-85,000 ft ² lots Low-Density Residential & Golden Valley Estates 10,000-12,000 ft ² lots Low-Density Residential
South (South of Kansas Ave.)	R-1(15) 15,000 ft ² - 1 acre (43,560 ft ²), RR-2.5 2.5-5 acres (108,900-217,800 ft ²) lots, and RR-5 5-40 acres (217,800-1,742,400 ft ²) lots Single-Family Residential (County Property Zoning)	0.76-21.76 acres (33,100-948,000 ft ²) lots Agricultural and Large Lot Low-Density Residential
East (North of Kansas Ave., east of proposed R-1b)	RR-2.5 2.5-5 acres (108,900-217,800 ft ²) lots and RR-5 5-40 acres (217,800-1,742,400 ft ²) lots Single-Family Residential (County Property Zoning)	4.8-79.6 acres (210,000-3,467,000 ft ²) Agricultural and Large Lot Low-Density Residential
West (158 th St, north of Kansas Ave. to Glenwood Ridge Elementary School)	R-1(15) 15,000 ft ² - 1 acre (43,560 ft ²), RR-2.5 2.5-5 acres (108,900-217,800 ft ²) lots, and RR-5 5-40 acres (217,800-1,742,400 ft ²) lots Single-Family Residential (County Property Zoning)	1.4-29.3 acres (70,000-1,276,000 ft ²) lots Agricultural and Large Lot Low-Density Residential

In the Planning Department's report on the rezoning to R-1b for the June 2026 Planning Commission meeting, they provided "Comparison of Surrounding Properties". That table, Table 3, does not fully represent the character of the surrounding areas proposed for rezoning to R-1b.

Table 3: Comparison of Surrounding Properties from Basehor Planning Department

Table 1: Comparison of Surrounding Properties			
Applicant Property	Current Zoning	Current Use	Future Land Use Plan
North	R-O - Suburban Residential	Undeveloped	Low-Density Residential Medium Density Residential
	R-1 - Single-Family Residential RR-2.5 - County Property	Golden Valley Estates Glenwood Estates	Low-Density Residential
South	RR-2.5 - County Property	Undeveloped	Medium-Density Residential
East	RR-2.5 - County Property	Undeveloped	Low-Density Residential Medium Density Residential
West	RR-2.5 - County Property	Undeveloped	Low-Density Residential Medium Density Residential

The parcel of land proposed for rezoning to R-1b (7,000 square foot lots) has changed from a Leavenworth County zoning for agricultural use to Basehor's R-0 (agricultural use and developable with 1 acre or larger lots). The R-1b category, now proposed, is quite different from the surrounding area.

All of the surrounding area is within the County, NOT within Basehor city limits. According to Leavenworth County's zoning map (available through <https://leavenworth-county-gis-lvcountyks.hub.arcgis.com/>), Glenwood Estates subdivision, properties on 158th St., and on Kansas Ave. are zoned RR-2.5. These properties range from one-half acre (21,780 square feet) to 30 acres (1,306,800 square feet). The farm to the east of the proposed R-1b zoning consists of 2 parcels owned by the same family. The northern parcel is approximately 80 acres, and the southern parcel is approximately 40 acres, for a total of 120 acres. All the surrounding properties are significantly larger than the proposed R-1b with 7,000 square foot lots. Even the smallest half acre (21,780 square feet) lots adjoining this area are more than 3 times larger than the proposed R-1b zoning for 7,000 square foot lots.

Again, the parcel proposed for rezoning to R-1b, owned by Ad Astra, along with the parcel to the north currently being developed as Golden Valley Estates, and Glenwood Ridge Elementary School and Basehor Linwood Middle School are island annexations into the City of Basehor. Ignoring or misinterpreting the County's zoning and comprehensive plan of surrounding properties does not serve the community.

There is currently a wave of developments with small houses on small lots within the greater Basehor area. This is an overwhelming wave of development to the existing residents. As we have seen in the last couple of attempts by large developers, they only want to cram as many housing units as possible into a space without regard for the impact on the surrounding community or the community at large.

Please do not ignore the area residents, whether they are in the City or County, they are part of the greater Basehor community. The council is tasked with not negatively impacting the surrounding area. The developers just want to maximize their profits without regard for others in the community.

Rezoning this to R-1b without a development plan is, in our view, nothing more than an attempt by the owner and developer—by Kansas Ave Basehor Property LLC and Ad Astra—to avoid transparency in the planning process. This approach significantly limits opportunities for public input.

The overall effects of the proposed rezoning of the parcel to R-1b in terms of traffic safety, deterioration of roads, overcrowding schools, substantial increase in cost to taxpayers, and negative impact on area residents is not substantially different from the last plan by this developer. We find that R-1b does NOT fit with the neighboring area.

In impacting so many people negatively in and around Basehor, financially and in their day-to-day lives, these and similar developments will rapidly change the basic character of this city. The negative impacts on taxes and schools will outweigh the positive impact of population growth.

At this moment in time, we have the opportunity to further define who we are as the greater Basehor area community! One that reflects the desires of the community to be different from the urban areas of KC or the suburban area of Johnson County. Instead, one that honors the community's desire to have a SMALL-town community feel.

It is impossible to understand how the City of Basehor can say that there are no detrimental effects on area residents and properties. There will be clear negative impacts.

Thank you for giving us this opportunity to share our concerns.

Concerned Glenwood Homeowner Group

Joan and James Robinson

Figure 1: Kansas Statute 12-757(f)-(1): Protest Petitions

(f) (1) Except as provided in subsection (g), whether or not the planning commission approves or disapproves a zoning amendment, if a protest petition against such amendment is filed in the office of the city clerk or the county clerk within 14 days after the date of the conclusion of the public hearing pursuant to the publication notice, signed by the owners of record of 20% or more of any real property proposed to be rezoned or by the owners of record of 20% or more of the total real property within the area required to be notified by this act of the proposed rezoning of a specific property, excluding streets and public ways and property excluded pursuant to paragraph (2) of this subsection, the ordinance or resolution adopting such amendment shall not be passed except by at least a $\frac{3}{4}$ vote of all of the members of the governing body.

Kathy Renn

From: Alex Van Dyke
Sent: Monday, July 6, 2026 3:47 PM
To: Kathy Renn
Subject: Fw: Proposed R-1b Rezoning concerns, PRZ-004-26

From: Diana Thurlow <dthurlow95@gmail.com>
Sent: Monday, July 6, 2026 3:39 PM
To: Dick Drennon <ddrennon@cityofbasehor.org>; Ben Sims <bsims@cityofbasehor.org>; Vickie McEnroe <vmcenroe@Cityofbasehor.org>; Vernon J. Fields <vjfields@cityofbasehor.org>; Michael Roe <mroe@cityofbasehor.org>; Shari Standiferd <sstandiferd@cityofbasehor.org>; Jim Sherman <jsherman@cityofbasehor.org>; Alex Van Dyke <avandyke@cityofbasehor.org>; Leslee Rivarola <lrivarola@cityofbasehor.org>; Maddie Bouton <mbouton@cityofbasehor.org>
Subject: Proposed R-1b Rezoning concerns, PRZ-004-26

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Mayor, City Council and City Staff,

I have concerns about the R-1b rezoning area proposed north of KS Ave and east of 158th street, PRZ004-26, as I believe there will be issues long after the Golden Valley development is completed.

Please understand, I am not opposed to new development, but I am opposed to the density of the proposed development on that existing farm ground area.

Area road quality

A major concern is the current road quality in the existing Glenwood Estates subdivision and the surrounding county roads that border this new development area. Existing conditions are not sufficient for the increased number of cars and trucks resulting from this proposed R-1b development. (300+ cars just from the 250+ homes in this proposed rezoning of 65-acre area). Glenwood Estates and other nearby county roads are chip & seal, with narrow lane widths, deep road ditches, no curbs and no sidewalks. These roads will rapidly deteriorate under construction vehicles and the increased daily traffic to and from the new development. Much of the proposed development will access this area via 2 roads - Glenwood Drive (through Glenwood Estates) and eventually from Kansas Ave.

The exits from the proposed subdivision, Glenwood Drive (to 158th) and KS Ave will be major traffic hazards. Much of the local traffic in this area uses 158th street, or even 166th street, to Kansas Ave to go east to 7 Hwy and to Walmart, Walgreens, Ace Hardware and Price Chopper to avoid the traffic on State Ave and K32. Kansas Ave is narrow, hilly and has deep ditches on both sides of the road and is chip and seal. I have seen many cars in those ditches. If you have traveled on this road, you know it is prime for accidents with the current traffic load, let alone several hundred more per day. It is too narrow and visibility is bad, especially for the existing Kansas Avenue homeowners trying to get out of their drives. I can't imagine how it will handle the traffic volume from hundreds more homes and all the traffic to and from the schools off 158th street and east into Bonner.

Consider too, that other nearby farm grounds in the county have separate existing developments nearby (Red Tail Acres on Ks Ave, Tallgrass Estates at 166th and Evans and more City approved Ad Astra developments at 166th and Evans) with additional traffic from those homes whose owners will use those same schools and businesses and access them all along those same roads (KS Ave, 158th Street, Evans Road, 166th Street).

The latest traffic issue to factor into all this is the new Chiefs stadium. I and others believe that Chiefs fans in Kansas, and new nearby businesses that start up in the next few years (in proximity to the stadium), will be using these county roads as alternate routes to get to and from K7, K32 and State Ave. *Kansas Ave, 158th Street and 166th Street will be some of those affected roads.* This will not be good for any of us in the area. Major county road improvements will need to be made. The county and state do not have the funds to fix all the surrounding county and state roads. Adding these 250+ homes on just 65 acres will only exacerbate these problems on Kansas Ave (and 158th and even 166th).

Stormwater issues with high density, small lots.

On April 27th, our Basehor area received 4+ inches of rain in a couple of hours. 166th Street was flooded between State Ave and Evans Road and closed for a few hours that morning. My property had our north fence pushed to the ground due to the high-water volume during this time. Our lot consists mostly of grass, garden beds and a mature line of trees. It can take a lot of water infiltration and not end up as runoff. The proposed rezoning area is currently farm fields, where infiltration is at its maximum. BUT proposed R-1b rezoned lots are **small**. The houses and associated driveways, sidewalks and curbs make the green space for yards very small and the impervious areas very large. The areas covered by houses, concrete and asphalt **substantially** increase the amount of runoff vs infiltration. Heavy rain like this recent one is not all that uncommon. I am very concerned that this area, if built as R-1b, will be hit hard

whenever heavy rain and flash flooding occur. It will overflow the stormwater controls and cause damage to homes and nearby areas, including nearby roads. We recently had mud flowing across Ks Ave from just one new house that is adjacent to this proposed subdivision due to a recent typical rain. Water flows downhill and it does not matter if your house is new or old, things in the path of floods are negatively affected.

For the reasons above, I respectfully request that you vote NO to the R-1b rezoning.

Thank you for your time,

Diana Thurlow

17363 166th street

Basehor KS

Opposition to R-1b for numerous reasons

From tim quigley <timquigley7@gmail.com>

Date Wed 7/22/2026 1:43 PM

To Dick Drennon <ddrennon@cityofbasehor.org>; Ben Sims <bsims@cityofbasehor.org>; Shari Standiferd <sstandiferd@cityofbasehor.org>; Vickie McEnroe <vmcenroe@Cityofbasehor.org>; Leslee Rivarola <lrivarola@cityofbasehor.org>; Maddie Bouton <mbouton@cityofbasehor.org>; Jim Sherman <jsherman@cityofbasehor.org>; Alex Van Dyke <avandyke@cityofbasehor.org>

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Dear council members,

For the 3rd time we are expressing our opposition to the

I don't know how anyone could not read the e-mail your e-mail and all of the correspondence we have previously sent and not get it or seem to care at all.

See below.

Sincerely,

Tim and Kiok Quigley 913-206-7223

OPPOSITION

The proposed R-1b zoning is NOT compatible with the surrounding area properties and neighborhood's Character. The impact of the R-1b property will be detrimental to the surrounding area and neighborhoods.

What is Character? And Why is it important?

-In rezoning, "character" refers to the properties attributes and how it fits into the bordering/surrounding area and neighborhood's character (building scale, street networks, and land-use patterns).

In other words, is the proposed rezoning category's CHARACTER Compatible with the surrounding area and Neighborhood's current zoning, uses and the character of those neighborhoods?

-This concept is used to balance private property rights with the public interest.

Is the proposed R-1b parcel in the City limits of Basehor or Rural Leavenworth County?

-The land proposed for rezoning to R-1b, owned by Kansas Ave Basehor Property LLC/Ad Astra, was annexed into Basehor approx. 2 years ago explicitly for the purpose of developing the

property. The parcel of land proposed for rezoning to R-1b (7,000 square foot lots) changed from a Leavenworth County zoning for agricultural use to Basehor's R-0 (agricultural use and developable with 1 acre or larger lots) when it was annexed.

The property was originally one large roughly 120-acre parcel. Ad Astra divided the property into 2 parcels. The northern 55-acre parcel is designated as R-1 and is being developed into Golden Valley Estates with the smallest 10,000 sq ft lots. The southern 65-acre parcel, east of Glenwood Ridge Elementary School, is being proposed for development as R-1b with 7,000 sq ft lots.

- Both parcels along with the schools were island annexations.

- All of the surrounding area remains in rural Leavenworth County. The properties along Evans Road to the North, to the West Glenwood Estates and the homes along 158th St, to the South- the properties along Kansas Ave, and the farm to the East. They are NOT within Basehor City limits, except the newly approved Golden Valley Estates development and the schools.

- According to the City Planning Dept. Report, the R-1b would act as a transition to medium density development on other nearby properties. These existing properties are currently large lot, multi-acre properties and a family farm. Is the City planning on using eminent domain from current owners to make changes to their land?

- As you can see, the R-1b category, now proposed, is quite different from the surrounding area.

What is the Character of the surrounding area and neighborhoods?

- The area surrounding the proposed R-1b is a quiet rural area with large estate properties, multi-acre properties, and farms.

- All of the area properties surrounding the proposed R-1b are within Leavenworth County, NOT within Basehor city limits except the northern parcel for Golden Valley Estates development, being developed by the same owner, and the schools, according to Leavenworth County's zoning map (available through <https://leavenworth-county-gis-lvcountyks.hub.arcgis.com/>).

- The properties on 158th St., and on Kansas Ave. are zoned RR-2.5. These properties range from one-half acre (21,780 square feet) to 30 acres (1,306,800 square feet).

- The farm to the east of the proposed R-1b zoning consists of 2 parcels owned by the same family. The northern parcel is approximately 80 acres, and the southern parcel is approximately 40 acres, for a total of 120 acres.

- Glenwood Estates subdivision is a quiet rural subdivision with approximately 80 estate style family homes. It has road ditches and no sidewalks. Children walk and ride bikes to school daily crossing Glenwood Drive. Families take walks and ride bikes on the roads.

- All the surrounding properties are significantly larger than the proposed R-1b with 7,000 square foot lots. Even the smallest half acre (21,780 square feet) lots adjoining this area are more than 3 times larger than the proposed R-1b zoning for 7,000 square foot lots. When comparing lots, there will be ~6 lots to each 1-acre lot in the surrounding area.

- The increased density will bring negative impacts to the area in terms of unsafe traffic for vehicles and pedestrians, deterioration of roads, increased need and cost to taxpayers for additional schools, the potential additional cost to Glenwood Estates homeowners for replacing the sewer system for a 3rd time, increased water run-off onto bordering properties causing erosion and pollution, etc. (see prior posts for further details.)

What is the long-range plan for the surrounding area in the Leavenworth County Comprehensive Plan?

- The existing Leavenworth County plan has current zoning at RR-2.5 and designates future use as low-density residential and RR agricultural. The County's R-1 category has several levels: R-1(43),

R-1(15), and R-1(10). (see previous post for a detailed zoning comparison table.) None of the County's R-1 categories fall below the 10,000 square foot lot size.

-There is a significant difference between LV county and the City of Basehor in size of properties and use of the area's land.

What is Basehor's 5-year plan for the area?

-Basehor's Comprehensive Plan shows current zoning for most of this area as A or R-0, RR-2.5 and R-1, low-density residential. Future use is indicated to be low-density and medium-density residential. Basehor lumps all the lots from 10,000 square feet to 43,560 square feet (1 acre) into one category. Everything over 1 acre is lumped into R-0 while the County has RR-2.5, RR-5, and RR-40. In order for the City to move towards medium density, with lots below 10,000 square feet, the City would have to rezone property with homes already existing.

-Is the City planning to acquire these properties?

-Not one person from the impacted area was involved in creating the City's 5-year Comprehensive Plan for this area. At the time this plan was developed, all of this area was in the County, not in the City limits.

Why is there a difference between the Leavenworth County's plan and Basehor's plan?

-Listening to City and County officials, the City and County CANNOT seem to consistently work together for the common good of all residents.

-Ignoring or misinterpreting the County's zoning and comprehensive plan of surrounding properties does not serve the community.

-The current 5-year plan was developed by the City of Basehor without any input from the local residents in the area surrounding the proposed R-1b, which are impacted by this rezoning for a development. Not one person from the area was included among the people in the acknowledgements.

-This shows a lack of representation of the interests of this area even though it is mapped as critical for the City's future economic and population growth.

Why are we still talking about rezoning this property? And what does it have to do with how the Character of the proposed R-1b compares to the surrounding area?

Many people ask why we are still talking about this property.

-When JR Evans developed Glenwood Estates, he also platted the land to the east as an extension of Glenwood Estates for around 80 homes. But he became ill and reverted the property back to agricultural.

-Over the years, a number of people have been interested in developing this property, however the cost of the land was too high compared to the return on the investment.

-Several years ago, JR's family tried to develop the land using the plat that JR had but were told "no" by individuals with the city of Basehor.

-About 2 years ago Rausch Coleman/Lennar planned to purchase the land and proposed building a Planned Development (PR) with 5,000 sq ft lots. The city council voted "NO" because of the negative impact on the surrounding area and neighboring subdivisions. The proposed PR development was not similar in Character. So Rausch Coleman backed out of the sale.

-A little over 6 months ago Ad Astra purchased the land. The City Council denied Ad Astra's proposal to rezone this 65-acre parcel from R-0 to R-2, with single family houses on 5,000 square foot lots. That proposal was NOT approved due to the negative impact on the surrounding area

and neighboring subdivisions because it was not similar in Character. The developer had to wait for 120 days to reapply for rezoning.

- Currently, this same developer is requesting rezoning to the new R-1b with lots that go down to 7,000 square feet for single family houses.

- The Council denied the previous rezoning request due to its vast difference from the surrounding existing developments, the overwhelming traffic congestion it would bring, the difference in the CHARACTER of the development, the lack of usable green space for parks and trails, and the overcrowding effects on the local school district, along with other factors that would negatively impact the community.

- The surrounding area and neighboring subdivision residents feel this proposed rezoning to R-1b is not significantly different from the previous proposals. The R-1b is not similar in Character. The community feels it should NOT be approved.

What Characteristics do the residents of Leavenworth County and the City of Basehor express as the kind of place they want to live?

- People in the greater Basehor community area live here for a reason. According to page 53 of the Basehor Comprehensive Plan, nearly 3/4 of the people live here for the quality of schools, the high quality of life, and small-town community feel- It's Character. The survey further specified that residents want green space- trails, parks, recreational areas, open spaces, less traffic, etc.

- We do NOT want to be like urban KC or congested suburban Johnson County. Urban KC and suburban JOCO do NOT have the SMALL-TOWN Character/community feel this community wants.

- Please do not ignore the area residents, whether they are in the City or County, they are part of the greater Basehor community. The council is tasked with not negatively impacting the surrounding area. The developers just want to maximize their profits without regard for others in the community.

What is the impact of the R-1b on the surrounding area and neighboring subdivisions?

- The overall impact of the denser proposed rezoning of the parcel to R-1b development being considered will dramatically and negatively impact the surrounding area property owners, Glenwood Estates homeowners, taxpayers, the school district, and anyone in the area for generations to come. In impacting so many people negatively in and around Basehor—both financially and in their day-to-day lives—this and similar developments will rapidly change the basic character of our community. The negative impacts on area residents in terms of traffic/pedestrian safety, deterioration of roads, overcrowding schools, substantial increase in cost to taxpayers, and difference in character is not substantially different from the last plan by this developer.

- The negative impacts will outweigh the positive impact of population growth.

- We feel that R-1b does NOT fit with the Character of the surrounding area and neighboring developments or the overall vision as expressed in the Leavenworth County Comprehensive Plan, or in the independent surveys that city and county residents have responded to.

- Rezoning this to R-1b without a development plan is, in our view, nothing more than an attempt by the owner and developer—by Kansas Ave Basehor Property LLC and Ad Astra—to avoid transparency in the planning process. This approach significantly limits opportunities for public input.

- It is impossible to understand how the City of Basehor can say that there are no detrimental effects on nearby properties. There will be clear negative impacts.

Opposition to Rezoning Parcel North of Kansas Avenue-East fo 158th Street/behind Glenwood Ridge El School to R-1b 7000 Sq ft lots

From john pittman <jpittman928@outlook.com>

Date Thu 7/30/2026 7:38 AM

To Dick Drennon <ddrennon@cityofbasehor.org>; Ben Sims <bsims@cityofbasehor.org>; Shari Standiferd <sstandiferd@cityofbasehor.org>; vifields@cityofbasehor.org <vifields@cityofbasehor.org>; Michael Roe <mroe@cityofbasehor.org>; Vickie McEnroe <vmcenroe@Cityofbasehor.org>; Leslee Rivarola <lrivarola@cityofbasehor.org>; Maddie Bouton <mbouton@cityofbasehor.org>; Kathy Renn <KRenn@cityofbasehor.org>; Jim Sherman <jsherman@cityofbasehor.org>; Alex Van Dyke <avandyke@cityofbasehor.org>; statkenhorst <statkenhorst@usd458.org>; tomlallykc <tomlallykc@gmail.com>; dennisbarts123@gmail.com <dennisbarts123@gmail.com>; kansasenergyman@gmail.com <kansasenergyman@gmail.com>; jamesowen <jamesowen@sunflower.com>; Janice Spillman <jspillman@kckcc.edu>

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Dear Mayor, City Council, City Staff, Planning Department and Planning Commission,

Below are my comments in opposition to the proposed Rezoning to R-1b, 7,000 square foot lots of the parcel of real estate located north of Kansas Avenue, East of 158th Street/behind Glenwood Ridge Elementary School. I know you have heard the many serious concerns that have been expressed about the negative impact this high-density housing development will create if approved so; I will not repeat those concerns here. I do not know where any of you live in the Basehor area or if you even live in the Basehor area, I just want all of you to know there is no doubt in my mind that the approval of the proposed rezoning of this parcel of real estate will significantly harm the quality of life of those of us in the IMPACT Zone forever more. My wife and I move here in 2019 after 36 years in congested Johnson County to enjoy the quiet, country atmosphere we presently have. Please do the right thing and vote NO on this proposal.

JOHN PITTMAN, 17788 158TH STREET, BASEHOR, KANSAS

- MY PROPERTY IS AT THE CORNER OF 158TH STREET AND GLENWOOD DRIVE. THIS IS THE INTERSECTION THAT WOULD BECOME ONE OF THE EPICENTERS FOR THE FUTURE TRAFFIC JAMS TO COME IF THIS PROPOSED REZONING TO R-1b IS APPROVED.
- MY PROPERTY IS BARELY OUTSIDE THE 1000 FOOT AREA THAT HAD TO BE NOTIFIED OF PROPOSED REZONING PROPOSAL, BUT I ASSURE ALL OF YOU THE SIGNIFICANT ADVERSE IMPACTS THAT WILL DEFINITELY HAPPEN IF THIS REZONING IS APPROVED WILL BE FELT BY MANY OUTSIDE THE 1000 FOOT AREA

- I COULD NOT JOIN THE PROTEST BECAUSE I WAS OUTSIDE THAT AREA SO RATHER THAN PROTEST, I WISH TO MAKE A PLEA TO THE CITY COUCIL TO LOOK AT THE MOUNTAIN OF FACTORS THAT WILL NEGATIVELY IMPACT THIS COMMUNITY AND USE BASIC COMMON SENSE TO MAKE THE RIGHT DECISION AND SAY NO TO THIS PROPOSAL.

THE FIRST PROPOSED BUYER FOR THIS PROPERTY WANTED TO REZONE THE WHOLE PARCEL PR. THAT BUYER MADE THE CRITICAL MISTAKE OF PUTTING IN A FULL DETAILED PROPOSAL WHICH SHOWED BUILDING BETWEEN 550 AND 600 TINY HOMES. WHEN THAT ATTEMPT FAILED TO GAIN APPROVAL FOR THE PR ZONING, THAT BUYER BAILED OUT.

ALONG COMES THE CURRENT OWNER AND HE PROPOSES 55 ACRES R-1 AND 65 ACRES R-2 BUT PROVIDED NO DETAILS.

AT THE FIRST REZONING ATTEMPT BY THE CURRENT OWNER, HIS HIRED SPOKESMAN SAYS, 'WE HEARD YOUR CONCERNS ABOUT THE PREVIOUS PROPOSAL AND OUR PLAN ADDRESSES THOSE ISSUES". MY QUESTION TO THAT GENTLEMAN IS, IF YOUR PLAN IS SO GREAT, WHY NOT MAKE IT PUBLIC AND GIVE EVERONE A CHANCE TO COMMENT? AT THAT MEETING THE R-1 REZONING WAS APPROVED BUT THE R-2 REQUEST FAILED FOR ALL THE SAME REASONS.

NOW THE GREEDY OWNER IS BACK AND HE HAS PUT **LIPSTICK ON THE PIG** BY UPPING THE SIZE PER LOT TO 7000 SQUARE FEET VERSE 5000 SQUARE FEET. BUT ITS STILL A **PIG**.

EVIDENTLY THE TWO GENTLEMEN ON THE BASEHOR PLANNING DEPARTMENT DO NOT LIVE IN BASEHOR OR EVEN IN LEAVENWORTH COUNTY. THIS DEEPLY DISTURBS ME THAT THE PEOPLE MAKING RECOMMENDATION TO THE CITY COUNCIL TO APPROVE THE REZONING TO R-1b WILL NOT GET TO SUFFER THE MANY NEGATIVE CONSEQUENCES THAT THEIR RECOMMENDATION WOULD CREATE FOR THOSE OF US THAT WILL HAVE OUR PRESENT QUALITY OF LIFE FOREVER DAMAGED.

LET'S ALL BE HONEST, THE OWNER WANTS TO MAXIMIZE HIS PROFITS AND THE ZONING COMMISSION IS NOW BUYING INTO IT EVEN THOUGH THE LEVEL OF HOME DENSITY IS NOT EVEN CLOSE TO THAT OF THE SURROUNDING AREA. MY QUESTION IS, DID THE LAW SUIT BROUGHT BY THE CURRENT OWNER AFTER HIS R-2 REZONING REQUEST WAS DENIED, PLAY ANY PART IN THE ZONING COMMISSIONS RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THIS SLIGHT MODIFICATION TO THE R-2 LOT SIZE?

MY PLEA TO THE CITY COUNCIL IS TO LOOK AT WHAT IS REALLY GOING ON HERE AND VOTE NO ON THIS PROPOSAL. THE CITIZENS OF THIS COMMUNITY ARE RELYING ON YOU TO KEEP BASEHOR A DESIRABLE PLACE TO LIVE.

Kathy Renn

From: Lindsey Whitney <lynwhitney2014@gmail.com>
Sent: Wednesday, August 5, 2026 7:13 PM
To: Dick Drennon; Ben Sims; Shari Standiferd; Vernon J. Fields; Michael Roe; Maddie Bouton; Kathy Renn
Subject: Glennwood estates development

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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I am writing to express my concerns regarding the proposed development directly behind my home on 157th Street in Glenwood Estates.

I want to be clear that I am not opposed to responsible growth or new development. However, I am opposed to the proposed density of more than 250 homes on approximately 65 acres. I respectfully ask that the Commission carefully consider whether this level of development is appropriate for the area and its existing infrastructure.

My concerns include the increased demand this development will place on our community's resources, including police, fire, EMS, schools, and other public services. I am also concerned about the long-term financial impact on current residents. Property owners have already experienced increased taxes and water/sewer assessments that were intended to support limited growth. I would like clarification on whether the developer will be responsible for funding the additional infrastructure capacity required for a project of this size, rather than shifting those costs to existing residents.

Additionally, I am concerned about the continued loss of agricultural land and its impact on local wildlife and the rural character that attracted many of us to this community.

A major concern is the condition and capacity of the existing road network. Glenwood Estates and the surrounding county roads, including Kansas Avenue, are narrow chip-and-seal roads with limited visibility, deep ditches, no curbs, and no sidewalks. These roads are already inadequate for current traffic and will not safely accommodate the significant increase in construction vehicles and daily traffic generated by more than 250 new homes.

The primary access points through Glenwood Drive and Kansas Avenue will create additional traffic hazards. Kansas Avenue, in particular, has poor sight lines, narrow lanes, and a history of vehicles leaving the roadway. Residents already rely on Kansas Avenue, 158th Street, and 166th Street to access schools, businesses, and Highway 7 while avoiding congestion on State Avenue and K-32. The cumulative traffic from this proposed development, combined with nearby existing and approved subdivisions, will place an unsustainable burden on these roads.

Future regional growth also deserves consideration. With the planned Chiefs stadium and anticipated commercial development nearby, these county roads are expected to experience substantially higher traffic volumes as alternate routes to K-7, K-32, and State Avenue. Without significant roadway improvements, this development will only worsen existing safety and congestion issues.

I am also concerned about stormwater management. The proposed site is currently agricultural land that allows for natural water infiltration. Replacing these fields with closely spaced homes, driveways, sidewalks, and streets will dramatically increase impervious surfaces and stormwater runoff while reducing natural drainage. During heavy rains and flash flooding events, this creates a greater risk of flooding for surrounding properties and infrastructure.

For these reasons, I respectfully request that you vote against the proposed rezoning as presented or require the developer to return with a revised plan that significantly reduces the housing density and better addresses infrastructure, traffic, stormwater management, and the long-term impacts on our community.

Thank you for your time, consideration, and service to our community. I appreciate your thoughtful review of these concerns before making your decision.

Thank you,

Lindsey Whitney



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 4

Meeting Date:

August 12, 2026

Staff Contact:

Alex Van Dyke, Assistant Director of Planning & Zoning

Topic:

Conditional Use Permit for Foley Construction – Construction Equipment Retail

Narrative:

This item is a request for a conditional use permit (CUP) to allow a Construction Equipment Retail business at 15063 State Avenue, zoned CP-2 General Business District, which requires a CUP for this use. The site was previously operated by Miles Excavating, and the proposed retail use is expected to have an equivalent or lesser impact than that prior operation.

This item was heard at the July 2026 Basehor Planning Commission meeting and comes with a recommendation of approval.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit for Foley Construction for 15063 State Avenue to conduct Construction Equipment Retail business.

Recommended Motion:

I move to approve Ordinance No. 1009 approving the conditional use permit PCU-002-26 by Foley Construction for use of certain property in Section 12, Township 11, Range 22 within the City Of Basehor, Kansas.

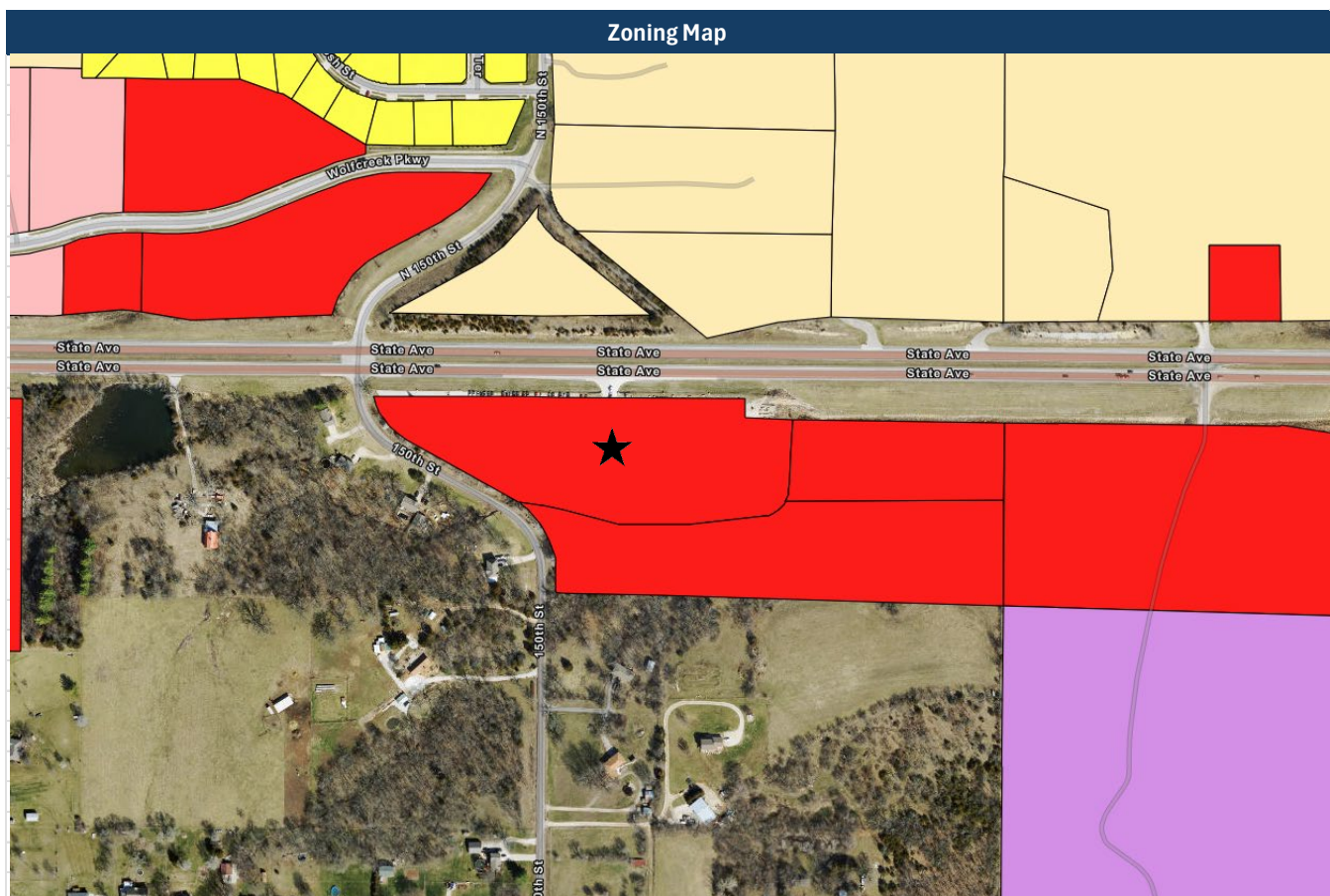
Attachments:

- A. Staff Report
- B. Aerial
- C. Ordinance No. 1009

STAFF REPORT

Planning Commission Meeting: August 12, 2026

Application:	Conditional Use Permit for Foley Construction
Owner/Applicant:	Foley Construction – Christopher Ryan
Legal Description:	Section 12, Township 11, Range 22
Location:	15063 State Avenue – Basehor, Kansas
Engineer:	N/A
Planner:	Alex Van Dyke
Parcel Sizes: 7.72 acres	Current Zoning: CP-2 – General Business District
Parcel ID Numbers: R304199	Current Use: Miles Excavating



Application Summary

The applicant is seeking approval for a conditional use permit for a Construction Equipment Retail business to be operated at 15063 State Avenue. The current zoning for the parcel is CP-2, General Business District, which requires approval of a conditional use permit before this specific use may be established. The conditional use permit process allows the City to evaluate whether a use permitted conditionally within the zoning district is compatible with the surrounding area, and to attach any conditions necessary to ensure that compatibility.

The site was previously occupied by Miles Excavating, which used the property for heavy construction equipment operations. That use generated daily equipment traffic entering and exiting the site directly onto State Avenue, along with the outdoor storage and staging typical of an active excavating and construction business. The proposed retail use would continue to involve outdoor equipment associated with the business, but is expected to have an equivalent or lesser intensity impact on surrounding properties than the prior use, given that the proposed operation is oriented toward retail sales rather than active construction equipment and daily jobsite traffic.

No changes to the site plan are proposed as part of this request. The applicant has indicated that outdoor storage or display on the property will be limited to construction equipment offered for sale. Staff does not anticipate this outdoor equipment presence to be more intense than what has historically existed on the site under the prior use, since the same general character of outdoor equipment will remain, without the added activity of daily jobsite mobilization.

Public notice was given for this item and the public hearing was held at the City of Basehor Planning Commission meeting and comes with a recommendation of approval.

Approval of this conditional use permit would authorize the applicant to operate the proposed retail business on the site in its current condition. Any future changes to the site, including modifications to structures, outdoor storage areas, access, or parking, would require separate review and approval through the site plan process before being implemented.

Table 1: Comparison of Surrounding Properties

	Current Zoning	Current Use	Future Land Use Plan
Applicant Property	CP-2 - General Business District	Miles Excavating	Community Commercial
North	R-O - Suburban Residential	Large Lot Residential	Medium-Density Residential
South	CP-2 - General Business District RR-2.5 - County Property	Miles Excavating Large Lot Residential	Community Commercial Low-Density Residential
East	R-O - Suburban Residential I-1 - Light Industrial	Miles Excavating	Community Commercial Low-Density Residential
West	RR-2.5 - County Property	Large Lot Residential	Community Commercial

Conditional Use Permit Factors

According to the Zoning Regulations, the Planning Commission must evaluate conditional use permits on the following factors.

Table 2: Conditional Use Requirement Analysis

No.	Requirement	Condition Met	Condition Not Met
1	The proposed conditional use complies with all applicable provisions of these regulation, including intensity of use regulations, yard regulations and use limitations, unless specifically exempted by the provisions elsewhere in these regulations	X	
2	The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public	X	
3	The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located	X	
4	The location and size of the conditional use, the nature and intensity of the operation involved or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will not dominate the immediate neighborhood, consideration shall be given to: i. The location, nature and height of buildings, structures, walls and fences on the site ii. The nature and extent of landscaping and screening on the site iii. The number of employees and traffic generated by the proposed use iv. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect v. Adequate utility, drainage, and other such necessary facilities have been or will be provided vi. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys	X	

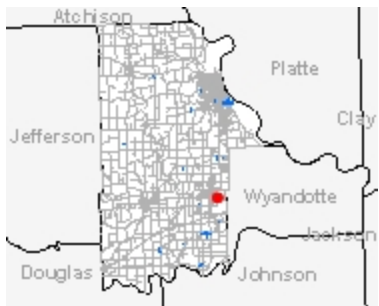
Next Steps

- If approved, the permit will be issued subject to conditions of approval.
- City Council has the authority to revoke approved permits at anytime after issuance.

STAFF RECOMMENDATION:

Staff recommends **approval** of the conditional use permit for the Conditional Use Permit for Foley Construction for 15063 State Avenue to conduct Construction Equipment Retail business

Foley Construction - CUP



Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- ⊥ Railroad

1 in. = 222ft. 

Notes

443.0 0 221.52 443.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS IS A PUBLIC RECORD UNDER THE CALIFORNIA PUBLIC INFORMATION ACT. ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED, DATE 04-12-2026 BY 60322 UCBA/SP/ML/STW

ORDINANCE NO. 1009

AN ORDINANCE APPROVING THE CONDITIONAL USE PERMIT PCU-002-26 BY FOLEY CONSTRUCTION FOR USE OF CERTAIN PROPERTY IN SECTION 12, TOWNSHIP 11, RANGE 22 WITHIN THE CITY OF BASEHOR, KANSAS

WHEREAS, the Basehor Planning Commission was presented with a conditional use permit application from Foley Construction requesting approval of the permit for property in Section 12, Township 11, Range 22 in the City of Basehor; and

WHEREAS, the prior owner of the property used the same for retail sale of heavy equipment, and the new owner wishes to continue that use, but must obtain a conditional use permit under City codes; and

WHEREAS, the Planning Commission reviewed the Application and the Staff Report at its meeting on July 14, 2026, upon proper notice required by law and after due consideration, has determined that the application should be recommended for approval; and

WHEREAS, the Planning Commission's recommendation of approval was presented to the Governing Body for review on August 12, 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

Section 1: The City Council has examined the Staff Report on Application PCU-002-26, considering the factors required for conditional uses, and determines that the same should be approved as a lawful conditional use. City officers are directed to issue a Conditional Use Permit to Foley Construction for the property under the terms, conditions and restrictions of the City's zoning regulations and those agreed upon by the owner.

Section 2: That this ordinance shall take effect and be in force from and after its publication as provided by law.

PASSED by the City Council this 12th day of August, 2026.

APPROVED by the Mayor this 12th day of August, 2026.

SEAL

Dick Drennon, Mayor

ATTEST:

Katherine M. Renn, City Clerk

APPROVED AS TO FORM:

Todd A. Luckman, City Attorney



City of Basehor

Agenda Item Cover Sheet

Work Session Agenda Item No. 1

Meeting Date:

August 12, 2026

Staff Contact:

Maddie Bouton, Deputy City Administrator

Topic:

2027 City of Basehor Budget Presentation

Narrative:

The following presentation will discuss the budget process and the overall status of the City. City staff will present to the Mayor and City Council multiple times throughout the budget cycle to receive feedback.

City staff would like to thank the Mayor and City Council for their feedback and direction on the budget for the City.

Staff Recommendation:

There is no formal action required during this presentation.

Attachments:

A PowerPoint presentation will be made available during the meeting.



City of Basehor

Agenda Item Cover Sheet

Work Session Agenda Item No. 2

Meeting Date:

August 12, 2026

Staff Contact:

Jeff Short, Chief of Police

Topic:

Discussion of proposed changes to the Standard Traffic Ordinance fine list.

Narrative:

Basehor's Municipal Court has experienced a significant increase in case volume during 2026. As that workload has grown, the City has a responsibility to ensure court operations keep pace while continuing to provide efficient, high-quality customer service. To address the increased demand, the Municipal Court has already expanded operations by adding a second docket time.

As part of that effort, staff conducted a review of the Standard Traffic Ordinance fine schedule and identified several low-level traffic violations that currently require a mandatory court appearance, even when no judicial discretion is necessary. Requiring an appearance for these routine violations creates unnecessary inconvenience for motorists, increases the number of individuals attending court, and consumes limited court resources.

The proposed amendments will allow individuals cited for these qualifying violations to pay the scheduled fine prior to their court date if they choose, while preserving the option to appear before the Municipal Court if they wish to contest the citation. This change will improve customer service, reduce unnecessary court appearances, and allow court staff to focus more time on cases that require judicial review.

These recommended changes have been reviewed with Municipal Court Judge Hutton and City Prosecutor Sutton, both of whom agree with the proposed amendments.

Staff Recommendation:

Staff respectfully recommends updating the Standard Traffic Ordinance fine list for the purpose of allowing individuals to pay a fine without having to appear in court for certain violations, to include:

Violation	Recommended Fine in Lieu of Mandatory Court
Section 81 – Overtaking and Passing School Bus	\$90.00
Section 82 – Overtaking and Passing Church Bus or Daycare Program Bus	\$90.00
Section 87.1 -Accessible parking; Revoked or Suspended Devices	\$60.00
Section 103 – Using Headphones or Television Receivers in Vehicles	\$90.00
Section 105.2 - Width of Vehicles and Loads	\$90.00
Section 105.3 - Loads on Passenger Vehicles Extending to Either Side	\$90.00
Section 105.4 - Projecting Loads to the Front and Rear	\$90.00
Section 110 - Following Fire Apparatus Too Closely	\$90.00
Section 116 - Driving Upon Sidewalk	\$90.00
Section 126.2 - Use of Wireless Communication Devices	\$100.00
Section 198 – Vehicle License: Illegal Tag	\$100.00 (This is 10% of all citations issued)

Staff will receive input from the Governing Body on next steps, if any.

Recommended Motion:

N/A

Attachments:

- Current Standard Traffic Ordinance list of violations and associated fines.

STANDARD ORDINANCE TRAFFIC INFRACTIONS

Section		Fine	Costs	Total w/Costs
6	Obedience to Authorized Persons Directing Traffic	\$100.00	\$ 90.00	\$190.00
6.1	Road Construction Zone	\$100.00	\$ 90.00	\$190.00
7	Persons Riding Animals or Driving Animal Drawn Vehicles	\$90.00	\$ 90.00	\$180.00
12	Obedience to and Required Traffic-Control Device	\$90.00	\$ 90.00	\$180.00
13	Traffic-Control Signal Legend	\$90.00	\$ 90.00	\$180.00
13.1	Traffic Control Signal Preemption Devices	COURT REQUIRED		
14	Pedestrian-Control Signal	\$80.00	\$ 90.00	\$170.00
15	Flashing Signal	\$80.00	\$ 90.00	\$170.00
16	Lane-Direction-Control Signals	\$80.00	\$ 90.00	\$170.00
17	Display of Unauthorized Signs, Signals, or Markings	\$80.00	\$ 90.00	\$170.00
18	Interference w/ Official Traffic Control Devices/ Signs-Signals	Railroad	COURT REQUIRED	
20	Play Streets/Designated	\$ 100.00	\$ 90.00	
23	Accident Involving Death or Personal Injuries	COURT REQUIRED		
25	Duty to Give Information and Render Aid	COURT REQUIRED		
26	Duty Upon Striking Unattended Vehicle or Other Property	COURT REQUIRED		
28	False Reports	COURT REQUIRED		
29	Reckless Driving	COURT REQUIRED		
30	DUI	COURT REQUIRED		
30.1	Driving Commercial Motor Vehicle DUI	COURT REQUIRED		
30.2	Preliminary Breath Test	COURT REQUIRED		
30.3	Interlock Devices	COURT REQUIRED		
31	Fleeing or Attempting to Elude a Police Officer	COURT REQUIRED		
35	Special Speed Limitation on Motor-Driver Cycle	\$90.00	\$ 90.00	\$180.00
37	Racing on Highways	COURT REQUIRED		
38	Driving on Right Side of Roadway	\$90.00	\$ 90.00	\$180.00
39	Passing Vehicles Proceeding in Opposite Directions	\$90.00	\$ 90.00	\$180.00
40	Overtaking a Vehicle or Bicycle on the Left	\$90.00	\$ 90.00	\$180.00
40.1	Passing a Stationary Waste Collection Vehicle	\$100.00	\$ 90.00	\$190.00
41	When Passing on the Right is Permitted	\$90.00	\$ 90.00	\$180.00
42	Limitations on Over Taking on the Left	\$90.00	\$ 90.00	\$180.00
43	Further Limitations on Driving on Left of Center of Roadway	\$90.00	\$ 90.00	\$180.00
44	No-Passing Zone	\$90.00	\$ 90.00	\$180.00
45	One-Way Roadways and Rotary Traffic Islands	\$90.00	\$ 90.00	\$180.00
46	Driving on Roadways Laned for Traffic	\$90.00	\$ 90.00	\$180.00
47	Following Too Close	\$90.00	\$ 90.00	\$180.00
48	Driving on Divided Highways:Left and U Turns: Controlled-Access Hwy	\$90.00	\$ 90.00	\$180.00
49	Turning	\$90.00	\$ 90.00	\$180.00
50	Right/Left U-Turns at Intersections	\$90.00	\$ 90.00	\$180.00
	U-Turns:Where Prohibited	\$90.00	\$ 90.00	\$180.00

52	Turning on Curve or Crest or Grade Prohibited	\$90.00	\$ 90.00	\$180.00
53	Starting Parked Vehicle	\$90.00	\$ 90.00	\$180.00
54	Turning Movements and Required Signals	\$90.00	\$ 90.00	\$180.00
55	Signals by Hand and Arm or Signal Lamps	\$90.00	\$ 90.00	\$180.00
56	Methods of Giving Signals	\$90.00	\$ 90.00	\$180.00
57	Vehicles Approaching or Entering Intersection	\$90.00	\$ 90.00	\$180.00
58	Vehicle Turning Left	\$90.00	\$ 90.00	\$180.00
59	Stop Sign and Yield Sign	\$90.00	\$ 90.00	\$180.00
60	Vehicle Entering Roadway	\$90.00	\$ 90.00	\$180.00
61	Operation of Vehicles on Approach of Authorized Emergency Vehicles	\$150.00	\$ 90.00	\$240.00
61.1	Passing When Near Stationary Authorized Emergency Vehicle	\$150.00	\$ 90.00	\$240.00
62	Highway Construction and Maintenance	\$150.00	\$ 90.00	\$240.00
63	Pedestrians: Obedience to Traffic-Control Devices and Traffic Regulations	\$90.00	\$ 90.00	\$180.00
64	Pedestrians' Right-of-Way in Crosswalks	\$90.00	\$ 90.00	\$180.00
64.1	School Crossing Guard; Disobeying	\$150.00	\$ 90.00	\$240.00
65	Crossing at Other Than Crosswalks: Jay-Walking	\$90.00	\$ 90.00	\$180.00
66	Drivers to Exercise Due Care	\$90.00	\$ 90.00	\$180.00
67	Pedestrians to use Right half of Cross-walks	\$90.00	\$ 90.00	\$180.00
68	Pedestrians on Highways	\$90.00	\$ 90.00	\$180.00
69	Pedestrians Soliciting Rides or Business	\$90.00	\$ 90.00	\$180.00
70	Driving through Safety Zone Prohibited	\$90.00	\$ 90.00	\$180.00
71	Pedestrians Right-of-Way on Sidewalks	\$90.00	\$ 90.00	\$180.00
72	Pedestrians Yield to Authorized Emergency Vehicles	\$90.00	\$ 90.00	\$180.00
73	Blind Person Right-Of-Way	\$100.00	\$ 90.00	\$190.00
74	Pedestrian Under the Influence of Alcohol/Drugs	COURT REQUIRED		
75	Bridge or Railroad Signals	\$60.00	\$ 90.00	\$150.00
76	Obedience to Signal Indication Approach of Train	\$60.00	\$ 90.00	\$150.00
77	All Vehicles Must Stop at Certain Railroad Grade Crossings	\$60.00	\$ 90.00	\$150.00
78	Certain Vehicles Must Stop at All Railroad Grade Crossings	\$60.00	\$ 90.00	\$150.00
79	Moving Heavy Equipment at Railroad Grade Crossing	\$60.00	\$ 90.00	\$150.00
80	Emerging from Alley or Private Driveway or Building	\$60.00	\$ 90.00	\$150.00
81	Overtaking and Passing School Bus	COURT REQUIRED		
82	Overtaking and Passing Church Bus or Day Care Program Bus	COURT REQUIRED		
83	Stopping, Standing, Parking Outside Business/Res Dist	\$60.00	\$ 90.00	\$150.00
85	Stopping, Standing, Parking Prohibited in Specific Places	\$60.00	\$ 90.00	\$150.00
86	Stopping or Parking on Roadways	\$60.00	\$ 90.00	\$150.00
87	Accessible Parking	\$60.00	\$ 90.00	\$150.00
87.1	Accessible Parking; Revoked or Suspended Devices	COURT REQUIRED		
88	Parking for Certain Purposes Prohibited	\$60.00	\$ 90.00	\$150.00
89	Stall Parking	\$60.00	\$ 90.00	\$150.00
90	Blocking Traffic: Narrow Streets: Stopping	\$60.00	\$ 90.00	\$150.00
91	Parking on Narrow Streets: Signs	\$60.00	\$ 90.00	\$150.00
92	Parking in Alley	\$60.00	\$ 90.00	\$150.00
93	Parking Disabled and Other Vehicles	\$60.00	\$ 90.00	\$150.00
94	Parking Adjacent to School: Signs	\$60.00	\$ 90.00	\$150.00
95	Stopping or Parking in Hazardous or Congested Places: Signs	\$60.00	\$ 90.00	\$150.00
96	Parking Prohibited at all Times in Designated Places	\$60.00	\$ 90.00	\$150.00

97	Limited Time Parking Zone	\$60.00	\$ 90.00	\$150.00
98	Commercial and Delivery (Vehicles) Loading and Unloading: Blocking Traffic	\$60.00	\$ 90.00	\$150.00
99	Loading, Unloading or Special Zones	\$60.00	\$ 90.00	\$150.00
103	Using Headphones or Television Receivers in Vehicles	COURT REQUIRED		
104	Inattentive Driving	\$90.00	\$ 90.00	\$180.00
105	Allowing Use of Motor Vehicle in Violation of K.S.A. 8-1014	COURT REQUIRED		
105.2	Width of Vehicles and Loads	COURT REQUIRED		
105.3	Loads on Passenger Vehicles Extending to Either Side	COURT REQUIRED		
105.4	Projecting Loads to the Front and Rear	COURT REQUIRED		
106	Transporting of Alcoholic Beverage	COURT REQUIRED		
107	Unattended Motor Vehicle: Ignition;Key and Brakes	\$60.00	\$ 90.00	\$150.00
108	Obstruction of Driver's View or Driving Mechanism	\$60.00	\$ 90.00	\$150.00
109	Coasting	\$60.00	\$ 90.00	\$150.00
109.1	Motorized Skateboards	\$60.00	\$ 90.00	\$150.00
110	Following Fire Apparatus too Closely	COURT REQUIRED		
111	Crossing Fire Hose	\$90.00	\$ 90.00	\$180.00
112	Putting Glass, ETC on Highway	COURT REQUIRED		
112.1	Littering from a Motor Vehicle	\$100.00	\$ 90.00	\$190.00
113	Stop When Traffic Obstructed	\$60.00	\$ 90.00	\$150.00
114	Snowmobile Operation Limited	\$60.00	\$ 90.00	\$150.00
114.1	Unlawful Operation of All-Terrain Vehicle	\$60.00	\$ 90.00	\$150.00
114.2	Unlawful Operation of a Micro Utility Truck	\$60.00	\$ 90.00	\$150.00
114.3	Unlawful Operation of Low-Speed Vehicle	\$60.00	\$ 90.00	\$150.00
114.4	Unlawful Operation of a Golf Cart	\$60.00	\$ 90.00	\$150.00
114.5	Unlawful Operation of a Work-Site Utility Vehicle	\$60.00	\$ 90.00	\$150.00
115	Unlawful Riding on Vehicles: Persons 14 yrs of Age and Older	\$90.00	\$ 90.00	\$180.00
116	Driving Upon Sidewalk	COURT REQUIRED		
117	Limitations on Backing	\$60.00	\$ 90.00	\$150.00
118	Driving Through or on Private Property to Avoid Traffic Control Devices	\$60.00	\$ 90.00	\$150.00
119	Parades and Processions	\$60.00	\$ 90.00	\$150.00
120	Driving through Procession	\$60.00	\$ 90.00	\$150.00
122	Street Barriers	\$60.00	\$ 90.00	\$150.00
123	Opening and Closing Vehicles Doors	\$60.00	\$ 90.00	\$150.00
124	Riding in House Trailer Prohibited	\$60.00	\$ 90.00	\$150.00
125	Driving Across Lawns, Sidewalks, Yards, Crops, Etc	\$90.00	\$ 90.00	\$180.00
126	Removal of Traffic Hazards	COURT REQUIRED		
126.1	Obstructing License Plate	\$60.00	\$ 90.00	\$150.00
126.2	Use of Wireless Communication Devices	COURT REQUIRED		
127	Effect of Regulations	\$60.00	\$ 90.00	\$150.00
128	Traffic Laws Apply to Persons Riding on Bicycles	\$60.00	\$ 90.00	\$150.00
129	Riding on bicycles;Seats;Riders Limited	\$60.00	\$ 90.00	\$150.00
130	Clinging to Vehicle	\$60.00	\$ 90.00	\$150.00
131	Riding on Roadways and Bicycle Paths	\$60.00	\$ 90.00	\$150.00
132	Carrying Articles	\$60.00	\$ 90.00	\$150.00
133	Lamps and Other Equipment on Bicycles	\$60.00	\$ 90.00	\$150.00
135.1	Electric-Assisted Scooters;Traffic Law Application	\$60.00	\$ 90.00	\$150.00

136	Use of Coasters, Roller Skates, and Similar Devices Restricted	\$60.00	\$ 90.00	\$150.00
138	Riding on Motorcycles	\$60.00	\$ 90.00	\$150.00
139	Operating Motorcycles on Roadways Laned for Traffic	\$60.00	\$ 90.00	\$150.00
140	Clinging to Other Vehicles	\$60.00	\$ 90.00	\$150.00
141	Motorcycle Seat and Footrests	\$60.00	\$ 90.00	\$150.00
142	Equipment for Motorcycle Operator or Rider	\$60.00	\$ 90.00	\$150.00
144	When Lighted Lamps Required;	\$60.00	\$ 90.00	\$150.00
145	Visibility Distance and Mounted Height of Lamps	\$60.00	\$ 90.00	\$150.00
146	HeadLamps on Motor Vehicles	\$60.00	\$ 90.00	\$150.00
147	Tail Lamps	\$60.00	\$ 90.00	\$150.00
148	Reflectors	\$60.00	\$ 90.00	\$150.00
149	Stop Lamps and Turn Signals	\$60.00	\$ 90.00	\$150.00
151	Additional Equipment Required on Certain Vehicles	\$60.00	\$ 90.00	\$150.00
151.1	Air-Conditioning Equipment	\$60.00	\$ 90.00	\$150.00
152	Color of Clearance Lamps, Identification Lamps, Side marker Lamps	\$60.00	\$ 90.00	\$150.00
	Backup Lamps and Reflectors	\$60.00	\$ 90.00	\$150.00
153	Mounting of Reflectors, Clearance Lamps & Side Marker Lamps	\$60.00	\$ 90.00	\$150.00
154	Visibitliy of Reflectors, Clearance Lamps and Marker Lamps	\$60.00	\$ 90.00	\$150.00
156	Lamps or Flags on Projecting Loads	\$60.00	\$ 90.00	\$150.00
157	Lamps on Parked Vehicles	\$60.00	\$ 90.00	\$150.00
158	Lamps on Other Vehicles and Equipment	\$60.00	\$ 90.00	\$150.00
158.1	Lights, Lamps and Reflectors on Farm Tractors/Slow Moving Vehicles	\$60.00	\$ 90.00	\$150.00
159	Stop Lamps and Auxiliary Lamps	\$60.00	\$ 90.00	\$150.00
160	Authorized Emergency Vehicles	COURT REQUIRED		
161	Signal Lamps and Signal Devices	\$60.00	\$ 90.00	\$150.00
162	Vehicular Hazard Warning Lights	\$60.00	\$ 90.00	\$150.00
162.1	Display of Vehicular Hazard Warning Signal Lamps/Device	\$60.00	\$ 90.00	\$150.00
163	Additional Lighting Equipment	\$60.00	\$ 90.00	\$150.00
164	Multiple-Beam Road-Lighting Equipment	\$60.00	\$ 90.00	\$150.00
165	Use of Multiple-beam Road-Lighting Equipment	\$60.00	\$ 90.00	\$150.00
166	Single-beam Road-lighting Equipment Permitted on Certain Vehicles	\$60.00	\$ 90.00	\$150.00
167	Alernate Road-lighting Equipment on Certain Vehicles	\$60.00	\$ 90.00	\$150.00
168	Number of Driving Lamps Required or Permitted	\$60.00	\$ 90.00	\$150.00
169	Special Restrtrictions on Lamps	\$60.00	\$ 90.00	\$150.00
170	School buses	\$60.00	\$ 90.00	\$150.00
171	Lighting Equipment and Warning Devices on Church Buses and Day Care Program Buses	\$60.00	\$ 90.00	\$150.00
172	Highway Construction and Maintenance	\$60.00	\$ 90.00	\$150.00
173	Brakes:Performance Requirements	\$60.00	\$ 90.00	\$150.00
174	Horns and Warning Devices	\$60.00	\$ 90.00	\$150.00
175	Noise Prevention: Mufflers	\$60.00	\$ 90.00	\$150.00
175.1	Compression Release Engine Braking System	\$60.00	\$ 90.00	\$150.00
176	Mirrors	\$60.00	\$ 90.00	\$150.00
177	Windshields Must Be Unobstructed and Equipped With Wipers: Eye Protection	\$60.00	\$ 90.00	\$150.00
178	Restrictions to Tire Equipment	\$60.00	\$ 90.00	\$150.00

179	Spilling Loads on Highways Prohibited	\$60.00	\$ 90.00	\$150.00
180	Trailers and Towed Vehicles: Drawbar Connections and Safety Hitch	\$60.00	\$ 90.00	\$150.00
181	One-Way Glass and Sun Screening Devices	\$60.00	\$ 90.00	\$150.00
182	Child Passenger Safety Restraining System	\$60.00	\$ 90.00	\$150.00
COURT REQUIRED-NOTIFY DRIVER PROOF OF CURRENT CAR SAFETY SEAT PURCHASE MAY REDUCE FINES		STATE MANDATED FINES		
182.1a1	Seat Belts Required	\$30.00	NO COURT COSTS	
18 YEARS OF AGE AND OLDER				
182.1b2	Seat Belts Required	\$60.00	NO COURT CODSTS	
AT LEAST 14 BUT LESS THAN 18				
182.2	Unlawful Riding on Vehilces: Persons under 14 yrs of Age	\$100.00	\$ 90.00	\$190.00
183	Head Lamps	\$60.00	\$ 90.00	\$150.00
184	Tail Lamps	\$60.00	\$ 90.00	\$150.00
185	Reflectors	\$60.00	\$ 90.00	\$150.00
186	Stop Lamps	\$60.00	\$ 90.00	\$150.00
187	Multiple-Beam Road-Lighting Equipment	\$60.00	\$ 90.00	\$150.00
188	Lighting Equipment for Motor-Driven Cycles	\$60.00	\$ 90.00	\$150.00
189	Brake Equipment Required	\$60.00	\$ 90.00	\$150.00
190	Performance Ability of Brakes	\$60.00	\$ 90.00	\$150.00
191	Other Equipment	\$60.00	\$ 90.00	\$150.00
192	Driver's License	COURT REQUIRED		
193	Driver's License in Possession	\$90.00	\$ 90.00	\$180.00
194	Driving While License Canceled, Suspended or Revoked	COURT REQUIRED		
195	Driving in Violation of Restrictions	COURT REQUIRED		
196	Unauthorized Operator	COURT REQUIRED		
197	Unauthorized Minor	COURT REQUIRED		
198	Vehicle License: Illegal Tag	COURT REQUIRED		
199	Unlawful Use of License	COURT REQUIRED		
200	Motor Vehicle Liability Insurance	COURT REQUIRED		
202	Parties to a Violation	COURT REQUIRED		
203	Offenses by Persons Owning or Controlling Vehicle	COURT REQUIRED		

****ALL VIOLATIONS TO CITY ORDINANCES ARE COURT REQUIRED****