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

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

APPLICANT: Property owner Kevin Klassen, Klassen Construction LLC.  

The legal description for the lot(s) is: **5867 Granada Ln - BRYANTWOOD SOUTH BLOCKS 9 10 & 11 LT 2**  
BLK 9 FAC 263 83  

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 2444 sq. ft.  

The project meets all requirements of the Fairway Code Sections 15-296 and 297 with the exception of the minimum front setback of 40 feet. 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.  

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.  

The watershed analysis states that the increased impervious area will increase the runoff. An infiltration trench is proposed to reduce the proposed release rate to equal the existing rate.  

**STAFF RECOMMENDATION:**  

Staff recommends approval of the application with the following recommendations:  

1. Three (3) complete sets of plans and one electronic set are submitted for plan review and approval.  
2. Building permit must be obtained and fees paid, as required by City code.  
3. That the project complies with all City ordinances and the 2012 International Residential Code.  
4. Application and approval is void if a building permit is not obtained within one year from the date of Planning Commission approval.
August 18, 2020

City of Fairway
4210 Shawnee Mission Parkway, Suite 100
Fairway, Kansas 66025

RE: 5867 Granada Street

To Whom it May Concern,

Klassen Construction is proposing to demolish an existing house and build a new residence at the above address. Currently, the property slopes from front to back (west to east) as shown on the attached Exhibit A. New construction will consist of a new home and driveway. There will be a minimal amount of grading and pavement removal, and the existing drainage patterns will remain relatively unchanged as shown on Exhibit B.

As shown on the attached Stormwater Calculations sheet, impervious area is proposed to increase from 25.7% to 36.1%, which would increase runoff 0.10 cfs in the 10 year storm, and 0.18 cfs in the 100 year storm. As shown on Exhibits B and C, an infiltration trench is proposed to reduce the proposed release rate to equal the existing rate.

Please feel free to contact us at (913) 764-1076 with any questions or if you require any additional information.

Sincerely,

\[signature\]

Randy Zerr, P.E.
EXHIBIT C
Infiltration Trench Detail

Lot 2, Block 9
Bryantwood South
Block 9, 10, and 11
5867 Granada St
Fairway, Kansas

14'x5.8'x2.5' INFILTRATION TRENCH DETAIL
Gross Detention Volume: 81 cu. ft.
# Stormwater Calculations Sheet

**Lot 2, Block 9**

**Bryantwood South, Blocks 9, 10, and 11**

5867 Granada St

Fairway, KS

## Drainage Area

10 year

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<th>Existing</th>
<th>Proposed</th>
<th>Delta</th>
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<td>( T_c )</td>
<td>5 Minutes</td>
<td>300 Seconds</td>
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<td>( I_{10} )</td>
<td>7.35 in/hr</td>
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</thead>
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<tr>
<td>Total Area (in SF)</td>
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<tr>
<td>Impervious Area (in SF)</td>
<td>2,544</td>
<td>3,564</td>
<td>1,020</td>
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<tr>
<td>Percent Impervious</td>
<td>25.7%</td>
<td>36.1%</td>
<td>10.3%</td>
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<tr>
<td>Runoff Coefficient</td>
<td>0.45</td>
<td>0.52</td>
<td>0.06</td>
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<td>( Q_{10} ) (cfs)</td>
<td>0.76</td>
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## Drainage Area

100 year

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<td>0.52</td>
<td>0.06</td>
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<tr>
<td>( Q_{100} ) (cfs)</td>
<td>1.33</td>
<td>1.51</td>
<td>0.18</td>
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**Storage Volume Required (cfs):** 0.18
**Storage Volume Required (cu. ft.):** 81
**Gross Detention Volume (with 40% voids) (cu. ft.):** 202

**Detention Basin Dimensions:**
- Depth = 2.5 ft
- Length = 14 ft
- Width = 5.8 ft