TO: Chairwoman Bailey  
Planning Commission Members  
Anna Krstulic, Zoning Counsel  

FROM: Kim Young, City Clerk  
Abbie Aldridge, Assistant City Clerk  

APPLICANT: Pat Boppart with MOJO BUILT LLC, property owner  

The legal description for the lot(s) is: 5834 Sunrise Dr – REINHARDT ESTATES UNIT NO. 3 RESURVEY LT 10 BLK 19 FAC 3 129  

15-235 (a) – Site Plan Review-Adds an entirely new building to the principal lot  

The applicant is submitting a request for a new single family residence with a footprint of approximately 3340 sq. ft.  

The project meets all requirements of the Fairway Code Sections 15-296 and 297 with the exceptions of the minimum front setback of 40 feet and the garage structure may not project more than eight (8) feet in front of the threshold of the primary entrance of the principal building.  

Front Setback  
The new structure is proposed at the platted 35 foot building line. The previous structure sat at the 35 foot building line and staff believes the proposed setback is consistent with building lines along the block which allows for Planning Commission to review an exception request for the front setback.  

Per Fairway Municipal Code Section 15-296 c.1. Exception: As a part of the site plan process, the Planning Commission may grant exceptions to the dimension standards set forth in this section, based upon the following criteria:  

(1) Front setback exceptions: Where the front building lines along the same side of a block are less than the required setback, the Planning Commission may grant an exception to the front setback of an adjacent lot to make its building line consistent.  

Garages  
Section 15-297 b.3.a. Overheard garage doors shall not be more than eight (8) feet in front of the threshold of the primary entrance of the principal building. Provided in the event the garage doors face a direction different than that of the primary entrance of the principal building (e.g. a side-facing garage), this requirement shall apply to the foremost front portion of the garage structure.  

The proposed plan has the foremost front portion of the garage structure approximately 13’10” in front of the threshold of the primary entrance. The City has defined the threshold as the front door. During a meeting, the applicant explained they interpreted the threshold as the entrance of the recessed front porch. That interpretation places the front portion of the garage structure at 6’8”.  

The watershed analysis states that the increased impervious area will increase the runoff. Staff determined the watershed analysis conclusion and recommendation section was inconsistent and requires clarification.
from the engineer. The engineer will update the analysis stating a retention basin is recommended to slow the additional runoff. However, the engineer was unable to submit an updated analysis prior to the meeting.

**STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following recommendations:

1. Updated watershed analysis
2. Three (3) complete sets of plans and one electronic set are submitted for plan review and approval.
3. Building permit must be obtained and fees paid, as required by City code.
4. That the project complies with all City ordinances and the 2012 International Residential Code.
5. Application and approval is void if a building permit is not obtained within one year from the date of Planning Commission approval
MICRO STORM WATER DRAINAGE STUDY

5834 Sunrise Dr
Lot 10, Block 19, Reinhardt Estates Unit No. 3 Resurvey
Fairway, Kansas

PREPARED BY:

ENGINEERING SOLUTIONS

50 S.E. 36th Street, Lee's Summit, MO 64062
816.623.9888 • engineeringsolutionskc.com

Matthew J. Schlicht, PE
3. GENERAL INFORMATION
This storm study is to evaluate the redevelopment of the residential lot located at 5834 Sunrise Drive, Fairway, Kansas. The existing site is a full basement lot and has a drainage area that drains from the house to the south onto the adjacent property and east into the public right of way.

4. METHODOLOGY
Pre-Development Flow Rates
The existing site has an impervious area of 24.5%, consisting of the existing residential house and associate hard surface areas. Hydroflow Hydrograph which utilized the Rational Method to calculate the storm water runoff rates.

Post-Development Flow Rates
The proposed site will be constructed to have an impervious area of 33.9%, consisting of the residential house and associated hard surface areas. Hydroflow Hydrograph which utilized the Rational Method was utilized to calculate the storm water runoff rates.

5. Existing Condition Analysis
Pre Development Flows as Calculated by HydroFlow Hydrograph

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6. Proposed Condition Analysis
Post Development Flows as Calculated by HydroFlow Hydrograph

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7. Conclusions & Recommendations
The redevelopment of this lot will not increase the storm drainage runoff onto the adjacent property but will increase the storm water runoff into the street right of way. The existing drainage patterns will remain, and additional runoff will be directed toward adjacent property to South.

8. Supporting Calculations
Exhibits:
- Time of Concentration Calculation Sheet
- Hydroflow Hydrograph Calculations
  - Rational Method Calculations

9. Maps & Figures
Figures:
- Figure 1
  - Pre Development Drainage Area Map
- Figure 2
  - Post Development Drainage Area Map