

# SOUTHEAST CONSOLIDATED ZONING BOARD

## Zoom Webinar

<https://www.jocogov.org/dept/planning-and-codes/pln/home>

## AGENDA

Wednesday

March 3, 2021

6:30 p.m.

NOTICE: Due to the COVID-19 situation, we are taking action to minimize attendance at the Zoning Board meetings, and we will be conducting the February 3 meeting **Online Only** using Zoom Webinar. Details and instructions regarding how the public can participate in the Zoom meeting will be posted on the County website one week prior to the Southeast Consolidated Zoning Board meeting at the following online address: <https://www.jocogov.org/dept/planning-and-codes/home>.

Any person desiring to give evidence, comment or testimony regarding the application is also encouraged to call or email the Planning Department prior to the date of the public hearing. The Planning Department will provide all comments and questions received to the Zoning Board, and the comments will be made part of the public record. The Planning Department may be reached by telephone at 913-715-2200 or email to [Planner@jocogov.org](mailto:Planner@jocogov.org).

- I. **CALL TO ORDER** Chair  
Roll Call
- II. **AGENDA ITEMS**
  - A. Add, Delete, Revise and Approve the Agenda
  - B. Disclosure of conflicts of interest
  - C. Disclosure of external contacts/discussions
- III. **APPROVAL OF MINUTES**  
February 3, 2021
- IV. **BOARD REPORTS**
  - A. Board of County Commissioners Actions
  - B. Planning Commission Actions
  - C. Progress Report on Stilwell Community Plan
- V. **BUSINESS BEFORE THE BOARD**
  - A. **Application No. SE 20-99-CUP (SP) – Conditional Use Permit – 191<sup>st</sup> Street and Woodland Road (Continued from 2/3/21 Zoning Board Meeting)**  
Phelps Engineering, Inc., applicant, and Wolf Creek Investors, LLC, landowner, requesting Conditional Use Permit (**Johnson County Topsoil**) to allow mining, processing, storage, and sales of topsoil, on 128.2 acres, on property zoned RUR, Rural District, in Section 1, Township 15, Range 23.
  - B. **Application No. SE 21-108-PP/FP (AU) – Preliminary and Final Plat – 175<sup>th</sup> Street and Kenneth Road**  
Phelps Engineering, Inc., applicant, and Jim and Nancy E. Hall, landowners, requesting Preliminary and Final Plat for two residential lots on 11 acres, (**Hall Acres**) on property zoned RLD, Residential Low Density District, in Section 23, Township 14, Range 25.

**C. Application No. SE 21-109-FP (SP) – Final Plat – 183<sup>rd</sup> Street and Ridgeview**

Phelps Engineering, Inc., applicant, and John W. Myers, Jr., landowner, requesting Final Plat for 13 residential lots on 47 acres, (**Sycamore Springs Estates, Third Plat**) on property zoned PRLD, Planned Residential Low Density District, in Section 25, Township 14, Range 23.

**D. Application No. SE 21-110-REZ (AU) – Rezoning & Application No. SE 21-111-PDP (AU) – Preliminary Development Plan (Plat) – 167<sup>th</sup> Street and Kenneth Road**

Dale Brouk applicant, and LL-J3 - Pandi, LLC, landowner, requesting rezoning from RUR, Rural District, to PRN2, Planned Residential Neighborhood 2 District, and a Preliminary Development Plan (as the Preliminary Plat) (**Stonehaven at Loch Lloyd**) for six residential lots on 15 acres, in Section 23, Township 14, Range 25.

**E. Application No. SE 21-112-CUP (AU) – Conditional Use Permit – 19220 Nall Avenue**

Steve LaCasse, TGB Group, LLC, applicant, and Luke Town, LC Town, LLC, landowner, requesting amendment to a Conditional Use Permit for an athletic field complex for amateur baseball and softball training (**Advanced Baseball Academy**) on 20 acres, on property zoned RUR, Rural District, in Section 5, Township 15, Range 25.

**F. Application No. SE 21-113-SP (AU) – Special Permit – 17065 Lackman Road**

Johnson County Park and Recreation District, applicant/landowner, requesting Special Permit for an existing horse stable operation and riding arena, on 14 acres, (**White Fox Manor**) on property zoned RUR, Rural District, in Section 21, Township 14, Range 24.

\* *Applicant requesting continuance of the following applications to the April 7, 2021, meeting*

**G. Application Nos. SE 21-114-REZ and 21-115-PP (AU) – Rezoning and Preliminary Plat – 199<sup>th</sup> Street and Antioch Road**

Dennis Patterson, Prime Development Land Company, applicant, and Clay Blair, BFP Real Holdings, LLC, landowner, requesting rezoning from RUR, Rural District, to RN2, Residential Neighborhood 2 District, and a Preliminary Plat for 36 residential lots on 110 acres, (**Adams Farms Estates**) in Section 12, Township 15, Range 24.

**VI. OTHER BUSINESS**

**VII. BUSINESS FROM THE FLOOR**

**VIII. NEW BUSINESS**

**IX. OLD BUSINESS**

**X. ADJOURNMENT**

Persons who need additional information about the application or who may need the use of a sign language or oral interpreter, or who require special accommodation, should contact (913) 715-2200, at least two (2) business days prior to the meeting.