

# PLANNING COMMISSION AGENDA

CITY OF FAIRWAY, KANSAS  
5240 Belinder Rd.

Monday, May 18, 2026 – 6:00 P.M.

## 1. MINUTES

Approval of minutes from meeting held April 27, 2026.

## 2. OLD BUSINESS

none

## 3. NEW BUSINESS

- a. Site Plan Review – 6101 El Monte St, Fairway, KS as submitted by Brian Stanley on behalf of James Engle Custom Homes LLC, Property Owner, request exception for fence on a corner lot to project into the required 12 feet from the property line.
- b. Site Plan Review – 6143 Granada St, Fairway, KS as submitted by Glen Mock on behalf of Zachary Mock, Property Owner, request for a new Single-Family Residence with exception requests to window hierarchy on left elevation façade and garage door is more than 8 feet in front of main entrance.
- c. Site Plan Review – 6118 Reinhardt Dr, Fairway, KS as submitted by Craig Nelson of Nelson Design Built on behalf of Brett and Jamie Deuth, Property Owner, request exception for driveway width and more than 20 feet from front building line.
- d. Site Plan Review – 5710 Reinhardt Dr, Fairway, KS as submitted by Susan Thorne-Thomsen, Property Owner, request exception for fence on a corner lot to project in front of the building line of an adjacent dwelling unit.

## 4. ADDITIONAL BUSINESS

Set next meeting date for June 29, 2026.

## 5. ADJOURNMENT

**MINUTES OF PLANNING COMMISSION MEETING  
OF THE CITY OF FAIRWAY, KANSAS**

The Planning Commission of the City of Fairway, Kansas (the "Commission") conducted a meeting on Monday, April 27, 2026. The meeting was called to order at 6:00 P.M.

Present: Commissioners Michael Tamburini, Jeremy Deeken, Michael Hoelscher, Rorric Pfalzgraf, Doug Dagleish.

Absent: Chair Wendy Bailey.

Presiding: Vice Chair Ben Zwick.

Staff Present: City Clerk Abbie Aldridge; Zoning Counsel Anna Krstulic; Community Development Director Basil Alani.

Visitors: Todd Navrat, 5606 Chadwick Road; Greg Rothers, Rothers, Inc., 4224 Rainbow Boulevard, Kansas City, Kansas; Kevin Klassen, 5540 Maple Street; Dick Robinson, Hightech Signs, 2338 Merriam Lane, Kansas City, Kansas; Doug Shaffer, McHenry Shaffer Architects, 11 East Gregory Boulevard, Suite 100, Kansas City, Missouri; Michael Seserko, GSI, LLC, 4267 Arbor Lane, Doylestown, Pennsylvania; Sarah Morris, 6237 Glenfield Drive; John Schutt, 8604 Sagamore Road, Leawood, Kansas; Aaron March, Rouse, Frets Law Firm, 801 W. 47<sup>th</sup> Street, Suite 500, Kansas City, Missouri; Lance Larson, 5815 Cherokee Drive; Lauren Larson, 5815 Cherokee Drive; Cameron Fiser, Beerman Lawn Service, 965 Ann Avenue, Kansas City, Kansas; Tom Porto, Popham Law Firm, 712 Broadway, Kansas City, Missouri; Dan Georgie, 5823 Cherokee Drive; Mackenzie Hoambrecker, 6208 Reinhardt; Donna Ziegenhorn, 5816 Cherokee Drive; Guy Pickard, 5740 Windsor Drive; Eric Rome, 6100 Reinhardt Drive; Tim Hakes, 3904 Shawnee Mission Parkway; Earvin Ray, 16401 West Loch Lloyd Parkway, Belton, Missouri; Richard Sloss, 6646 Wenonga Terrace, Mission Hills, Kansas.

1. APPROVAL OF MINUTES

Vice Chair Zwick asked for a motion to approve the minutes of the March 30, 2026 meeting.

**MOTION:** Motion was made by Commissioner Pfalzgraf to approve the March 30, 2026 minutes. Commissioner Deeken seconded the motion.

The motion carried unanimously.

2. OLD BUSINESS

None.

3. NEW BUSINESS

- a. PUBLIC HEARING – SITE PLAN REVIEW – 5815 CHEROKEE DRIVE, FOR SPECIAL USE PERMIT FOR A SPORTS COURT AND AN EXCEPTION REQUEST TO THE GREENSPACE REQUIREMENT AS SUBMITTED BY D. LANCE LARSON, PROPERTY OWNER.

Vice Chair Zwick suggested that because of the volume of information received in the last 24 hours and just prior to the meeting on this matter, that this item be moved to the last item on the agenda.

MOTION: Motion was made by Vice Chair Zwick to move this item to the last item on the agenda. Commissioner Tamburini seconded the motion.

The motion carried unanimously.

- b. SITE PLAN REVIEW – 5606 CHADWICK ROAD, FAIRWAY, KANSAS AS SUBMITTED BY GREG ROTHERS OF ROTHERS INC. ON BEHALF OF TODD AND STEPHANIE NAVRAT, PROPERTY OWNERS, REQUESTING EXCEPTIONS TO THE SIDE YARD SETBACK FOR AN ADDITION TO ALIGN WITH THE EXISTING STRUCTURE’S SETBACK AND WINDOW OR DOOR OPENINGS COVERING 15% PERCENT ON NORTH FAÇADE.

Vice Chair Zwick asked for the staff report.

Director Alani referred the Commission to the report in the packet. The applicant is requesting an exception to the non-conforming side setback. The existing structure was constructed with a side setback of less than the currently required 6 feet by about 0.8 feet. The new proposed room addition will match the existing setback and be non-conforming by about 0.8 feet.

The applicant is also requesting an exception to the window and door opening requirements of 15%. The north elevation will have 11.4% window and door openings.

Staff is not opposed to the setback exception. Staff is not supportive of the window façade exception. Should the Planning Commission approve the site plan and requested exceptions, staff recommends the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Vice Chair Zwick asked if there were questions for staff. Hearing none, he noted that the applicant is seeking an exception of 3.6 % on the window and door openings. He asked the applicant to address the Commission.

Todd Navrat, 5606 Chadwick Road, stated that he is the property owner. He has lived in the home since 1999 and this will be the second addition. He understands the 15% window and door opening requirement, but the addition is very small. They would like to add onto the property in its current configuration and hopes that the Commission will grant the exceptions requested.

Greg Rothers, Rothers, Inc., 4224 Rainbow Boulevard, Kansas City, Kansas, stated that he is the contractor on the project. While they probably could making some of the windows larger, the owners prefer the bedroom to have smaller windows. The guest room being added is 10' x 10' and from a privacy perspective, it makes sense to have smaller windows higher on the wall. The patio area is on the other side of the façade and that area has lots of windows. They were hoping to have more modest windows because the façade sits right against the property line.

Vice Chair Zwick asked if there were questions for the applicant. Hearing none, he asked for discussion from the Commission.

Commissioner Pfalzgraf explained that he is in favor of granting the exception. He noted that it is really the existing structure that contributes mostly to the blank space. He also understands the reasoning for not adding additional windows and the area is toward the back of the house.

Vice Chair Zwick asked for additional discussion. Hearing none, he asked for a motion.

MOTION: Motion was made by Commissioner Pfalzgraf to approve the Site Plan – 5606 Chadwick Road, Fairway, Kansas, as submitted by Greg Rothers of Rothers Inc. on behalf of Todd and Stephanie Navrat, Property Owners, requesting exceptions to the side yard setback for an addition to align with the existing structure's setback and window or door openings covering 15% percent on north façade, subject to staff recommendations. Commissioner Deeken seconded the motion.

The motion carried unanimously.

- c. SITE PLAN REVIEW – 6105 GRANADA STREET, FAIRWAY, KANSAS, AS SUBMITTED BY KEVIN KLASSEN OF KLASSEN CONSTRUCTION ON BEHALF OF ADAM AND ANDREA WOLFE, PROPERTY OWNERS, REQUEST FOR A NEW SINGLE-FAMILY RESIDENCE WITH EXCEPTION REQUESTS TO WINDOW HIERARCHY.

Vice Chair Zwick asked for the staff report.

Director Alani referred the Commission to the report in the packet. The applicant is requesting a new principal building and exceptions for window hierarchy on the front, right, left and back elevation facades. The lower windows are smaller than the upper windows and the windows do not align. The height of the structure will be 28 feet 10 inches from the existing elevation. The watershed analysis shows that the proposed hardscape will decrease runoff to the rear and increase street runoff. The increase in street drainage is negligible and storm detention is not recommended.

Staff is not opposed to the application and exception requests. If the Planning Commission grants approval, staff recommends the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Vice Chair Zwick asked if there were questions for staff.

There is a discussion concerning the location of the windows that are subject to the exception. Commissioner Tamburini asked if the windows on the second level of the north elevation could be aligned with the lower windows.

Vice Chair Zwick asked the applicant to address the Commission.

Kevin Klassen, 5540 Maple Street, explained that the window on the north elevation is in a bedroom and the window was placed in its current location for potential bed placement. He agreed that the window could be shifted towards the back so it is aligned over the lower windows, if necessary.

Vice Chair Zwick asked for further discussion from the Commission. Hearing none, he asked for a motion.

**MOTION:** Motion was made by Commissioner Tamburini to approve the Site Plan – 6105 Granada Street, Fairway, Kansas as submitted by Kevin Klassen of Klassen Construction on behalf of Adam and Andrea Wolfe, Property Owners, request for a new Single-Family Residence with exception requests to window hierarchy, subject to staff recommendations, except that the applicant has agreed to center the window in the north elevation on the second level with the windows on the first level. Commissioner Deeken seconded the motion.

The motion carried unanimously.

- d. SITE PLAN REVIEW – 4250 SHAWNEE MISSION PARKWAY, FAIRWAY, KANSAS, AS SUBMITTED PATRICK KOHNLE OF AREA REAL ESTATE ADVISORS ON BEHALF OF PLATFORM INVESTMENTS LLC., PROPERTY OWNER, REQUEST YARD SIGN DEVIATION.

Vice Chair Zwick asked for the staff report.

Director Alani referred the Commission to the report in the packet. The original sign deviation request was heard by the Planning Commission on September 30, 2024 and by the Governing Body on October 12, 2024. Approval was granted to install one new 4' x 8' yard sign (32 square feet) with a time limit of one year. The time limit expired and the applicant is requesting to keep the yard sign until the property is sold. The sign exceeds the size requirement of 2 square feet. The applicant is requesting a deviation for the 32 square foot sign.

Staff is not opposed to the requested deviation. If the Planning Commission recommends approval of the request, the project will go before the Governing Body on May 11, 2026 for final approval. Staff recommends that any approval include the following conditions:

1. Yard sign is allowed until the property is sold.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Approval is void if a building permit fee is not paid within 30 days of Governing Body approval.

Vice Chair Zwick asked if there were questions for staff.

Commissioner Pfalzgraf pointed out that the request is to extend the deviation until the property is sold. He wondered if the Commission should put a time limit on the deviation.

Vice Chair Zwick asked the applicant to address the Commission.

Dick Robinson, Hightech Signs, 2338 Merriam Lane, Kansas City, Kansas, stated that the sign will be in the same location as the previously approved sign. The property was used as a construction site storage area during construction of the Fieldston and therefore, was not really marketed over the last year. Extending the sign deviation for one year should be sufficient and if the property is sold during that time, the sign will be removed.

Vice Chair Zwick asked for further discussion from the Commission. Hearing none, he asked for a motion.

MOTION: Motion was made by Commissioner Deeken to approve the Site Plan – 4250 Shawnee Mission Parkway, Fairway, KS as submitted Patrick Kohnle of Area Real Estate Advisors on behalf of Platform Investments LLC., Property Owner, request yard sign deviation, subject to staff recommendations, except that the deviation will be allowed for one year. Commissioner Tamburini seconded the motion.

The motion carried unanimously.

- e. SITE PLAN REVIEW – 6008 ALHAMBRA STREET, FAIRWAY, KANSAS, AS SUBMITTED BY CALEB GEORGE OF CHRIS GEORGE HOMES, PROPERTY OWNER, REQUEST FOR A NEW SINGLE-FAMILY RESIDENCE WITH EXCEPTION REQUEST TO WINDOW HIERARCHY.

Vice Chair Zwick asked for the staff report.

Director Alani referred the Commission to the report in the packet. The applicant has requested a new principal building. The applicant is seeking an exception for window hierarchy on the right, left and back elevation facades for having the lower windows smaller than the upper windows. In addition, the windows on the left elevation are not aligned. The height of the structure is 29 feet 11 7/8 inches from the existing elevation. The watershed analysis shows the proposed hardscape will decrease runoff to the rear and increase street runoff. The watershed analysis shows the increase in street drainage is negligible and storm detention is not recommended.

Staff is not opposed to the application and exceptions requested. If the Planning Commission grants approval, staff recommends the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Vice Chair Zwick asked if there were questions for staff.

There is a discussion concerning the location of the windows subject to the exception. Commissioner Pfalzgraf stated that given the design of the house, he is not sure there is any other way the windows could be located. He thinks the plan is appropriate.

Vice Chair Zwick asked for further discussion from the Commission. Hearing none, he asked for a motion.

**MOTION:** Motion was made by Commissioner Tamburini to approve the Site Plan – 6008 Alhambra St, Fairway, KS as submitted by Caleb George of Chris George Homes, Property Owner, request for a new Single-Family Residence with exception request to window hierarchy, subject to staff recommendations. Commissioner Deeken seconded the motion.

The motion carried unanimously.

- f. SITE PLAN REVIEW – 6235 REINHARDT DRIVE, FAIRWAY, KANSAS, AS SUBMITTED BY DOUG SHAFFER OF MCHENRY SHAFFER ARCHITECTURE ON BEHALF OF DAN HESSE AND DIANE CANADAY, PROPERTY OWNERS, REQUEST FOR A NEW SINGLE-FAMILY RESIDENCE WITH EXCEPTION REQUESTS FOR WINDOW HIERARCHY, ROOF MATERIAL (STANDING SEAM METAL), AND FOR GARAGE DOORS TO BE MORE THAN 8-FEET IN FRONT OF THE THRESHOLD OF THE PRIMARY ENTRANCE.

Vice Chair Zwick asked for the staff report.

Director Alani referred the Commission to the report in the packet. The height of the structure is 28 feet 11 13/16 inches from the existing elevation. The watershed shows that the proposed hardscape will decrease runoff to the rear and street runoff will remain the same. No retention is required. The applicant has requested a new single-family residence and exceptions for window hierarchy on the north and south elevation facades, roof material (standing seam metal), and garage door is more than 8 feet in front of the main entrance.

Staff is not opposed to the application and exception requests. If the Planning Commission grants approval, staff recommends the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Responding to Vice Chair Zwick's question, Director Alani explained that standing seam metal roofing is not an approved material in the Code and therefore, cannot be installed on the entire roof. Standing seam metal roofing is only allowed to be used as a secondary roofing material.

Vice Chair Zwick asked if there were additional questions for staff. Hearing none, he asked the applicant to address the Commission.

Doug Shaffer, McHenry Shaffer Architects, 11 East Gregory Boulevard, Suite 100, Kansas City, Missouri, stated that he is the architect on the project. The location of the front door is subject to interpretation. The floor plans show there are two sets of doors as you enter the home. The first set of doors is what they consider the front door. That set of doors leads to a foyer area that is conditioned, the door is a weatherproof entry door, and it is 8 feet behind the garage. There is a second door inside the foyer area that leads to the home that is not weatherproofed.

As for the standing seam metal roofing, Mr. Shaffer stated that there has been discussion with the owners and contractor about changing the roofing material to something that is on the list of acceptable materials. He asked if the Commission could approve the standing seam metal roofing today, but if the decision is made to install another approved material, he would ask that the Commission allow that without having to come back before the Commission for approval.

Zoning Counsel Krstulic explained that the Commission could include in its motion that a roofing material change could be made, subject to staff review and approval. Alternatively, the Commission could require that a roofing material change come back before the Commission for approval.

As for the window hierarchy exception, Mr. Shaffer stated that the window sizing is based on the functional layout of the space. He discussed the location of the windows and gables, and stated that some of the facades are pushed back. He believes the windows are arranged in a way that makes the most sense for furniture layout in the bedrooms.

Vice Chair Zwick asked for discussion from the Commission.

Commissioner Pfalzgraf believes the applicant has met the Code requirements for the front door being 8 feet behind the garage. He is also in favor of allowing the standing seam metal roof or some other acceptable roofing material on which the applicant decides. Also, in reviewing the plans and design of the building, he believes the window hierarchy is logical and is supportive of the exception.

Vice Chair Zwick asked for a motion.

MOTION: Motion was made by Commissioner Deeken to approve the Site Plan – 6235 Reinhardt Drive, Fairway, Kansas, as submitted by Doug Shaffer of McHenry Shaffer Architecture on behalf of Dan Hesse and Diane Canaday, Property Owners, request for a new Single-Family Residence with exception requests for window hierarchy, roof material (standing seam metal), and for garage doors to be more than 8-feet in front of the threshold of the primary entrance, subject to staff recommendations, including that the applicant can change the roofing materials to some other material that is on the approved list of roofing materials in the Code, subject to staff approving the alternate material. Commissioner Hoelscher seconded the motion.

The motion carried unanimously.

- g. SITE PLAN REVIEW – 5547 FAIRWAY ROAD, FAIRWAY, KANSAS, AS SUBMITTED BY LANA LANDRETH OF SOLAR PLANET, INC. ON BEHALF OF CURTIS AND SUE SCHOLZ, PROPERTY OWNERS, REQUEST FOR ROOF MOUNTED SOLAR PANELS.

Vice Chair Zwick asked for the staff report.

Director Alani referred the Commission to the report in the packet. The applicant has requested to install roof mounted solar panels. Per the engineer's evaluation, no roof modification is required. The plans did not identify any tree removal.

Staff recommends approval of the roof mounted solar panels. Should the Planning Commission roof the application, staff recommended the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Vice Chair Zwick asked if there were questions for staff.

Responding to Commissioner Pfalzgraf's question, Director Alani explained that currently, there are no regulations concerning mounting of the power wall or battery on the outside of the home. He does expect there to be regulations concerning that in the new Code.

Vice Chair Zwick asked for discussion from the Commission. Hearing none, he asked for a motion.

MOTION: Motion was made by Commissioner Deeken to approve the Site Plan – 5547 Fairway Road, Fairway, Kansas, as submitted by Lana Landreth of Solar Planet, Inc. on behalf of Curtis and Sue Scholz, Property Owners, request for roof mounted solar panels, subject to staff recommendations. Commissioner Tamburini seconded the motion.

The motion carried unanimously.

- h. SITE PLAN REVIEW – 4150 SHAWNEE MISSION PARKWAY, FAIRWAY, KANSAS, AS SUBMITTED BY MICHAEL SESERKO OF GSI, LLC ON BEHALF OF TENANT OCCUPANT PVOLVE, AND WILLIAM DOUGLAS AND VIVIENNE DOUGLAS FAMILY TRUST, PROPERTY OWNER, REQUEST DEVIATION TO WALL SIGN SIZE AND NUMBER OF SIGNS.

Vice Chair Zwick asked for the staff report.

Director Alani referred the Commission to the report in the packet. The applicant is requesting a deviation to the wall sign size and number of signs. The original sign deviation for one 39.87 square foot illuminated wall sign and temporary window signs was heard by the Planning Commission on November 24, 2025 and approved by the Governing Body on December 8,

2025. When the applicant submitted the building permit, the plans included two wall signs and the building permit was granted by staff by mistake. After installation of the signs, staff realized the north wall sign was not included in the Governing Body approval. The applicant was notified of the issue and is submitting a request to keep the second wall sign. The temporary window signs have been removed. The applicant is requesting deviation approval for the size of the wall sign with the total size for the two signs of 79.4 square feet.

Staff is not opposed to the wall sign application. If the Planning Commission recommends approval of the requested application and deviation, the project will go before the City Council on May 11, 2026 for final approval.

Vice Chair Zwick asked if there were questions for staff.

Director Alani explained that the sign on the front is the very same sign as the sign that was installed on the back. The sign is illuminated and he believes it is lit until the business closes for the night. He thinks that Starbucks, which is in the same strip, has a sign on the back of their building.

Vice Chair Zwick asked the applicant to address the Commission.

Michael Seserko, GSI, LLC, 4267 Arbor Lane, Doylestown, Pennsylvania, stated that he represents the applicant. He apologized for the misunderstanding and stated that the installation of the sign was by no means to circumvent the system. When he presented the application the night it was approved, he thought he had made clear there would be two signs and they were issued a permit for two signs. After they installed the signs, Director Alani advised them that they did not have approval for two signs so they are now requesting approval for the sign on the back of the building. The sign illumination is on a timer that automatically turns off at 9:00 P.M.

Mr. Seserko stated that the sign is needed on the back of the building because when cars come up 55<sup>th</sup> Street, it is difficult to know where the business is located because there is no signage. The intent is for drivers to enter the business off of Shawnee Mission Parkway, but if they use 55<sup>th</sup> Street, with the signage, drivers can quickly access the business through the Starbucks parking lot.

Vice Chair Zwick asked if there were questions for the applicant. Hearing none, he asked for discussion from the Commission.

Director Alani stated there have not been any complaints from adjacent property owners concerning the illumination of the signage.

Commissioner Tamburini added that when the signage was previously approved, the Commission found that the size was reasonable given the large scale of the façade.

Vice Chair Zwick asked for further discussion from the Commission. Hearing none, he asked for a motion.

MOTION: Motion was made by Commissioner Pfalzgraf to recommend that the Governing Body approve the Site Plan – 4150 Shawnee Mission Parkway, Fairway, Kansas, as submitted by Michael Seserko of GSI, LLC on behalf of tenant occupant PVOLVE, and William Douglas and Vivienne Douglas Family Trust, Property Owner, request deviation to wall sign size and number of signs, subject to staff recommendations. Commissioner Deeken seconded the motion.

The motion carried unanimously.

i. SITE PLAN REVIEW – 6237 GLENFIELD DRIVE, FAIRWAY, KANSAS, AS SUBMITTED BY SARAH MORRIS AND STEPHANIE ULSH, PROPERTY OWNERS, REQUEST EXCEPTION TO GREENSPACE REQUIREMENT AND WAIVER TO THE WATERSHED ANALYSIS.

Vice Chair Zwick asked for the staff report.

Director Alani referred the Commission to the report in the packet. The home was granted occupancy on October 26, 2022 after a total interior remodel and addition. The homeowner applied for a pool permit in 2025 with greenspace of 14,376.58 square feet (70%) that was Code compliant and occupancy was issued on August 8, 2025. The required greenspace for the lot is 13,954.9 square feet (67.7%). On March 5, 2026, the applicant submitted a request to build a pool house addition. Upon review, it was determined that additional hardscape had been added to the lot and the greenspace is now below the minimum requirement. The applicant is seeking a greenspace exception as the new proposed greenspace is 12,813.38 square feet (62.2%) (an exception to the greenspace of 5.5%). The City received a letter in support of the application.

The applicant is also seeking a waiver to the watershed analysis. The grade slopes toward the property so there should be no runoff to the neighbors.

Staff is not supportive of the exception request, but staff is supportive of the waiver of the watershed analysis. Should the Planning Commission approve the site plan, waiver of the watershed analysis, and requested exception, staff recommends the following conditions:

1. One electronic complete set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Vice Chair Zwick asked if there were questions for staff.

Responding to Commissioner Pfalzgraf's question, Director Alani stated that he does not oppose the request to the waiver of the watershed analysis because the property is in a low spot and the project will not contribute to runoff to the neighbors.

Director Alani explained that the required greenspace is 67.7% and the proposed greenspace will be 62.2%, resulting in a 5.5% exception.

Vice Chair Zwick stated that staff has included a table in the packet showing that greenspace exceptions have been granted on similar sized properties in the past.

Vice Chair Zwick asked for additional questions for staff. Hearing none, he asked the applicant to address the Commission.

Sarah Morris, 6237 Glenfield Drive, stated that she is the applicant.

John Schutt, 8604 Sagamore Road, Leawood, Kansas, stated that he is the architect on the project. He related that they take the greenspace requirement very seriously and have added 70 trees and shrubs in the backyard as well as retaining walls, stone and French drains to address the water issues.

Vice Chair Zwick asked for discussion from the Commission.

Commissioner Deeken noted that the table in the packet shows that the Commission has approved similar exceptions in the past for swimming pools and he is not opposed to granting the exception requested.

Other Commissioners agreed.

Vice Chair Zwick asked for additional discussion. Hearing none, he asked for a motion.

MOTION: Motion was made by Commissioner Deeken to approve the Site Plan – 6237 Glenfield Drive, Fairway, Kansas, as submitted by Sarah Morris and Stephanie Ulsh, Property Owners, request exception to greenspace requirement and waiver to the watershed analysis, subject to staff recommendations. Commissioner Tamburini seconded the motion.

The motion carried unanimously.

- j. PUBLIC HEARING – SITE PLAN REVIEW – 5815 CHEROKEE DRIVE, FOR SPECIAL USE PERMIT FOR A SPORTS COURT AND AN EXCEPTION REQUEST TO THE GREENSPACE REQUIREMENT AS SUBMITTED BY D. LANCE LARSON, PROPERTY OWNER.

Vice Chair Zwick asked for the staff report.

Director Alani stated that the home on the property was built in 2014 with 67.37% greenspace. In September 2025, the City received a complaint regarding the sport court on the property. At that time, staff determined that a sport court was installed without a Special Use Permit (SUP). Staff also identified additional hardscapes that have been installed on the property without required permits and approvals. With the addition of the sport court and other hardscape areas, the greenspace is currently 9,611.45 square feet (52.24%).

In September 2025 staff notified the previous owner, Mark Brandmeyer of the Code violations and provided the opportunity to apply for the SUP and greenspace exception. Mr. Brandmeyer did not meet the application deadline and a citation for work without a permit was issued. This citation has been resolved through the Municipal Court.

The new owner, Lance Larson, was aware of the pending violations at the time he purchased the property in October 2025. On November 21, 2025, staff issued formal notice to Mr. Larson outlining available options to resolve the violations: (1) removal of the sport court and all unapproved hardscape in the backyard, or (2) submission of an application for SUP and greenspace exception. The applicant has submitted an application for the SUP and greenspace exception.

The property is 18,399.48 square feet with a minimum required greenspace of 12,299.57 (66.8%). The current greenspace is 9,611.45 (52.24%). The applicant proposed to remove areas of hardscape to increase the greenspace to 10,045.36 (54.59%). A landscaping plan has been submitted that includes trees to buffer between the sport court and adjacent property. Per the watershed analysis, a second basin will be installed to increase the infiltration trench collecting roof drainage.

The applicant's statement letter in the packet regarding impervious and pervious percentages does not match the provided site plan. The proposed site plan does not reduce the size of the sport court. The numbers presented in this staff report are documented on the site plan.

The City received opposition to the SUP from Martin Mini, owner at 5811 Cherokee Drive. Mr. Mini asserts that despite the installation of a 10-foot-tall fence, there are continued issues with noise, lighting, and hockey pucks entering his property. Mr. Mini has signed disturbing the peace and outdoor lighting complaints against Mr. Larson and those citations are pending in Fairway Municipal Court.

Notice of the Public Hearing was published on April 7, 2026 and required written notices were mailed on March 24, 2026.

Staff is opposed to the SUP and the greenspace exception. The Planning Commission recommendation for the SUP will go before the Governing Body on May 11, 2026. Should the Planning Commission approve the requested greenspace exception and recommend approval of the SUP, staff recommends the following conditions:

1. Complete a permit application, and pay all required permit fees and penalty.
2. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
3. Approval is void if a building permit fee is not paid within 30 days of Governing Body approval.

City Clerk Aldridge stated that she received several letters in opposition and several letters in support. All letters have been provided to Commissioners.

Commissioner Deeken clarified that he has received four letters in opposition and three letters in support of the application.

Vice Chair Zwick asked if there were questions for staff.

There is a discussion concerning the process and whether approval of the SUP would also require a separate approval for the greenspace exception. Director Alani stated that the Commission could grant the greenspace exception and could then recommend approval of the SUP to the Governing Body.

Zoning Counsel Krstulic explained that if the Commission recommended approval for the SUP for a sports court but not the current sports court because it doesn't meet the greenspace requirements, it would be best to deny the application and request a revised plan. The Commission could also deny the request or offer the applicant a continuance. If the applicant wants a decision tonight, the Commission could proceed with an approval or a denial.

Vice Chair Zwick opened the Public Hearing on this item.

Aaron March, Rouse Frets Law Firm, 801 W. 47<sup>th</sup> Street, Suite 500, Kansas City, Missouri, stated that he represents the property owners. He introduced Dave Jones with Phelps Engineering and landscape designer, Cameron Fiser of Beerman Lawn Service.

Mr. March explained that this afternoon they submitted a revised site plan that increases the greenspace and reduces the size of the sports court. He referred to a PowerPoint presentation that was handed to Commissioners prior to the meeting. As background, he stated that when the Larsons bought the home, they also bought a problem. The neighbor to the north is not happy, which is understandable. They do not know everything that occurred between the previous owner and the neighbor to the north. They have also not communicated the revised site plan with the neighbor and had hoped to get a continuance to discuss some alternatives.

Mr. March stated that the previous owner built a sports court without a permit or approval from the City. The Larsons did not find out that the sports court was unpermitted until they were under contract to purchase the home. A fence and trees have been added to try to mitigate the impact of the sports court.

Lance Larson, 5815 Cherokee Drive, stated their previous home had mold issues, requiring them to leave the home because of serious medical issues that affected their children. They lived in a VRBO for approximately 3 months and then found a temporary home where they lived for 9 months. When the home at 5815 Cherokee came on the market, they acted aggressively and were under contract quickly. They knew they would have an ongoing challenge because of their children's medical issues and would have to homeschool them. They were looking for a home that would allow for an outdoor classroom environment and a place where their children could safely play.

Two days after they signed the contract (with a non-refundable deposit), they were notified that the sports court was not permitted. They moved forward with the sale. They did not know at that time that the neighbor, Mr. Mini, was unhappy with the sport court. They also did not know that there was an NBA basketball player previously playing on the sport court. The Larson's children who are now playing on the sport court are 5 and 14 years old.

They want to raise their children and put an end to their pain and suffering. They also want to be good neighbors and work with Mr. Mini and the staff and request that the revised site plan be approved.

Lauren Larson, 5815 Cherokee Drive, stated that they are excited about the opportunity after everything they have gone through and are still going through to be in the neighborhood with all of their friends and community members. The sports court is an added bonus to their day. Their children play on the sports court all the time and they do their best to be respectful and not be loud. The children enjoy doing their physical therapy there and they also do a lot of their schoolwork on the sports court. They would like to try to work things out and still be able to utilize the backyard because it is a great space for their family.

Mr. March explained that the previous owner's son-in-law was using the sport court to keep his basketball skills up for his full-time job. There were enormous lights installed and music was playing at all hours. They did not learn the extent of the problems until they received the staff report that included the letter from Mr. Mini's attorney. They would like to mitigate the impact on the neighbor and also provide an environment that is healthy and safe for homeschooling of the children.

He discussed the revisions they plan to make to the property. The current greenspace is about 9,600 square feet or 52%. They plan to saw off the northern portion of the sports court so there will be a 5-foot setback from the fence. This will allow them to install 8- or 9-foot-tall trees that will grow to 15 feet tall and act as a buffer. He discussed areas where the gravel, stone and concrete will be removed and replaced with grass. These changes will increase the greenspace to 11,000 square feet or 60%.

Cameron Fiser, Beerman Lawn Service, 965 Ann Avenue, Kansas City, Kansas, stated that he is the landscape designer on the project. He discussed the installation of 8-to-9-foot green arborvitae along the north fence to help screen for privacy and act as a noise reducer. They can dampen noise anywhere from 10 to 15 decibels, which is drastic. The mature height will

be 15 feet. Although the plan is not finalized, turf areas will help with volume of water on the property. They also propose installing an infiltration trench that will take care of runoff from the sports court as well as storm water. He believes the landscaping plan will mitigate the noise and visibility issues and will also mitigate drainage issues that persist currently.

Mr. March stated that the professional grade lighting that allowed the previous individual to practice all hours of the day was removed in March. Other site plan modifications include increasing the setback from the property line to at least 5 feet and reduction of the sport court by 2 feet on the west side. And, while it is not shown on the revised plan, they would agree to install a power game sound absorbing surface on top of the sport court. These surfaces are used across the country to be not only easier on people's joints because of the soft material, but the material also absorbs sound. The sports court will be used by the Larson's children and their friends and it will not be lit.

He asked the Commission to balance the unique circumstances of the Larson family, not only their children's needs, but also how they ended up owning the problem, and their desire and goal to mitigate, as much as possible, the impact on the neighbors. He asked the Commission to approve the SUP, the revised site plan, and the exception to greenspace.

Vice Chair Zwick asked if there were questions for the applicant.

Responding to Commissioner Dalglish's question, Mr. March stated that he has not discussed the revised plan with staff. Director Alani noted that after a quick review of the revised site plan, he does not believe the greenspace percentages noted are correct.

Mr. March added that the revised plans have not been discussed with the neighbor. They had asked for a continuance to discuss alternative plans; however, Mr. Mini's attorney had a number of conditions for agreeing to the continuance that they could not accept. They had hoped to share the revised plans with the neighbors to work things out but that did not occur.

Commissioner Dalglish understands that the Larsons were in a difficult situation because they had signed a contract to purchase the house (with a non-refundable deposit) and then before closing they learned there was the sport court problem. He asked if there was any negotiation or revising of the contract with the sellers after the sport court issue was discovered.

Mr. March responded that one of the reasons the applicant is just now appearing before the Commission when they knew about the issue in November is that the seller had indicated they would fix the problem and would take care of the process with the City. That has not happened.

Commissioner Dalglish asked for confirmation that as far as the terms of the contract with the seller, there was no contingency agreement modification even though the seller and all parties recognized the problem.

Mr. March responded that he was not involved in the contract negotiations; however, the applicant is trying to figure out a way to resolve the situation.

Vice Chair Zwick asked for additional public comment.

Tom Porto, Popham Law Firm, 712 Broadway, Kansas City, Missouri, stated that he represents Mr. Mini who opposes the SUP and exception to greenspace. He asked that the Commission consider the letters in opposition the Commission received from Mr. Mini, Ms. Ziegenhorn, and Mr. Pickard, as well as the opposition of City staff, and deny the application.

Mr. Porto explained that the efforts of Mr. Mini to not be in front of the Commission have been great. They submitted a large packet of materials because this means so much to Mr. Mini and it has affected him adversely. The site plan shown on the overhead shows how gigantic the professional grade basketball court is. At the time it was built, it was intended to be used as a professional grade basketball court to be practiced on by a professional basketball player.

The timeline in the packet shows that the problem began in October 2024. The property was bought by the Larsons and the Larsons received the same violation letter that the Brandmeyers received in November 2025 telling them that they needed to go before the Commission to apply for and get the SUP. In good faith, Mr. Mini waited to see if the Larsons would apply for the SUP in December, but they did not. In January, Mr. Mini was beside himself and did not know what to do because the sports court was now no longer being used for professional basketball player, but was now being used for every sport under the sun – lacrosse, hockey, etc. and balls frequently came over the fence and trees.

Mr. Mini spent \$25,000 on a fence and conifer trees to mitigate the sound and the things flying over the fence. Mr. Porto showed a clear plastic bag of balls and hockey pucks that Mr. Mini has collected. When they hear a proposal for new trees to minimize the noise and balls coming over, it doesn't mean much to them because nothing has contained the problem thus far.

Mr. Porto played an audio recording of the noise that could be heard from inside Mr. Mini's home. He added that when the games were being played depicted in the audio recording, it was nighttime and the lights were shining from the sport court.

While Mr. Porto understands the applicant's situation with respect to homeschooling children and how hard that can be, it also creates more of a problem for the sports court because instead of children using the sports court in the evenings and on weekends because they are in school, children ages 5 to 14 are using the sports court at all times during the day and into the night. And, they are not just playing basketball, but are also playing hockey. Mr. Porto played an audio recording from inside of his home depicting the hockey pucks hitting the fence. He noted this occurs virtually any hour of the day.

In addition to the \$25,000 spent on fencing and trees, Mr. Mini has also sought professional help from a psychologist because of the constant noise and how he feels like he is a prisoner in his own home. It is kind of like the pickleball courts all over the country that people are objecting to because of the constant intrusion of noise.

It is frustrating that this has been going on for the last six months and now the applicant has submitted a revised site plan minutes before the meeting. Mr. Porto referred to the letter that Mr. Mini sent to the Larsons in January of this year expressing how he would like to get together to talk about the situation because it is causing him real damage. He delivered the letter in January and followed it up with a text message confirming that the letter had been dropped off and that he wanted to discuss the situation. The Larsons never responded in January, February or March and only when they showed their intent to come before the Commission today did the Larsons contact Mr. Porto yesterday asking for a continuance. Mr. Porto agreed to the continuance, if the Larsons would agree to move the court a minimum of 25 feet, go through the normal SUP process, and agree to do so in a timely fashion within 30 days. And if it was not done within 30 days, Mr. Porto requested that the sports court be removed and relocated in the middle of their gigantic yard rather than butting up to Mr. Mini's property line. The Larsons would not agree to those conditions.

Mr. Porto stated there are three contiguous neighbors who are being affected daily by violation of the City Code and they have submitted letters in opposition to the application. He asked that the Commission consider those letters.

He pointed out that at the last minute the applicant also submitted three letters in support of the application; however, one of those letters comes from a property owner completely on the other side of the yard that is not affected at all by the sport court and the other two letters come from people who are not even neighbors.

Mr. Porto noted that today's new idea that there will be a 5-foot setback is interesting because that is not allowed in the Fairway City Code as the Code does not have minimum setbacks for NBA grade basketball courts or sport courts. The Code does have minimum setbacks for generators and has minimum decibels allowed for home generators. The minimum setback for home generators from the neighbor's property is 12 feet.

The number one property principal taught in law school is caveat emptor (buyer beware). The Larsons were aware of the issue when they bought the property. The solution is for them to take it up with the seller, have the sports court removed, and then come back before the Commission and apply for a SUP with input from the affected neighbors. If that process had been followed by the previous homeowner, no one would be here. In this situation, the sport court was installed first, the property was purchased with knowledge of the sport court issue, and then permission is being sought later. The sport court is not acceptable to the neighbors and should be removed. It is a dangerous precedent for Fairway to allow someone to build a sports court and then apply for the SUP after it is built without taking into consideration opposition from the neighbors.

Mr. Porto asked that the Commission deny the application for the SUP and also deny the greenspace exception.

Dan Georgie, 5823 Cherokee Drive, stated that he is the Larson's neighbor to the south. He stated Mr. Mini is a wonderful neighbor and so are the Larsons. He thinks the sport court is a

fine addition and he knows there are noises. He thinks it is a reasonable and appropriate amenity for a single-family home. When properly maintained and brought into compliance, which the Larsons are proposing with the changes they are making, he does not think the sport court will negatively impact surrounding properties. The sport court will support active family use and contribute to the livability of the neighborhood. As a direct neighbor, he has no issue with the sports court.

Mackenzie Hoambrecker, 6208 Reinhardt, stated that he has known the Larsons for a while and he thinks they are good and thoughtful neighbors. They have inherited a problem and it is clear they are working to remedy the issue. He thinks this application is similar to other applications that have received an exception to the greenspace requirement. And, other sports courts have been installed without a permit and have recently been approved. The major difference is that the Larsons did not actually install the sports court themselves. While he does not live right next door to the Larsons, he is in favor of allowing them to keep the sports court.

Donna Ziegenhorn, 5816 Cherokee Drive, stated that she lives across from both the Larsons and Mr. Mini. She thinks that the merits of Mr. Mini's opposition stand on their own and this is a clear case that the process needs to start all over again. The precedential nature of the situation must be seriously considered. She loves the family orientation of Fairway and loves the diversity in age in particular. She wants Fairway to be a vital neighborhood with great interaction and kids having the opportunity to play and enjoy their yard. However, she would be concerned about the noise and light pollution if one of her neighbors put in a sports court and there was the same level of disruption going on all the time as with the Larson's sports court. She thinks the sports court should be removed and the entire SUP process started again, taking into account input from the neighbors.

Guy Pickard, 5740 Windsor Drive, stated that he has been a resident of Fairway for a long time. In Reinhardt, everyone pays an incredible amount of taxes, and for those taxes, homeowners expect accountability. He does not understand how this situation got to the point where it is today. He is empathetic to both parties. He does not think it is right that the Brandmeyers were allowed to build the sport court and now the burden is on the Larsons.

Eric Rome, 6100 Reinhardt Drive, stated that he has known the Larsons for 4 or 5 years and they are wonderful respectful people. He thinks one of the charming parts about the neighborhood is that children can play with other kids in the area, which is good. Kids are going to play at other kid's homes whether the sports court is there or not and there is going to be noise. He thinks the sensible solution, especially because this is not a problem of the Larson's creation, is to allow them to modify the sports court and not have to go through the expense of removal. He is a proponent of finding a reasonable solution to the problem keeping in mind that there is going to be noise from children playing regardless of whether there is a physical structure there or not.

Tim Hakes, 3904 Shawnee Mission Parkway, stated that he has known the Larsons for 7 or 8 years and stated that they get along with everybody. He was impressed with the presentation

of the modifications being proposed but he also sees the City's side as well. He thinks there should be a way to modify the sport court because there are going to be kids running around in the backyard anyway and they will be making noise. In addition, the Commission has made exceptions for sports courts in the past when people have installed them without a permit.

Earvin Ray, 16401 West Loch Lloyd Parkway, Belton, Missouri, stated that he represented the Larsons in the purchase of the property. While it seems that everyone is saying that the Larsons are coming with stuff at the last minute, he assured everyone that from day one, the Brandmeyers have indicated that the situation was going to be handled. It did not get handled. So, in return, the Larsons are scrambling. It is not that the Larsons do not care about Mr. Mini because they have been mentioning him from the start. The Larsons want to be good neighbors and get the situation behind them. He thinks there should be a give and take. He also has the proposed material on the sport court at his home and he would strongly encourage anyone to come and listen to a ball bounce of the court versus a ball that is bounced on concrete because it is significantly different.

Richard Sloss, 6646 Wenonga Terrace, Mission Hills, Kansas, stated that Mr. Mini is his father and this situation has had a mental toll on his father. He would love to be able to bring his children over to his dad's home and talk about something other than the sports court. Mr. Sloss grew up in the house and his dad has always been a great neighbor.

Vice Chair Zwick asked for additional public comment. Hearing none, he closed the public hearing on this item.

Vice Chair Zwick suggested, based on the amount of information received today, that the Commission recess into Deliberative Session for 10 minutes to discuss the application for a Special Use Permit and exception to greenspace.

**MOTION:** Motion was made by Vice Chair Zwick to recess into Deliberative Session for a period of 10 minutes to discuss the pending application for Special Use Permit and exception to greenspace, with the meeting to reconvene at 7:56 P.M. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

The Commission recessed at 7:46 P.M.

The Commission reconvened at 7:56 P.M.

Vice Chair Zwick asked for discussion from the Commission.

Commissioner Tamburini stated that he does not believe that the Commission can approve the application because of the substantial amount of new information provided this evening. He would rather review a fully amended site plan. He suggested that the matter be continued to allow time for an amended application.

Commissioner Deeken agreed that a continuance should be granted, although he would like to also see a mechanism where the sport court cannot be used until it is actually approved.

Commissioner Pfalzgraf agreed, stating that he does not think that the Commission can approve the current plan in the modified presentation. He added that the revised plans have not been corroborated by staff and he does not believe the Commission can consider them without staff's review.

Commissioner Hoelscher agreed that the matter should be continued.

Commissioner Dalgleish agreed that the Commission cannot approve what is before it. It is concerning to have a radical change in what is being proposed to come up the day of the hearing. He also thinks a short continuance could be advantageous to give the Larsons and the neighbors an opportunity to talk with each other and work out the situation. Staff also knows the rules and specifics so whatever is being proposed should be looked at and vetted by staff.

Vice Chair Zwick noted that it is unfortunate that the Larsons acquired the property with the situation and he also fully understands the noise and other concerns. He hopes that both parties can bring forth a proposal that is workable.

Vice Chair Zwick asked for a motion to continue this item.

Mr. Porto stated that this situation has been going on for quite some time and he asked that the matter be placed on the next possible hearing date. He also requested that the repeated daily use of the sports court be limited until the parties can come back before the Commission.

Commissioner Deeken asked what Mr. Porto means when requesting that the sports court have limited use until it is approved.

Mr. Porto responded that currently the sport court has an unapproved SUP, but the applicant essentially uses it daily for whatever activities they want. He is not sure that the Commission can order the applicant not to continue the daily use, but suggest to them that if they want to work with the neighbors to find a solution, maybe they can stop using the sports court until the situation is resolved.

Commissioner Deeken asked Zoning Counsel Krstulic whether it could be implied that if it is an unapproved use that the sport court cannot be used.

Zoning Counsel Krstulic agreed that it could be implied that because it is an unapproved use that the Commission could require that the sport court not be used. She pointed out however that the enforcement aspect could be difficult.

Mr. Marsh stated that for the benefit of the neighbor and the Commission, the Larsons would agree not to play hockey on the sport court because he thinks that is the biggest cause of angst.

Mr. Porto responded that the angst is the continued use of the sport court and it is not just hockey – it is whatever is going on at the court during the daytime and into the evening hours. Everyone loves children, but at a certain point, when your children’s activities begin to hurt your neighbor’s ability to enjoy their own home, then the children’s activities need to be reigned in.

Mr. Larson stated that children reside at the address, will likely play in the backyard and they will have their friends over. They can agree not to play hockey or they can agree to put the basketballs away, but the kids are still going to be playing in the backyard until the day they move.

There is a discussion concerning continuing the application to the May meeting. Director Alani stated that the deadline for submittals for the May meeting has passed. The May meeting is one week early because of Memorial Day, so staff would need the application within the next week.

Commissioner Hoelscher stated that if the Commission were to make a motion to continue the matter, it would want to see the revised plans at the May meeting. Otherwise, the Commission will need to deny the application.

Vice Chair Zwick noted that if the Commission denies the application, it could be resubmitted at a future date.

Responding to Commissioner Pfalzgraf’s question, Zoning Counsel Krstulic agreed that if the application is denied, the Commission could recommend a timeline for removal of the structure that would then be considered by the Council.

Commissioner Pfalzgraf outlined the potential options for the applicant. He understands it is the Commission’s opinion that the matter be continued to the next meeting, at which the Commission would make a decision on the final plan. That plan could be denied or it could be accepted. The alternative is that the Commission could deny the application and then it goes to the City Council, who could override that denial. If the denial is upheld, a new application will need to be submitted and the existing structure would need to be removed.

Mr. Porto stated that what is currently before the Commission should be denied. When the application was filed, the applicant was given until Friday to submit the plans. The plans came 5 minutes before 5:00 P.M. on Monday. Thus, what has been submitted should be denied by the Commission and the City Council and the applicant should have to come back with a revised plan. He understands the Commissioners want to work with the applicant, but this situation has been going on long enough.

Mr. Marsh stated that they are prepared to submit revised plans within one week so that hopefully staff will be able to review those plans in advance of the May 18, 2026 Planning Commission meeting.

Commissioner Pfalzgraf stated that if the applicant submits a revised plan, he would recommend that the applicant work with staff and ideally get the neighbors to agree because he does not think the Commission will continue the matter again. He added that he does not want to give the impression that the plan submitted today will be approved.

Commissioner Dalglish pointed out that one rationale of the continuance, although it may not be palatable to the neighbors, is that it gives the applicant the opportunity to talk with the neighbors on a plan that might resolve the situation. Otherwise, there will be all types of procedural gymnastics that will make everyone unhappy.

Mr. March agreed that it is important for the principals to get together and talk and they will also get with staff for their input as well.

Commissioner Pfalzgraf's asked if the motion to continue was approved with the requirement that revised plans be submitted within one week from today, and that deadline is not met, whether that would be considered a default denial.

Zoning Counsel Krstulic responded that if the applicant misses the deadline, it would not be considered a default denial. The application would be on the agenda for the May meeting and if no plans were submitted by one week from today (May 4, 2026), the Commission could then vote to deny the SUP and the exception to greenspace. The Commission could then also make a motion that the structure be removed by a certain date; although she pointed out that the Commission could not make any motions today that would bind the decisions the Commission would make at the next meeting.

Zoning Counsel Krstulic stated that the motion itself would be to continue the matter to the May 18, 2026 meeting with revised plans to be submitted by May 4, 2026.

Vice Chair Zwick asked for a motion.

**MOTION:** Motion was made by Commissioner Tamburini to continue the Site Plan Review – 5815 Cherokee Drive, for Special Use Permit for a Sports Court and an Exception Request to the Greenspace Requirement as Submitted by D. Lance Larson, Property Owner, to the May 18, 2026 meeting with a requirement that the amended site plan be submitted by May 4, 2026.

Mr. Porto apologized and asked if the application could be continued to the June meeting because he will be out of the country and will not be able to attend the May 18, 2026 meeting.

Zoning Counsel Krstulic stated that the Commission could continue the matter to the June meeting, which is scheduled for June 29, 2026.

Director Alani stated that deadline to submit the revised plans for the June meeting would be May 29, 2026.

REVISED MOTION: Motion was made by Commissioner Tamburini to continue the Site Plan Review – 5815 Cherokee Drive, for Special Use Permit for a Sports Court and an Exception Request to the Greenspace Requirement as Submitted by D. Lance Larson, Property Owner, to the June 29, 2026 meeting with a requirement that the amended site plan be submitted by May 29, 2026. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

4. ADDITIONAL BUSINESS

a. NEXT MEETING

City Clerk Aldridge stated that the next Planning Commission meeting is scheduled for May 18, 2026.

5. ADJOURNMENT

Vice Chair Zwick asked for a motion to adjourn.

MOTION: Motion was made by Vice Chair Zwick to adjourn. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

Hearing no further business, the meeting adjourned at 8:16 P.M.

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Abbie Aldridge, City Clerk



**STAFF REPORT**  
**Planning Commission**  
**May 18, 2026**

**TO:** Chair Wendy Bailey  
Planning Commission Members  
Anna Krstulic, Zoning Counsel

**FROM:** Basil Alani, Community Development Director  
Abbie Aldridge, City Clerk

**APPLICANT:** Brain Standley on behalf of JAMES ENGLE CUSTOM HOMES LLC

**PROPERTY:** 6101 El Monte st - MISSION HIGHLANDS LOT 363 FAC-6158

**ZONING:** R-1

**PROJECT:** Exception for fence on a corner lot to project into the required 12 feet from the property line.

**BACKGROUND:**

6101 El Monte st is a standard corner lot. This is a new home that was granted approval from Planning Commission on with a fence location that met code, at 14' feet from the property line, on July 28, 2025. The applicant is requesting an exception for the fence to be located 6.4 feet from the property line. The proposed fence location aligns with the neighboring home but will encroach into the required 12 feet from the property line.

**APPLICABLE CODE PROVISIONS :**

**Code Section 15-235(a) – Site Plan Review**

(a) *Applicants. The following development activities shall require a site plan review subject to the procedures and criteria contained in the zoning regulations. No building permit shall be issued until the required review and approval of a site plan has occurred.*

<i>Development Activity</i>
<i>In the R-1 district, any construction activity that:</i> <ul style="list-style-type: none"><li><i>• Adds to or replaces a portion of the principal building on more than fifty percent (50%) of the existing principal building footprint;</i></li><li><i>• Adds an entirely new principal building to a lot;</i></li><li><i>• Adds a solar energy system; or</i></li><li><i>• Any application, regardless of the size or impact of the project, that requests an exception to the Dimension Standards in Section 15-296 or the Site Design Standards in Section 15-297.</i></li></ul>

(d) *Review criteria. In considering any application for site plan approval, the review body shall give consideration to the criteria stated below, to the extent they are pertinent to the particular application. In addition, the review body may consider other factors which may be relevant to a particular application.*

(1) *Whether the site is capable of accommodating the buildings, parking areas and drives with appropriate open space.*

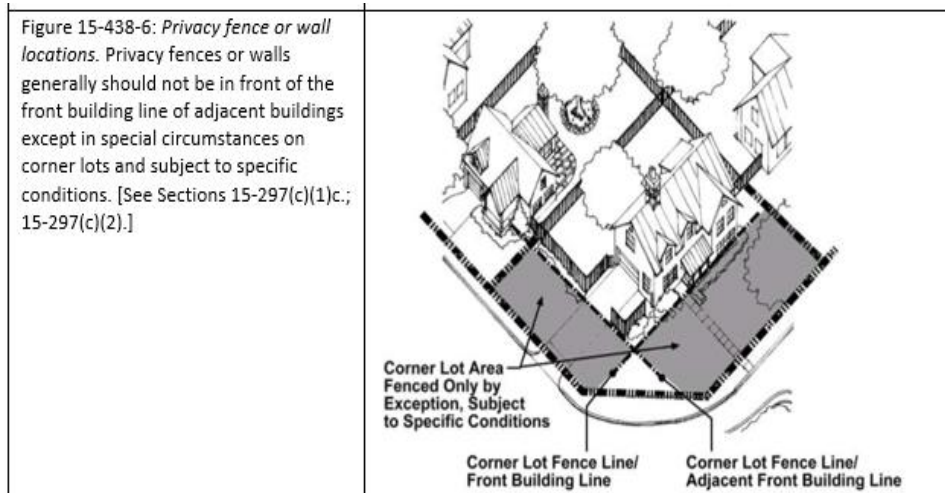
- (2) *Whether the plan provides for safe and easy ingress, egress and internal traffic circulation, and adequate access vehicles, pedestrians, and emergency service to all parts of the property and of all buildings and structures on the property.*
- (3) *Whether the plan is consistent with good land planning and site engineering design principles.*
- (4) *Whether an appropriate degree of harmony will prevail between the architectural quality and building materials of the proposed buildings and those of the surrounding neighborhood.*
- (5) *The character of the neighborhood.*
- (6) *The zoning and use of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.*
- (7) *The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.*
- (8) *The length of time the property has remained vacant.*
- (9) *The extent to which approval of the application would detrimentally affect nearby properties.*
- (10) *The extent to which the proposed use and plan would substantially harm the value of nearby properties.*
- (11) *The extent to which the proposed use and plan would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.*
- (12) *The extent to which utilities and services, including, but not limited to, sewers, water service, police and fire protection, and parks and recreation facilities, are available and adequate to serve the proposed use.*
- (13) *The extent to which the proposed use and plan would create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm.*
- (14) *The extent to which there is a need for the use in the community.*
- (15) *The economic impact of the proposed use and plan on the community.*
- (16) *The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations.*
- (17) *The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.*
- (18) *The conformance of the proposed use and plan to the City's Comprehensive Plan, and other adopted planning policies.*
- (19) *The recommendation of professional staff, or other professionals retained by the City to evaluate the application.*

**Code Section 15-297. – Site design standards.**

(c) **Fences and walls.** *A building permit shall be required for construction, alteration, replacement, repair or relocation of a fence or wall on any residential lot. The proposed fence or wall shall meet all standards of the City's building code and demonstrate that the following additional standards are met:*

- (1) *Generally.*
  - a. *Location.*

1. Fences/walls shall be located at or behind the front building lines of the principal building and any adjacent dwelling units.
2. In the case of a rear yard that abuts a street, fences/walls shall be located at least twelve feet (12') from the rear property line.
3. In the case of a corner lot, fences/walls shall be located at or behind the street-side building line(s) of any adjacent dwelling unit(s), and at least twelve feet (12') from the street-side property line. [See Section 15-438, Figure 15-438-6]



The fence will be 6.4 feet from the property line. The required distance is 12 feet.

**REVIEW CRITERIA:**

**Code Section 15-297 – Exceptions**

Through the site plan process, the Planning Commission may grant exceptions to the site design standards in this Section 15-297, based upon the following criteria:

- (1) The exception will equally or better serve the intent statements for the particular standards being altered; (2) The exception meets any specific exception criteria identified in the standards, but shall not be granted to allow something that is specifically prohibited in the zoning regulations;
- (3) Any lot design exception is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood;
- (4) Any building design exception is consistent with the common characteristics of the architectural style applied to the overall design of the building; and
- (5) The requested exception coordinates quality design of the building and site—primarily considering the integrity of the architectural style, the energy performance of the site and building orientation, and the relationship of the internal function of the building to the site, streetscape and adjacent property.

**Applicant is seeking exception for the fence to be installed 6.4 feet from the property line, required distance from property line is 12 feet.**

**STAFF RECOMMENDATION:**

**Staff is not opposed to the requested exception as there are no sight-line concerns. If Planning Commission grants the requested exception, staff recommends the following conditions:**

1. **Building permit must be obtained and fees paid, as required by City Code.**
2. **Application and approval are void if a building permit is not obtained within one year from the date of Planning Commission approval.**

# LAND SURVEY COMPANY

MEMBER OF ARCADIA ENTERPRISES, INC.  
 6101 E. WESBROE AVE. L-1719  
 Overland Park, Kansas 66202  
 PHONE: 913-666-1000 FAX: 913-666-1001

## CERTIFICATE OF SURVEY

### Elevation Information:

Existing T.V. = 556.6

Proposed:  
 T.V. H. 557.7  
 B.F. 548.8  
 C.T. 558.8

### Square Footage Calculations:

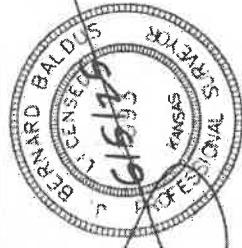
Lot Area = 2,000 s.f.  
 Existing Non-Permissible = 1,878.2 s.f. = 94%  
 Total Planned Non-Permissible = 2,000 s.f. = 100%  
 Required Open Space = 4,000 s.f. (Minimum)  
 Actual Open Space = 4,762.2 s.f.  
 Frontyard Green Space = 87%

### Area Calculations:

Front Yard = 2,400 s.f.  
 Front Porch = 263 s.f.  
 Walkways = 134 s.f.  
 Rear Porch = 207 s.f.  
 Accessory Structure = 3 s.f.  
 Pool Spa = 3 s.f.

Builder Notes:  
 Plans to be reviewed along with  
 construction of the home.

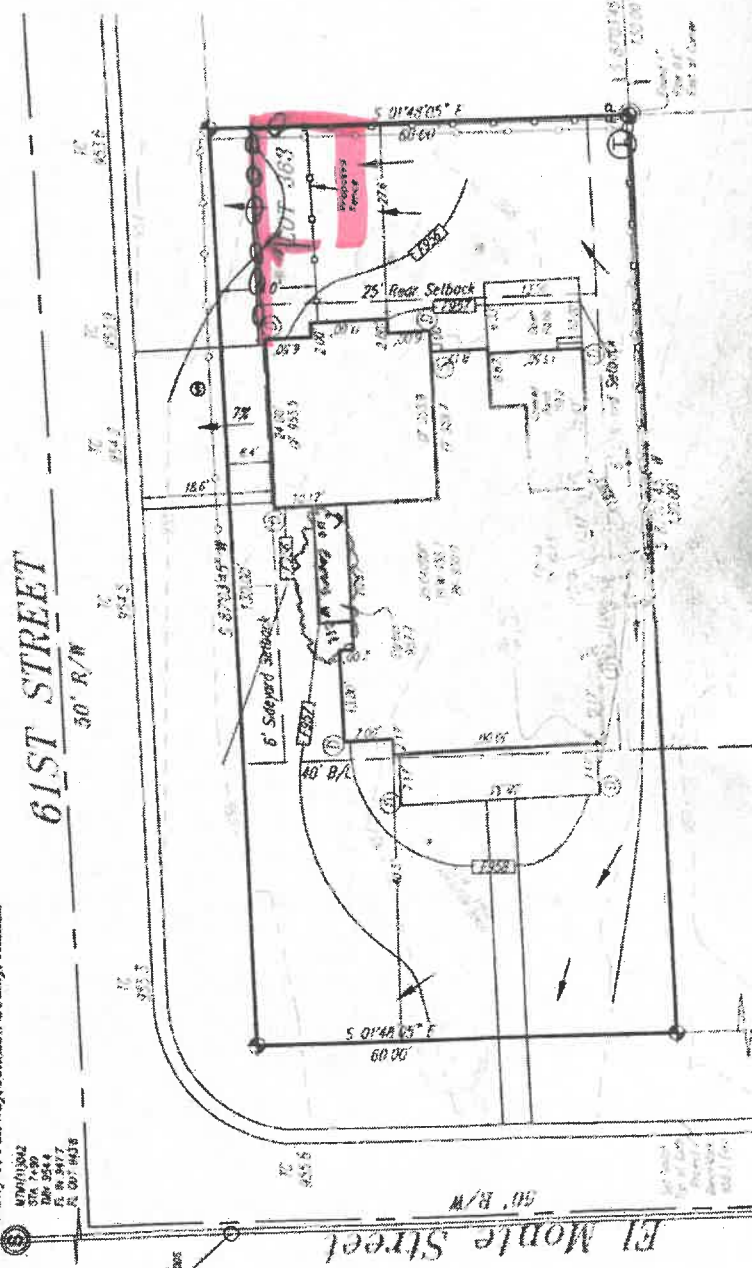
NOTED: THE TITLE  
 IS SUBJECT TO THE  
 RECORDS OF THE  
 COUNTY OF JOHNSON,  
 KANSAS.



**NORTH**  
 SCALE IN FEET  
 1" = 20'  
 Date: 1/31/25  
 Title: 5/30/25

BERNARD BALDUS, KSPC # 1053

Survey Notes:  
 Provide 48" of  
 Excavation Footings  
 along 50% of the front  
 of the house.



**LEGEND**

- 57' 12" (48' 00")
- 6200 17' 00"
- 10200 1' 74"
- FENCE

ORDERED BY: James Engle Custom Homes  
 PROPERTY ADDRESS: 6101 El Monte Street

DESCRIPTION: Lot 363, MISSION HIGHLANDS, a  
 subdivision in the City of Fairway, Johnson County, Kansas.

M/D: 01/30/25  
 S/A: 7:50  
 D/A: 5:44  
 P: 01/30/25

Existing S.W.  
 S.W. 1/4 S. 20 E. 1/2 S. 20 E.  
 P.O.T. 100.0

01/30/25  
 S.A. 7:50  
 D/A: 5:44  
 P: 01/30/25



**STAFF REPORT  
Planning Commission  
May 18, 2026**

**TO:** Chair Wendy Bailey  
Planning Commission Members  
Anna Krstulic, Zoning Counsel

**FROM:** Basil Alani, Community Development Director  
Abbie Aldridge, City Clerk

**APPLICANT:** Glen Mock on behalf Property Owner Zachary Mock

**PROPERTY:** 6143 Granada Str - MISSION HIGHLANDS LOT 397 & 398 FAC-6192

**ZONING:** R-1 Single Family Residential District

**PROJECT:** Site Plan Review – New principal building and exceptions for window hierarchy left side elevation façade, garage door is more than 8’ in front of main entrance.

**BACKGROUND:**

Applicant is submitting new plans for new single-family resident. The plans show the height of the structure is 28-feet 4 inches from the existing 962.9 foot elevation. The watershed analysis shows the proposed hardscape to increase from 19.3% to 32.4%. The runoff to the rear will decrease from 1.34 CFS to 0.08 CFS and the street runoff will increase from 1.64 CFS to 3.04 CFS.

**APPLICABLE CODE PROVISIONS :**

*Code Section 15-235. – Site plan review.*

- (a) *Applicants. The following development activities shall require a site plan review subject to the procedures and criteria contained in the zoning regulations. No building permit shall be issued until the required review and approval of a site plan has occurred.*

<i>Development Activity</i>	<i>Preliminary</i>	<i>Final</i>
<i>In the R-1 district, any construction activity that either: ... • Adds an entirely new principal building to a lot; or ...</i>	<i>No</i>	<i>Yes</i>

- (3) *Final site plan. Nine (9) copies of the final site plan shall be submitted in support of the application for final site approval. The final site plan shall contain the following information and meet the following requirements:*
15. *Preliminary drainage design and location and existing drainage facilities.*
  16. *For all R-1 activity defined as a new house or that adds to or replaces a portion of the principal building on more than fifty percent (50%) of the existing principal building footprint, and for all new building construction in the B-1, B-2, B3P, and R2P zoned districts, a watershed analysis stamped by a licensed Kansas Engineer shall be required. The watershed analysis shall include, but not be limited to, the following:*
    - (i) *Baseline watershed level as property exists before any demolition.*

- (ii) *Watershed level with proposed changes including new construction, hardscape and specific changes to grades.*
- (iii) *Impact to immediate surrounding properties.*
- (iv) *A determination that the new construction will not adversely impact adjoining or downstream property.*

**The watershed analysis shows the proposed hardscape increases from 19.3% to 32.4%.**

**The proposed plans increase the flow to the street by 1.4 CFS. The watershed analysis states that storm retention is not required.**

***Code Section 15-296. – Dimension Standards***

**Meets all requirements.**

***Code Section 15-297. – Site Design Standards.***

(b)

- (3) *Garages.* The following standards shall minimize car-oriented building features and maintain a human-scale relationship between buildings and the neighborhood streetscape.
  - a. Overhead garage doors shall not be more than eight feet (8') 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 applicant is seeking exception for the garage door to be in front of the primary entrance by 20 feet 8 inches ( 12 feet 8 inches over the limit of 8 feet).**

- (5) *Building façades.* The following design standards shall be used to organize the composition of façades consistent with the architectural style of the home and provide details that relate buildings to the neighborhood streetscapes and adjacent sites.
  - b. All façades shall have window or door openings covering at least fifteen percent (15%) of the façade above grade. The shape, style, and placement of windows and doors shall not be inconsistent with the architectural style of the home. In the event of an addition to an existing structure, this requirement may apply to the least restrictive of: (1) the entire façade facing the same direction (e.g., front, rear or either side façade), including both the addition and the existing structure; or (2) only the façade of the addition being built and not any part of the existing structure that is not being modified as part of the construction project. (See Section 15-438, Figure 15-438-5.)
    - 1. Windows shall have a vertical or square proportion, although groups of windows may be joined in a horizontal proportion;
    - 2. Windows shall be stacked for two-story façades with lower windows aligning with upper windows, and have a hierarchy with lower windows being larger than upper windows;

**The applicant is seeking an exception for the left side south elevation façade for having the lower windows smaller than the upper windows and not aligning.**

***Code Section 15-235. – Site plan review.***

- (d) *Review criteria.* In considering any application for site plan approval, the review body shall give consideration to the criteria stated below, to the extent they are pertinent to the particular application. In addition, the review body may consider other factors which may be relevant to a particular application.
  - (1) *Whether the site is capable of accommodating the buildings, parking areas and drives with appropriate open space.*

- (2) *Whether the plan provides for safe and easy ingress, egress and internal traffic circulation, and adequate access vehicles, pedestrians, and emergency service to all parts of the property and of all buildings and structures on the property.*
- (3) *Whether the plan is consistent with good land planning and site engineering design principles.*
- (4) *Whether an appropriate degree of harmony will prevail between the architectural quality and building materials of the proposed buildings and those of the surrounding neighborhood.*
- (5) *The character of the neighborhood.*
- (6) *The zoning and use of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.*
- (7) *The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.*
- (8) *The length of time the property has remained vacant.*
- (9) *The extent to which approval of the application would detrimentally affect nearby properties.*
- (10) *The extent to which the proposed use and plan would substantially harm the value of nearby properties.*
- (11) *The extent to which the proposed use and plan would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.*
- (12) *The extent to which utilities and services, including, but not limited to, sewers, water service, police and fire protection, and parks and recreation facilities, are available and adequate to serve the proposed use.*
- (13) *The extent to which the proposed use and plan would create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm.*
- (14) *The extent to which there is a need for the use in the community.*
- (15) *The economic impact of the proposed use and plan on the community.*
- (16) *The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations.*
- (17) *The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.*
- (18) *The conformance of the proposed use and plan to the City's Comprehensive Plan, and other adopted planning policies.*
- (19) *The recommendation of professional staff, or other professionals retained by the City to evaluate the application.*

### **Applicant seeking exceptions**

#### **STAFF RECOMMENDATION:**

**Staff is opposed to the garage exception requests and not opposed to the left side window hierarchy exception. If the Planning Commission grants approval, staff recommend the following conditions:**

- 1. One (1) electronic complete set of plans and one electronic set must be submitted for plan review and approval.**
- 2. Building permit must be obtained and fees paid, as required by City Code.**
- 3. Project must comply with all City ordinances and the 2012 International Building Code, the 2012 International Building Code and other incorporated technical codes.**
- 4. Application and approval are void if a building permit is not obtained within one year from the date of Planning Commission approval.**

DATE: 8/14/2025  
 JOB NUMBER: 41368  
 PREPARED FOR: GLEN MOCK

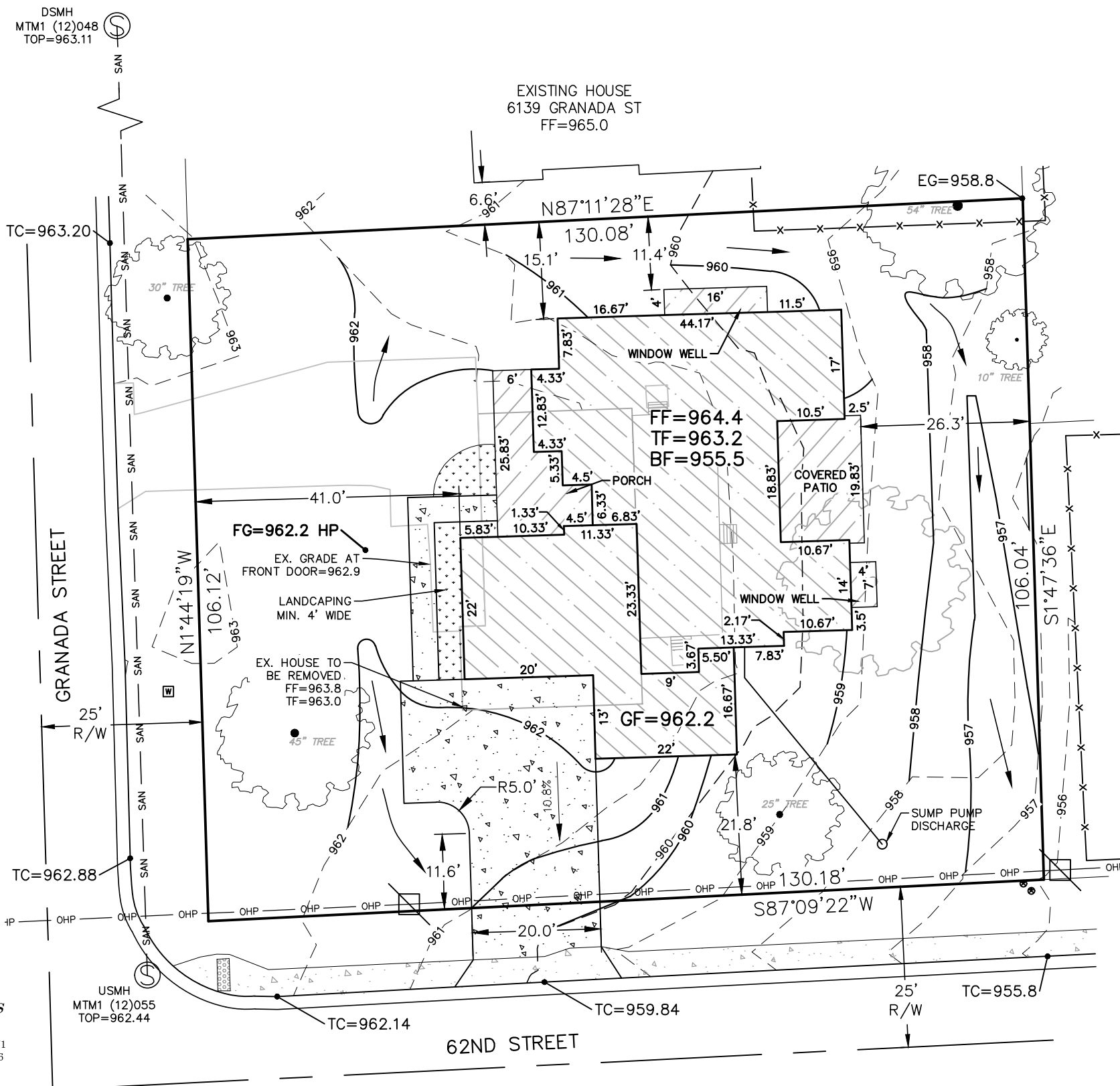
# PLOT PLAN

LOTS 397 & 398  
 MISSION HIGHLANDS  
 FAIRWAY, KANSAS

6143 GRANADA STREET  
 SE 1/4, SEC. 9-12-25  
 ZONING: R-1

**NOTES:**

- SUBJECT PROPERTY LIES OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA FIRM NUMBER 20091C0024G, REVISED AUGUST 3, 2009.
- AS THERE IS AN EXISTING STRUCTURE ON THE PROPERTY, THE LOCATION OF THE PROPOSED HOUSE HAS NOT BEEN STAKED.
- BASIS OF BEARINGS: KANSAS STATE PLANE, NORTH ZONE.
- INSTALL GRAVEL CONSTRUCTION ENTRANCE & SILT FENCE ALONG PROPERTY BOUNDARY AT BEGINNING OF PROJECT.
- PROTECT TREES WITH CONSTRUCTION FENCE.
- EXISTING IMPROVEMENTS AND EXISTING GRADE CONTOURS ARE SHOWN PER FIELD MEASUREMENTS TAKEN ON 7/11/2025.



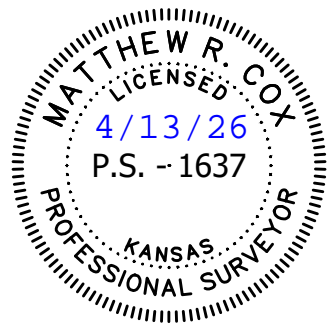
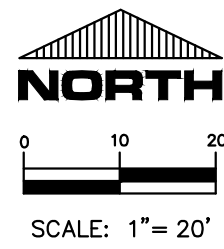
- LEGEND**
- ☒ POWER POLE
  - ⊙ SANITARY SEWER MANHOLE
  - WATER VALVE
  - ⊞ WATER METER
  - ⊞ ELECTRIC METER
  - ⊞ GAS METER
  - ⊞ AC UNIT
  - R/W RIGHT-OF-WAY
  - FF FINISH FLOOR
  - TF TOP OF FOUNDATION
  - GF GARAGE FLOOR
  - EG EXISTING GRADE
  - TC TOP OF CURB
  - SAN — SANITARY SEWER LINE
  - OHP — OVERHEAD POWER LINE
  - X — FENCE LINE
  - 950 — EXISTING GRADE CONTOUR
  - 950 — FINISH GRADE CONTOUR

LOT COVERAGE INFO	
Cover type	SF
Total lot area	13,801
Footprint of structure (includes porch & deck)	3,329
Sidewalk	153
Driveway	904
Egress wells	92
<b>Total non-permeable</b>	<b>4,478</b>

Proposed Greenspace	9,323
Greenspace Coverage %	67.6%

Front Lot Area	4,244
Front Greenspace Area	3,871
Front Greenspace %	91.2%

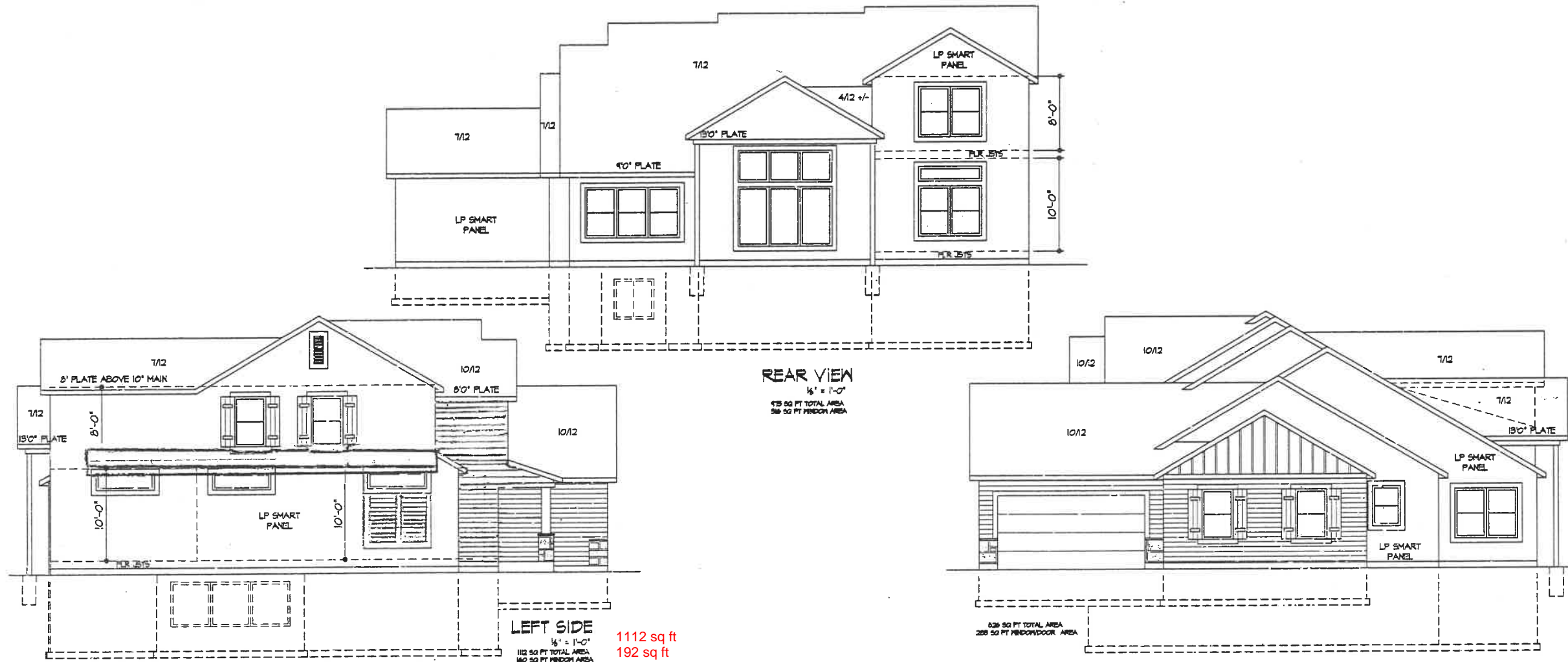
ALL DIMENSIONS TO BE VERIFIED BY BUILDER AND ALL GRADES AS SHOWN SHALL BE VERIFIED BY BUILDER TO INSURE PROPER DRAINAGE AND ADEQUATE FALL TO SEWER.  
 NO TITLE INFORMATION WAS FURNISHED ON THIS SURVEY.



**CIVIL ENGINEERS  
 LAND SURVEYORS - LAND PLANNERS**

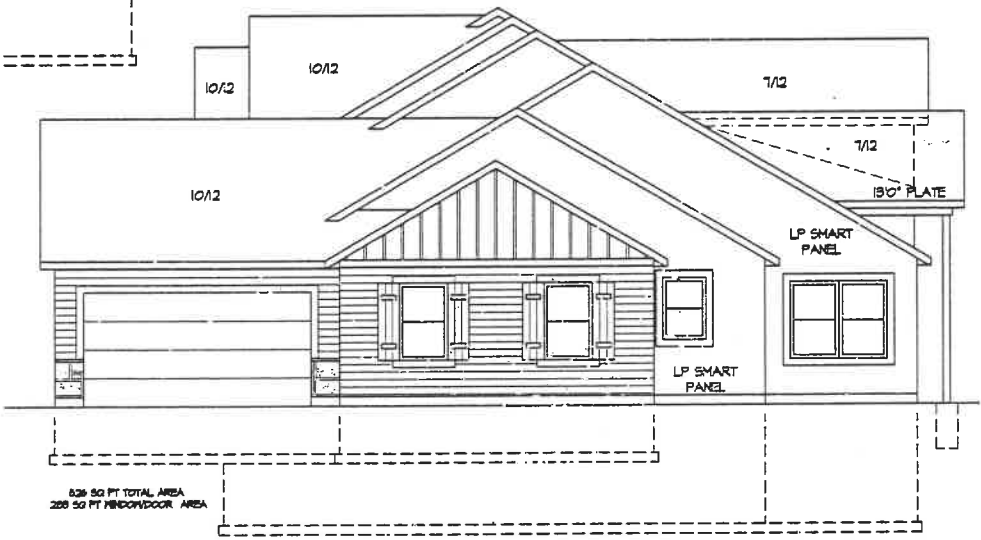
122 N. WATER STREET  
 OLATHE, KANSAS 66061  
 PHONE: (913) 764-1076  
 FAX: (913) 764-8635

14 W. PEORIA  
 PAOLA, KANSAS 66071  
 PHONE: (913) 557-1076  
 FAX: (913) 557-6904



REAR VIEW  
 1/8" = 1'-0"  
 425 SQ FT TOTAL AREA  
 250 SQ FT WINDOW AREA

LEFT SIDE  
 1/8" = 1'-0"  
 112 SQ FT TOTAL AREA  
 160 SQ FT WINDOW AREA  
 1112 sq ft  
 192 sq ft  
 %17



RIGHT SIDE  
 1/8" = 1'-0"  
 826 SQ FT TOTAL AREA  
 280 SQ FT WINDOW AREA



FRONT ELEVATION 4.2  
 1/4" = 1'-0"

1006 SQ FT TOTAL AREA  
 280 SQ FT WINDOW AREA

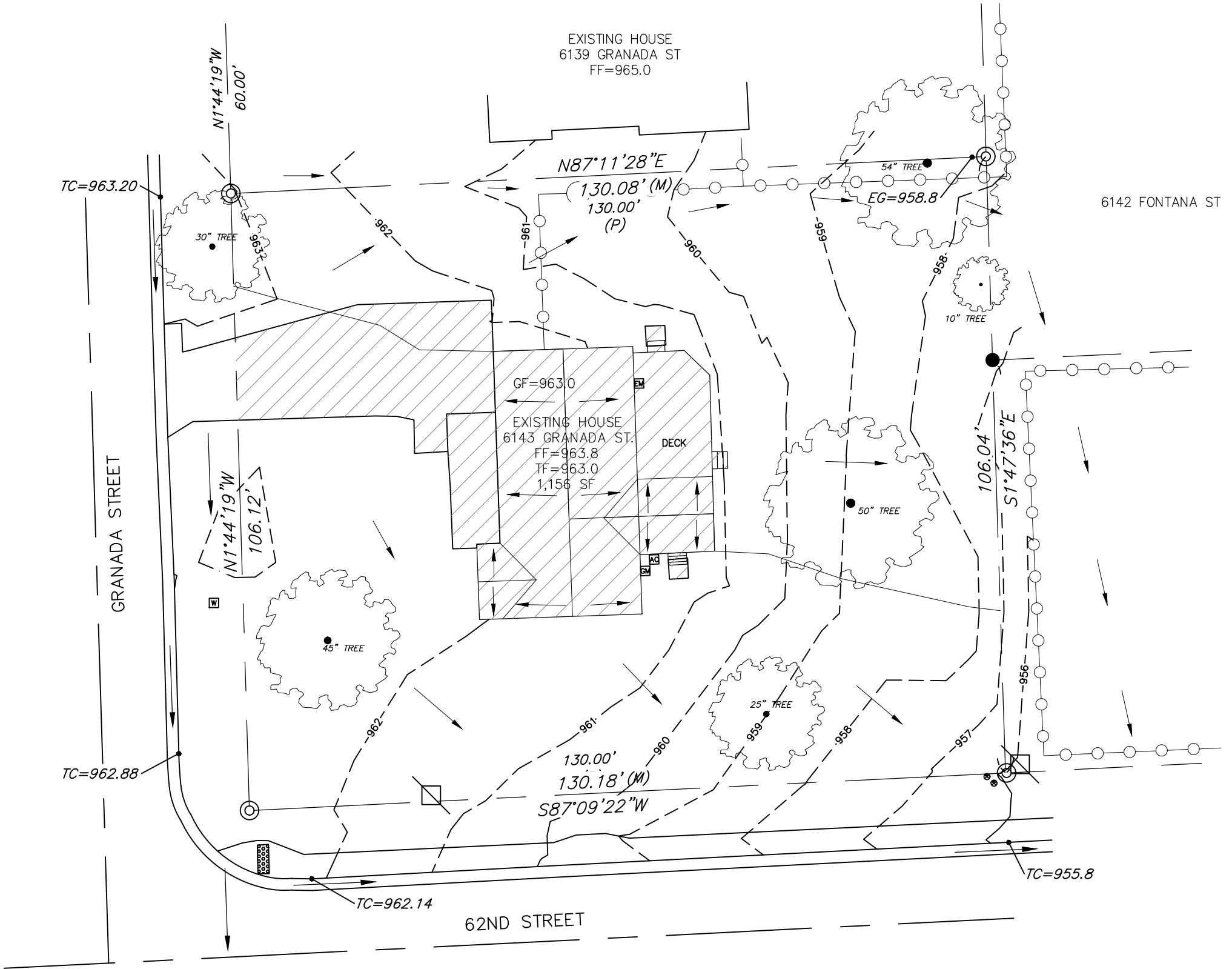
OWNER / BUILDER RETAINS COPYRIGHT.  
 CONSTRUCTION SHALL CONFORM TO ALL LOCAL ORDINANCES. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE START OF CONSTRUCTION.

SHEET NO. 1  
 OWNER

DWG. NO. G\_M-1140

BUILDER  
 GLEN MOCK

SCALE: AS SHOWN  
 DATE: 12-12-25  
 REVISED: 2-11-26



ROBERT C. WESSEL  
LICENSED  
7183  
KANSAS  
PROFESSIONAL ENGINEER  
04/10/26

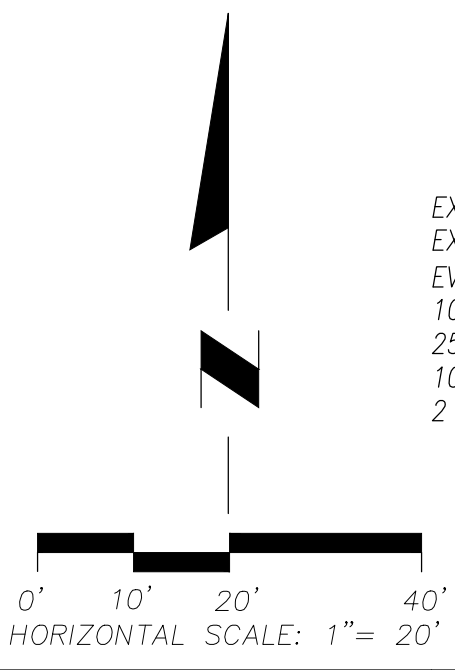
LOT AREA = 13,802 S.F.  
EXISTING IMPERVIOUS = 2,660 S.F. (19.3%)

EXISTING REAR TO EAST DA = 6,359 S.F.  
EXIST. REAR IMPERVIOUS = 893 S.F./CN=77

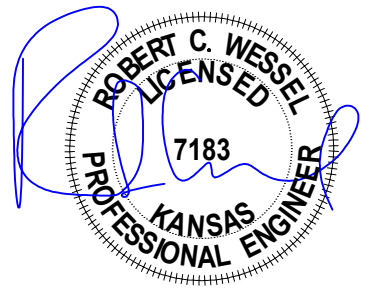
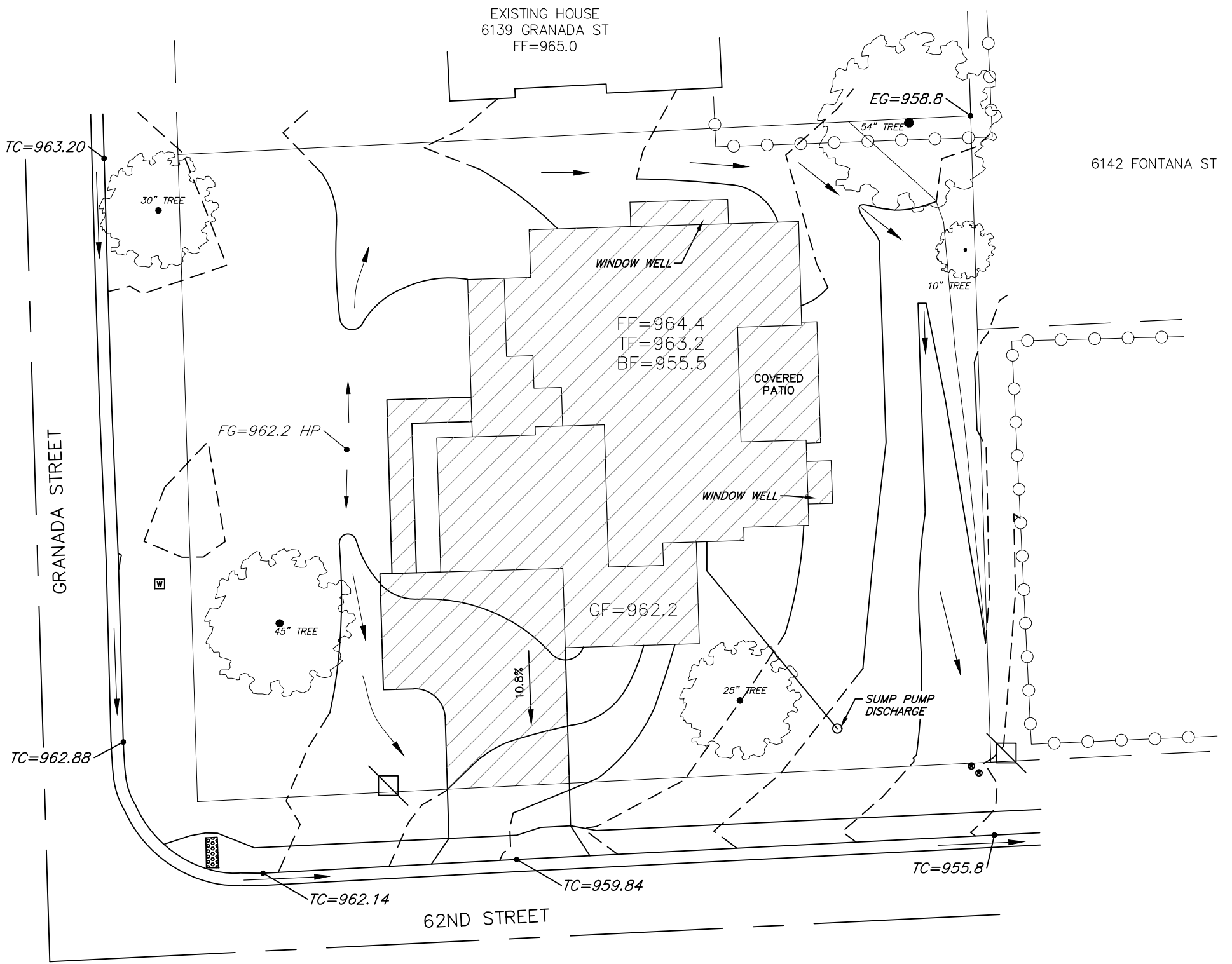
EVENT	FLOW	VOLUME
100 YR.	1.34 CFS	0.068 AC-FT
25 YR.	0.94 CFS	0.047 AC-FT
10 YR.	0.70 CFS	0.035 AC-FT
2 YR.	0.36 CFS	0.018 AC-FT

EXISTING TO STREETS DA = 7,443 S.F.  
EXIST. STREETS IMPERVIOUS = 1,767 S.F./CN=80

EVENT	FLOW	VOLUME
100 YR.	1.64 CFS	0.084 AC-FT
25 YR.	1.17 CFS	0.059 AC-FT
10 YR.	0.89 CFS	0.044 AC-FT
2 YR.	0.48 CFS	0.024 AC-FT



C1 SHEET NO. 2	<b>EXISTING CONDITIONS</b> 6143 GRANADA FAIRWAY, KANSAS	<b>PREPARED FOR:</b> ALLENBRAND-DREWS OLATHE, KANSAS	<b>ROBERT C. WESSEL P.E.</b> consulting engineer 4085 NORTH KOLB ROAD TUCSON, ARIZONA 85750 913-207-6118 EMAIL robertcwessel47@gmail.com	JOB NO.: RCW0311 FIELD BK./PG.: XX/XX ISSUES / REVISIONS:	DRAWN: RPP CHECKED: RCW DATE: 04-10-26

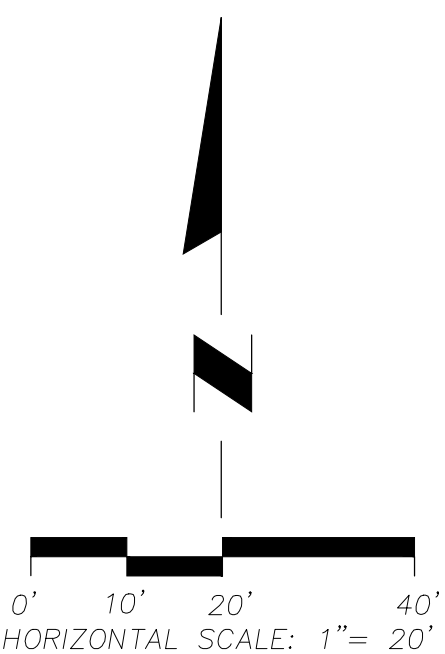


04/10/26

LOT AREA = 13,802 S.F.  
 PROPOSED IMPERVIOUS = 4,478 S.F. (32.4%)

EVENT	FLOW	VOLUME
100 YR.	0.08 CFS	0.004 AC-FT
25 YR.	0.05 CFS	0.003 AC-FT
10 YR.	0.04 CFS	0.002 AC-FT
2 YR.	0.02 CFS	0.001 AC-FT

EVENT	FLOW	VOLUME
100 YR.	3.04 CFS	0.158 AC-FT
25 YR.	2.20 CFS	0.112 AC-FT
10 YR.	1.69 CFS	0.085 AC-FT
2 YR.	0.94 CFS	0.046 AC-FT



SHEET NO. <b>C2</b> OF 2	<b>PROPOSED CONDITIONS</b>  6143 GRANADA FAIRWAY, KANSAS	<b>PREPARED FOR:</b>  ALLENBRAND-DREWS  OLATHE, KANSAS	<b>ROBERT C. WESSEL P.E.</b>  consulting engineer 4085 NORTH KOLB ROAD TUCSON, ARIZONA 85750 913-207-6118 EMAIL robertcwessel47@gmail.com	JOB NO.: RCW0311 FIELD BK./PG.: XX/XX ISSUES / REVISIONS: ISSUE	DRAWN: RPP CHECKED: RCW DATE 04-10-26
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**FW: Storm study - 6143 Granada - Mock - 41368**

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**From** Matt Cox <mcox@allenbrand-drews.com>

**Date** Mon 5/11/2026 3:48 PM

**To** Basil Alani <balani@fairwaykansas.org>; 'Glen Mock' <glenmock1@gmail.com>

 1 attachment (111 KB)

DRAINAGE REPORT 6143 GRANADA FAIRWAY 051126-Model.pdf;

Basil,

Attached is the revised storm study and the explanation from Bob Wessel, the engineer. The 0.14 was a typo and should have been 1.4 cfs.

Matt Cox

Allenbrand-Drews

913.764.1076 (O)

913.522.6517 (M)

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**From:** Robert Wessel [mailto:robertcwessel47@gmail.com]

**Sent:** Monday, May 11, 2026 2:55 PM

**To:** Matt Cox

**Subject:** Re: Storm study - 6143 Granada - Mock - 41368

Revised report ( typo ) indicating 1.4 cfs increase on 100 year event in a 6.1 acre drainage shed to the curb inlet at Fontana.

The original Fairway storm drainage design for this area was for a 10 year event. 1.4 cfs increase in 100 year flow from the 0.3 acre site is not significant to the flow to the street or the collection point. Fairway requirements limit impervious surfaces to be within the original drainage design when the area was developed. That means if the total impervious surface area from a site meets the requirements then it is within the limits of the original design of the area.

B

**ROBERT C. WESSEL P.E.**  
CONSULTING ENGINEERS  
4085 NORTH KOLB ROAD  
TUCSON, ARIZONA 85750  
913-207-6118 robertcwessel47@gmail.com



April 10, 2026

**STORM DRAINAGE REPORT**

6143 Granada  
Fairway, Kansas

6143 Granada, Fairway, Kansas is an existing corner lot, single family residential site, Lots 397 & 398 Mission Highlands, Fairway, Kansas. The house is to be replaced with a larger home. Most street runoff flow onto 62nd Street. Rear runoff flows onto and through the neighbor's rear yard and onto 62nd Street. All runoff then flows east on 62nd Street to a curb inlet and storm sewers at Fontana. The storm sewer and open channel system flows south and southeast to Brush Creek at 65th Street. There are no floodplains in the vicinity of the site.

**STORM RUNOFF REQUIREMENTS**

The 13,802 s.f. site has 2,660 s.f. (19.3%) impervious area. The proposed project will increase impervious area to 4,478 s.f. (32.4%). Fairway allows 40% impervious surfaces on the first 10,000 s.f. plus 25% impervious surfaces on the site area over 10,000 s.f.. The total allowable impervious surfaces for this site is 4,950 s.f.. Site grading and drainage plans propose a significant decrease in runoff to the rear and through neighbor's lot. Runoff onto 62nd street increases. The increase is negligible and of no consequence to the street drainage system (0.14 cfs 100 year event). Storm retention or detention is not required for this site.

We recommend approval of this project as proposed.

**ENGINEER'S STATEMENT:**

The storm drainage report, and site grading construction drawings, were prepared under my direct supervision; and to the best of my knowledge conform to the City of Fairway storm drainage design criteria for private development.

**6143 GRANADA AD PV 041126**

Prepared by Robert C Wessel Consulting Eng

HydroCAD® 10.20-2h s/n 09646 © 2024 HydroCAD Software Solutions LLC

6143 GRANADA FAIRWAY 041126

MSE 24-hr 4 2-Year Rainfall=3.64"

Printed 4/11/2026

Page 2

**Summary for Subcatchment 3S: EXIST STREET**

Runoff = 0.48 cfs @ 12.12 hrs, Volume= 0.024 af, Depth> 1.65"

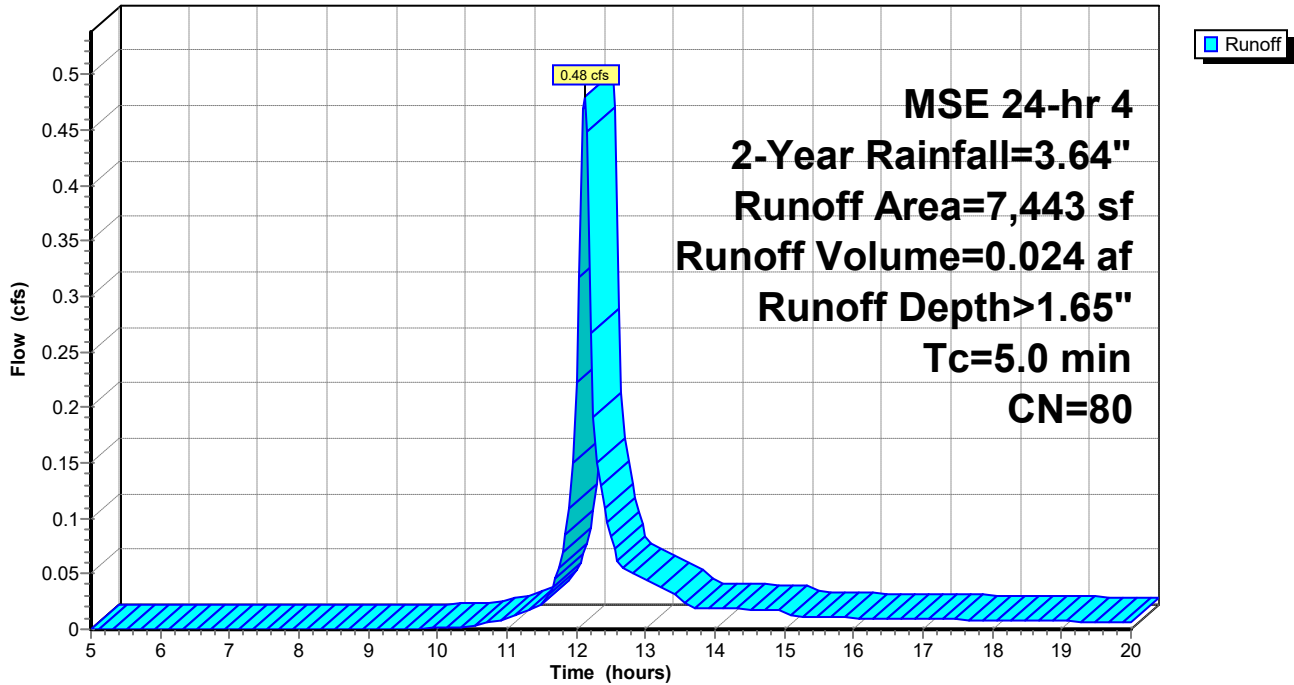
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 2-Year Rainfall=3.64"

	Area (sf)	CN	Description
*	1,767	98	
*	5,676	74	
	7,443	80	Weighted Average
	5,676		76.26% Pervious Area
	1,767		23.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3S: EXIST STREET**

Hydrograph



**6143 GRANADA AD PV 041126**

Prepared by Robert C Wessel Consulting Eng

HydroCAD® 10.20-2h s/n 09646 © 2024 HydroCAD Software Solutions LLC

6143 GRANADA FAIRWAY 041126

MSE 24-hr 4 2-Year Rainfall=3.64"

Printed 4/11/2026

Page 3

**Hydrograph for Subcatchment 3S: EXIST STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00	17.75	3.40	1.56	0.01
5.25	0.18	0.00	0.00	18.00	3.42	1.57	0.01
5.50	0.19	0.00	0.00	18.25	3.43	1.58	0.01
5.75	0.21	0.00	0.00	18.50	3.45	1.59	0.01
6.00	0.22	0.00	0.00	18.75	3.46	1.60	0.01
6.25	0.24	0.00	0.00	19.00	3.47	1.61	0.01
6.50	0.26	0.00	0.00	19.25	3.49	1.63	0.01
6.75	0.27	0.00	0.00	19.50	3.50	1.64	0.01
7.00	0.29	0.00	0.00	19.75	3.51	1.64	0.01
7.25	0.31	0.00	0.00	20.00	<b>3.52</b>	<b>1.65</b>	0.01
7.50	0.32	0.00	0.00				
7.75	0.34	0.00	0.00				
8.00	0.36	0.00	0.00				
8.25	0.38	0.00	0.00				
8.50	0.40	0.00	0.00				
8.75	0.42	0.00	0.00				
9.00	0.44	0.00	0.00				
9.25	0.47	0.00	0.00				
9.50	0.51	0.00	0.00				
9.75	0.54	0.00	0.00				
10.00	0.58	0.00	0.00				
10.25	0.61	0.00	0.00				
10.50	0.65	0.01	0.00				
10.75	0.71	0.02	0.01				
11.00	0.79	0.03	0.01				
11.25	0.88	0.05	0.02				
11.50	0.99	0.08	0.02				
11.75	1.19	0.15	0.06				
12.00	1.71	0.39	<b>0.22</b>				
12.25	2.45	0.85	<b>0.19</b>				
12.50	2.65	1.00	0.08				
12.75	2.76	1.07	0.05				
13.00	2.85	1.14	0.04				
13.25	2.93	1.20	0.04				
13.50	2.99	1.24	0.03				
13.75	3.03	1.27	0.02				
14.00	3.06	1.30	0.02				
14.25	3.10	1.32	0.02				
14.50	3.13	1.35	0.02				
14.75	3.17	1.38	0.02				
15.00	3.20	1.40	0.02				
15.25	3.22	1.42	0.01				
15.50	3.24	1.43	0.01				
15.75	3.26	1.45	0.01				
16.00	3.28	1.46	0.01				
16.25	3.30	1.48	0.01				
16.50	3.32	1.49	0.01				
16.75	3.33	1.51	0.01				
17.00	3.35	1.52	0.01				
17.25	3.37	1.53	0.01				
17.50	3.38	1.55	0.01				

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6143 GRANADA FAIRWAY 041126

MSE 24-hr 4 2-Year Rainfall=3.64"

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**Summary for Subcatchment 5S: EXIST REAR**

Runoff = 0.36 cfs @ 12.12 hrs, Volume= 0.018 af, Depth> 1.44"

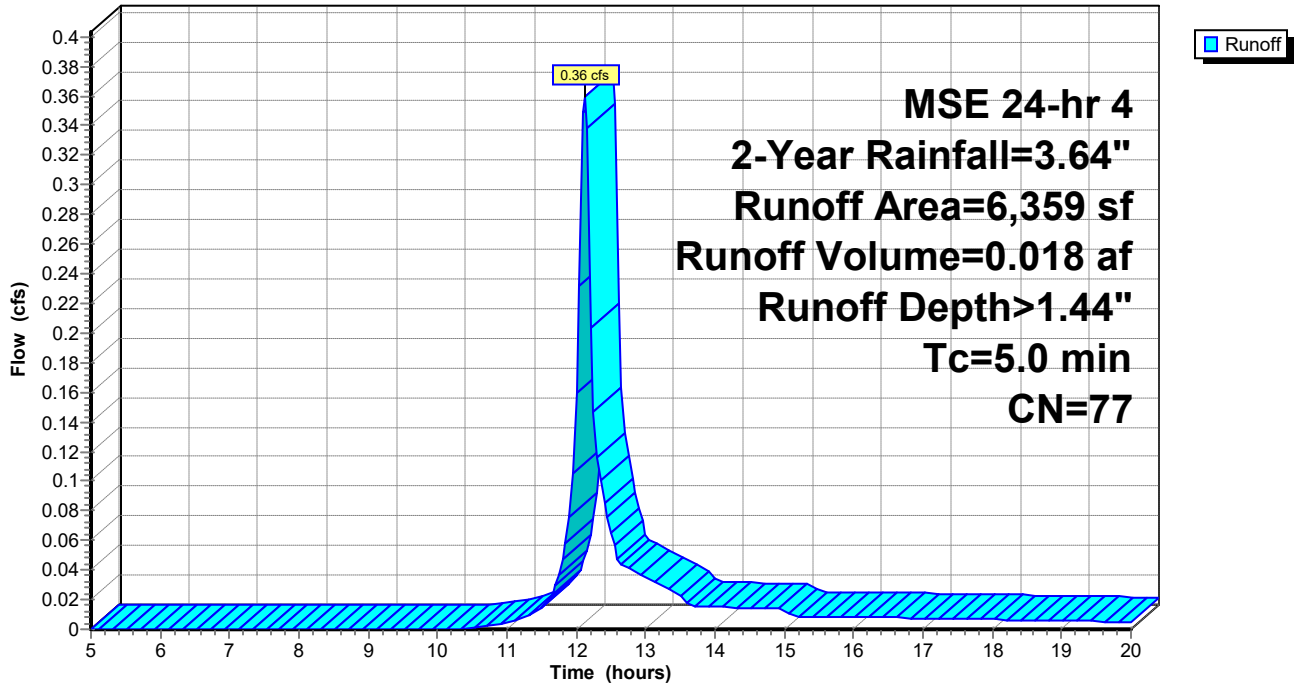
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 2-Year Rainfall=3.64"

	Area (sf)	CN	Description
*	893	98	
*	5,466	74	
	6,359	77	Weighted Average
	5,466		85.96% Pervious Area
	893		14.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 5S: EXIST REAR**

Hydrograph



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MSE 24-hr 4 2-Year Rainfall=3.64"

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**Hydrograph for Subcatchment 5S: EXIST REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00	17.75	3.40	1.36	0.01
5.25	0.18	0.00	0.00	18.00	3.42	1.37	0.01
5.50	0.19	0.00	0.00	18.25	3.43	1.38	0.01
5.75	0.21	0.00	0.00	18.50	3.45	1.39	0.01
6.00	0.22	0.00	0.00	18.75	3.46	1.40	0.01
6.25	0.24	0.00	0.00	19.00	3.47	1.41	0.01
6.50	0.26	0.00	0.00	19.25	3.49	1.42	0.01
6.75	0.27	0.00	0.00	19.50	3.50	1.43	0.01
7.00	0.29	0.00	0.00	19.75	3.51	1.44	0.01
7.25	0.31	0.00	0.00	20.00	<b>3.52</b>	<b>1.45</b>	0.01
7.50	0.32	0.00	0.00				
7.75	0.34	0.00	0.00				
8.00	0.36	0.00	0.00				
8.25	0.38	0.00	0.00				
8.50	0.40	0.00	0.00				
8.75	0.42	0.00	0.00				
9.00	0.44	0.00	0.00				
9.25	0.47	0.00	0.00				
9.50	0.51	0.00	0.00				
9.75	0.54	0.00	0.00				
10.00	0.58	0.00	0.00				
10.25	0.61	0.00	0.00				
10.50	0.65	0.00	0.00				
10.75	0.71	0.00	0.00				
11.00	0.79	0.01	0.00				
11.25	0.88	0.02	0.01				
11.50	0.99	0.05	0.01				
11.75	1.19	0.10	0.04				
12.00	1.71	0.30	<b>0.16</b>				
12.25	2.45	0.71	<b>0.15</b>				
12.50	2.65	0.84	0.06				
12.75	2.76	0.91	0.04				
13.00	2.85	0.97	0.04				
13.25	2.93	1.02	0.03				
13.50	2.99	1.06	0.02				
13.75	3.03	1.09	0.02				
14.00	3.06	1.12	0.02				
14.25	3.10	1.14	0.01				
14.50	3.13	1.16	0.01				
14.75	3.17	1.19	0.01				
15.00	3.20	1.21	0.01				
15.25	3.22	1.23	0.01				
15.50	3.24	1.24	0.01				
15.75	3.26	1.25	0.01				
16.00	3.28	1.27	0.01				
16.25	3.30	1.28	0.01				
16.50	3.32	1.30	0.01				
16.75	3.33	1.31	0.01				
17.00	3.35	1.32	0.01				
17.25	3.37	1.33	0.01				
17.50	3.38	1.35	0.01				

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6143 GRANADA FAIRWAY 041126

MSE 24-hr 4 2-Year Rainfall=3.64"

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**Summary for Subcatchment 7S: PROP STREET**

Runoff = 0.94 cfs @ 12.12 hrs, Volume= 0.046 af, Depth> 1.80"

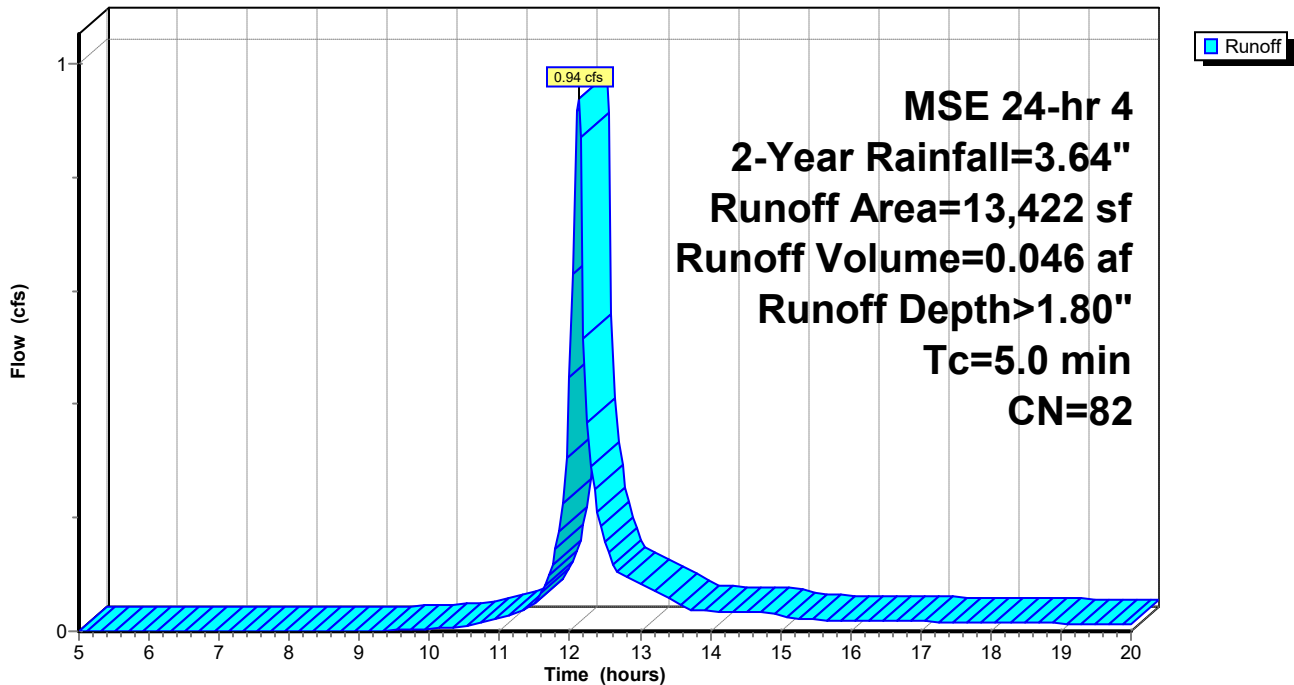
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 2-Year Rainfall=3.64"

	Area (sf)	CN	Description
*	4,478	98	
*	8,944	74	
	13,422	82	Weighted Average
	8,944		66.64% Pervious Area
	4,478		33.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 7S: PROP STREET**

Hydrograph



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MSE 24-hr 4 2-Year Rainfall=3.64"

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**Hydrograph for Subcatchment 7S: PROP STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00	17.75	3.40	1.70	0.02
5.25	0.18	0.00	0.00	18.00	3.42	1.71	0.02
5.50	0.19	0.00	0.00	18.25	3.43	1.73	0.02
5.75	0.21	0.00	0.00	18.50	3.45	1.74	0.01
6.00	0.22	0.00	0.00	18.75	3.46	1.75	0.01
6.25	0.24	0.00	0.00	19.00	3.47	1.76	0.01
6.50	0.26	0.00	0.00	19.25	3.49	1.77	0.01
6.75	0.27	0.00	0.00	19.50	3.50	1.78	0.01
7.00	0.29	0.00	0.00	19.75	3.51	1.79	0.01
7.25	0.31	0.00	0.00	20.00	<b>3.52</b>	<b>1.80</b>	0.01
7.50	0.32	0.00	0.00				
7.75	0.34	0.00	0.00				
8.00	0.36	0.00	0.00				
8.25	0.38	0.00	0.00				
8.50	0.40	0.00	0.00				
8.75	0.42	0.00	0.00				
9.00	0.44	0.00	0.00				
9.25	0.47	0.00	0.00				
9.50	0.51	0.00	0.00				
9.75	0.54	0.00	0.00				
10.00	0.58	0.01	0.00				
10.25	0.61	0.01	0.01				
10.50	0.65	0.02	0.01				
10.75	0.71	0.03	0.02				
11.00	0.79	0.05	0.02				
11.25	0.88	0.07	0.03				
11.50	0.99	0.11	0.05				
11.75	1.19	0.19	0.12				
12.00	1.71	0.46	<b>0.45</b>				
12.25	2.45	0.96	<b>0.37</b>				
12.50	2.65	1.11	0.16				
12.75	2.76	1.19	0.10				
13.00	2.85	1.26	0.09				
13.25	2.93	1.32	0.07				
13.50	2.99	1.37	0.06				
13.75	3.03	1.40	0.04				
14.00	3.06	1.43	0.04				
14.25	3.10	1.46	0.04				
14.50	3.13	1.48	0.03				
14.75	3.17	1.51	0.03				
15.00	3.20	1.54	0.03				
15.25	3.22	1.55	0.02				
15.50	3.24	1.57	0.02				
15.75	3.26	1.59	0.02				
16.00	3.28	1.60	0.02				
16.25	3.30	1.62	0.02				
16.50	3.32	1.63	0.02				
16.75	3.33	1.65	0.02				
17.00	3.35	1.66	0.02				
17.25	3.37	1.67	0.02				
17.50	3.38	1.69	0.02				

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MSE 24-hr 4 2-Year Rainfall=3.64"

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**Summary for Subcatchment 8S: PROP REAR**

Runoff = 0.02 cfs @ 12.12 hrs, Volume= 0.001 af, Depth> 1.25"

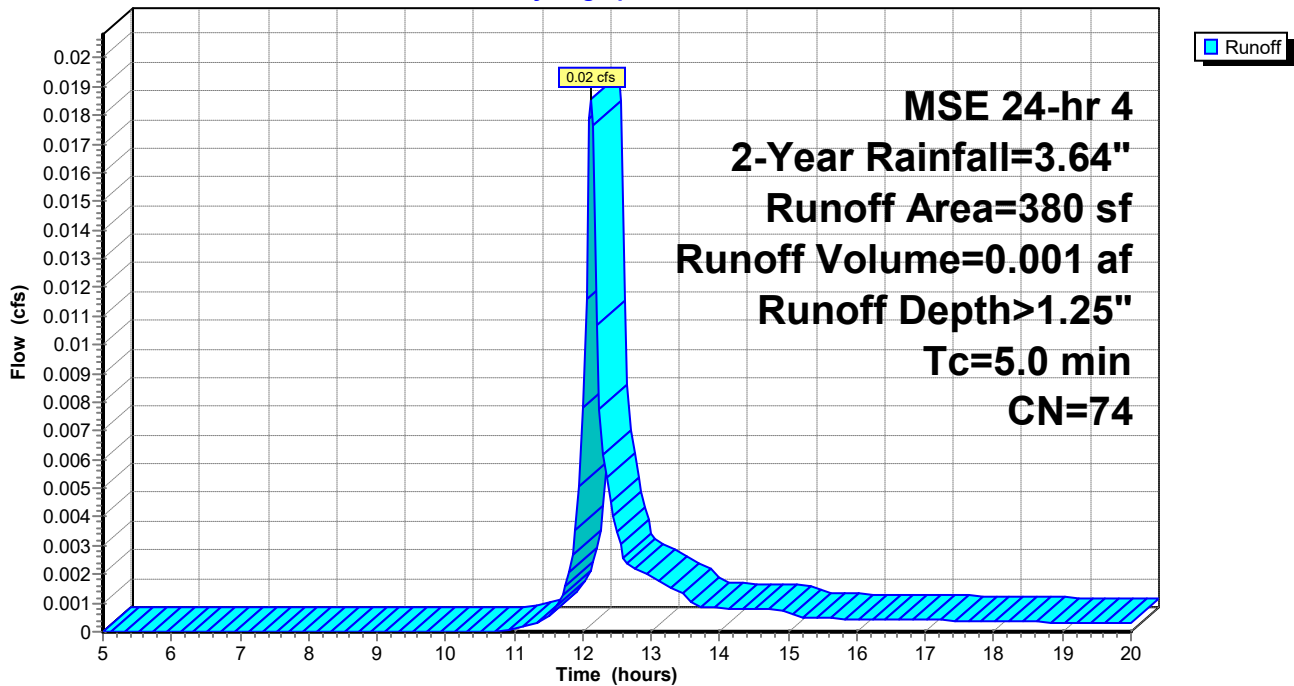
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 2-Year Rainfall=3.64"

	Area (sf)	CN	Description
*	0	98	
*	380	74	
	380	74	Weighted Average
	380		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 8S: PROP REAR**

Hydrograph



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MSE 24-hr 4 2-Year Rainfall=3.64"

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**Hydrograph for Subcatchment 8S: PROP REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00	17.75	3.40	1.17	0.00
5.25	0.18	0.00	0.00	18.00	3.42	1.18	0.00
5.50	0.19	0.00	0.00	18.25	3.43	1.19	0.00
5.75	0.21	0.00	0.00	18.50	3.45	1.20	0.00
6.00	0.22	0.00	0.00	18.75	3.46	1.21	0.00
6.25	0.24	0.00	0.00	19.00	3.47	1.22	0.00
6.50	0.26	0.00	0.00	19.25	3.49	1.23	0.00
6.75	0.27	0.00	0.00	19.50	3.50	1.24	0.00
7.00	0.29	0.00	0.00	19.75	3.51	1.25	0.00
7.25	0.31	0.00	0.00	20.00	<b>3.52</b>	<b>1.26</b>	0.00
7.50	0.32	0.00	0.00				
7.75	0.34	0.00	0.00				
8.00	0.36	0.00	0.00				
8.25	0.38	0.00	0.00				
8.50	0.40	0.00	0.00				
8.75	0.42	0.00	0.00				
9.00	0.44	0.00	0.00				
9.25	0.47	0.00	0.00				
9.50	0.51	0.00	0.00				
9.75	0.54	0.00	0.00				
10.00	0.58	0.00	0.00				
10.25	0.61	0.00	0.00				
10.50	0.65	0.00	0.00				
10.75	0.71	0.00	0.00				
11.00	0.79	0.00	0.00				
11.25	0.88	0.01	0.00				
11.50	0.99	0.02	0.00				
11.75	1.19	0.06	0.00				
12.00	1.71	0.22	<b>0.01</b>				
12.25	2.45	0.58	<b>0.01</b>				
12.50	2.65	0.70	0.00				
12.75	2.76	0.76	0.00				
13.00	2.85	0.82	0.00				
13.25	2.93	0.86	0.00				
13.50	2.99	0.90	0.00				
13.75	3.03	0.93	0.00				
14.00	3.06	0.95	0.00				
14.25	3.10	0.97	0.00				
14.50	3.13	0.99	0.00				
14.75	3.17	1.02	0.00				
15.00	3.20	1.04	0.00				
15.25	3.22	1.05	0.00				
15.50	3.24	1.06	0.00				
15.75	3.26	1.08	0.00				
16.00	3.28	1.09	0.00				
16.25	3.30	1.10	0.00				
16.50	3.32	1.12	0.00				
16.75	3.33	1.13	0.00				
17.00	3.35	1.14	0.00				
17.25	3.37	1.15	0.00				
17.50	3.38	1.16	0.00				

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6143 GRANADA FAIRWAY 041126

MSE 24-hr 4 10-Year Rainfall=5.44"

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**Summary for Subcatchment 3S: EXIST STREET**

Runoff = 0.89 cfs @ 12.12 hrs, Volume= 0.044 af, Depth> 3.12"

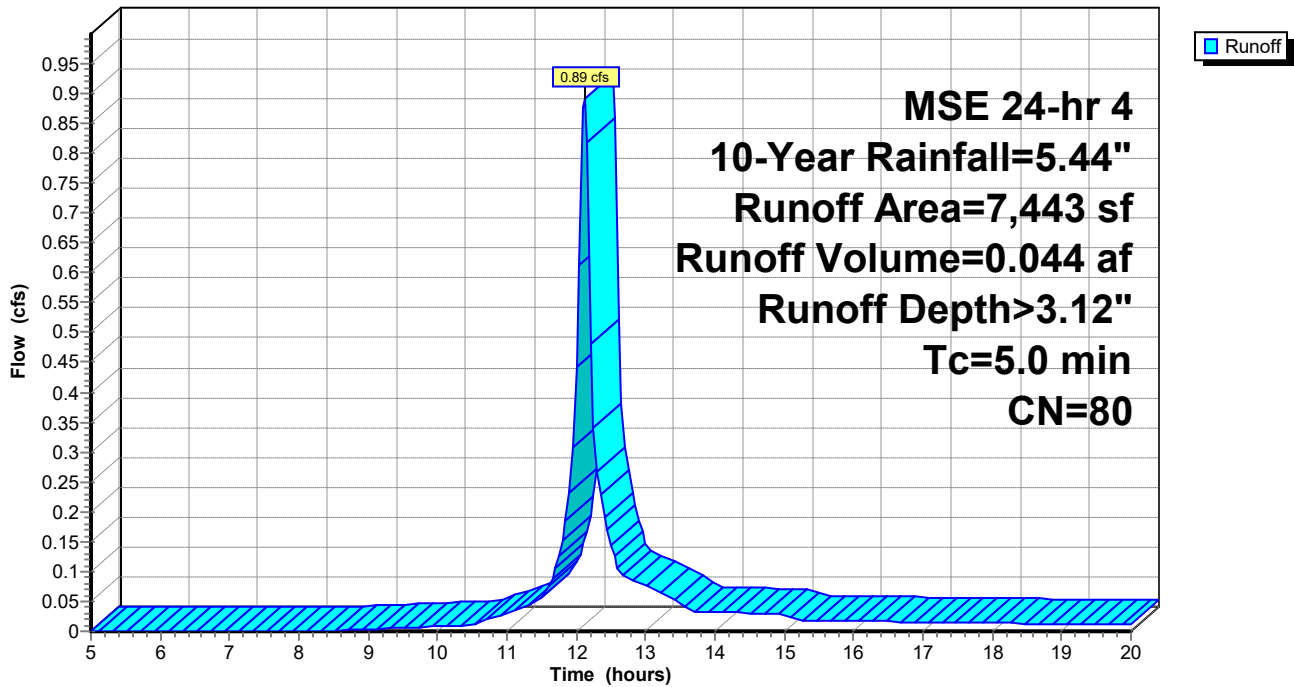
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 10-Year Rainfall=5.44"

	Area (sf)	CN	Description
*	1,767	98	
*	5,676	74	
	7,443	80	Weighted Average
	5,676		76.26% Pervious Area
	1,767		23.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3S: EXIST STREET**

Hydrograph



**6143 GRANADA AD PV 041126**

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MSE 24-hr 4 10-Year Rainfall=5.44"

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**Hydrograph for Subcatchment 3S: EXIST STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00	17.75	5.08	2.96	0.01
5.25	0.27	0.00	0.00	18.00	5.11	2.99	0.01
5.50	0.29	0.00	0.00	18.25	5.13	3.00	0.01
5.75	0.31	0.00	0.00	18.50	5.15	3.02	0.01
6.00	0.33	0.00	0.00	18.75	5.17	3.04	0.01
6.25	0.36	0.00	0.00	19.00	5.19	3.06	0.01
6.50	0.38	0.00	0.00	19.25	5.21	3.08	0.01
6.75	0.41	0.00	0.00	19.50	5.23	3.09	0.01
7.00	0.43	0.00	0.00	19.75	5.25	3.11	0.01
7.25	0.46	0.00	0.00	20.00	<b>5.26</b>	<b>3.12</b>	0.01
7.50	0.48	0.00	0.00				
7.75	0.51	0.00	0.00				
8.00	0.54	0.00	0.00				
8.25	0.57	0.00	0.00				
8.50	0.60	0.00	0.00				
8.75	0.63	0.01	0.00				
9.00	0.66	0.01	0.00				
9.25	0.71	0.02	0.00				
9.50	0.76	0.02	0.01				
9.75	0.81	0.03	0.01				
10.00	0.86	0.05	0.01				
10.25	0.92	0.06	0.01				
10.50	0.97	0.08	0.01				
10.75	1.06	0.10	0.02				
11.00	1.18	0.14	0.03				
11.25	1.32	0.20	0.04				
11.50	1.48	0.27	0.05				
11.75	1.78	0.43	0.12				
12.00	2.55	0.92	<b>0.44</b>				
12.25	3.66	1.76	<b>0.34</b>				
12.50	3.96	2.01	0.14				
12.75	4.12	2.15	0.09				
13.00	4.26	2.26	0.08				
13.25	4.38	2.36	0.06				
13.50	4.47	2.43	0.05				
13.75	4.52	2.48	0.03				
14.00	4.58	2.53	0.03				
14.25	4.63	2.57	0.03				
14.50	4.68	2.62	0.03				
14.75	4.73	2.66	0.03				
15.00	4.78	2.70	0.03				
15.25	4.81	2.73	0.02				
15.50	4.84	2.76	0.02				
15.75	4.87	2.78	0.02				
16.00	4.90	2.81	0.02				
16.25	4.93	2.83	0.02				
16.50	4.96	2.86	0.02				
16.75	4.98	2.88	0.02				
17.00	5.01	2.90	0.02				
17.25	5.03	2.92	0.02				
17.50	5.06	2.94	0.01				

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MSE 24-hr 4 10-Year Rainfall=5.44"

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**Summary for Subcatchment 5S: EXIST REAR**

Runoff = 0.70 cfs @ 12.12 hrs, Volume= 0.035 af, Depth> 2.84"

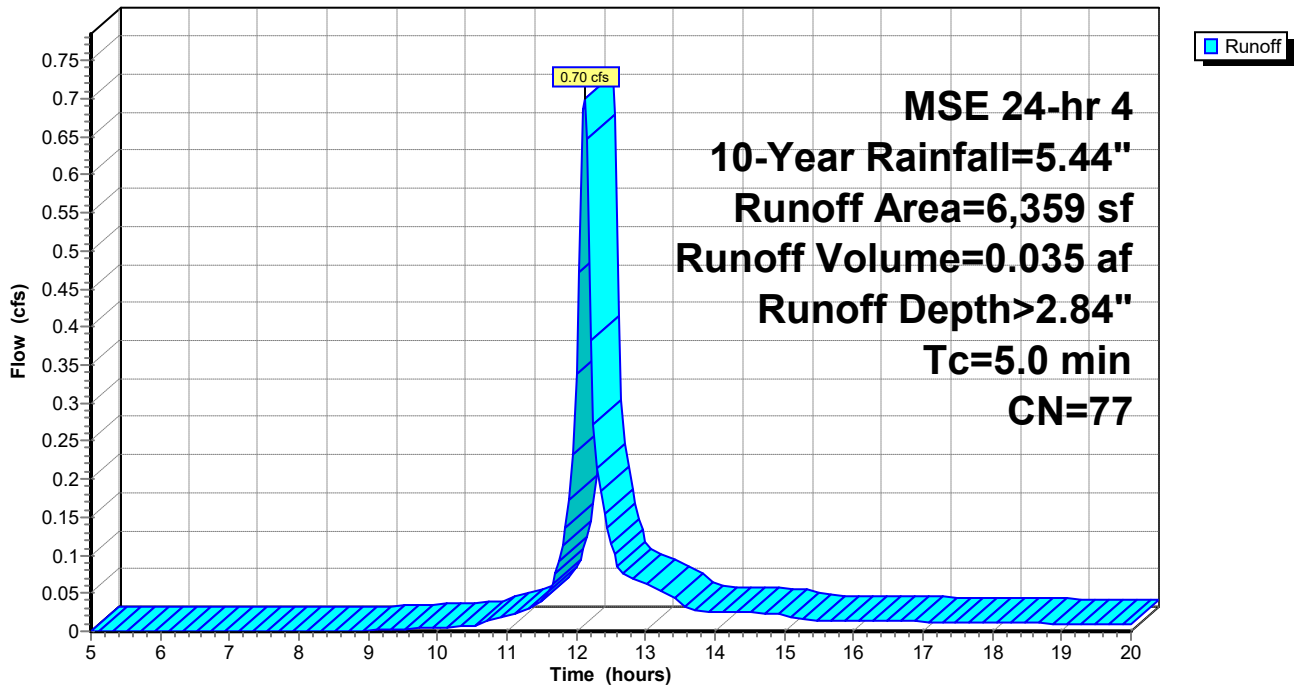
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 10-Year Rainfall=5.44"

	Area (sf)	CN	Description
*	893	98	
*	5,466	74	
	6,359	77	Weighted Average
	5,466		85.96% Pervious Area
	893		14.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 5S: EXIST REAR**

Hydrograph



**6143 GRANADA AD PV 041126**

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MSE 24-hr 4 10-Year Rainfall=5.44"

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**Hydrograph for Subcatchment 5S: EXIST REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00	17.75	5.08	2.69	0.01
5.25	0.27	0.00	0.00	18.00	5.11	2.71	0.01
5.50	0.29	0.00	0.00	18.25	5.13	2.73	0.01
5.75	0.31	0.00	0.00	18.50	5.15	2.75	0.01
6.00	0.33	0.00	0.00	18.75	5.17	2.77	0.01
6.25	0.36	0.00	0.00	19.00	5.19	2.78	0.01
6.50	0.38	0.00	0.00	19.25	5.21	2.80	0.01
6.75	0.41	0.00	0.00	19.50	5.23	2.82	0.01
7.00	0.43	0.00	0.00	19.75	5.25	2.83	0.01
7.25	0.46	0.00	0.00	20.00	<b>5.26</b>	<b>2.84</b>	0.01
7.50	0.48	0.00	0.00				
7.75	0.51	0.00	0.00				
8.00	0.54	0.00	0.00				
8.25	0.57	0.00	0.00				
8.50	0.60	0.00	0.00				
8.75	0.63	0.00	0.00				
9.00	0.66	0.00	0.00				
9.25	0.71	0.00	0.00				
9.50	0.76	0.01	0.00				
9.75	0.81	0.01	0.00				
10.00	0.86	0.02	0.00				
10.25	0.92	0.03	0.01				
10.50	0.97	0.04	0.01				
10.75	1.06	0.06	0.01				
11.00	1.18	0.09	0.02				
11.25	1.32	0.14	0.03				
11.50	1.48	0.20	0.04				
11.75	1.78	0.34	0.09				
12.00	2.55	0.77	<b>0.34</b>				
12.25	3.66	1.55	<b>0.27</b>				
12.50	3.96	1.78	0.12				
12.75	4.12	1.91	0.07				
13.00	4.26	2.02	0.06				
13.25	4.38	2.11	0.05				
13.50	4.47	2.18	0.04				
13.75	4.52	2.23	0.03				
14.00	4.58	2.27	0.03				
14.25	4.63	2.32	0.03				
14.50	4.68	2.36	0.02				
14.75	4.73	2.40	0.02				
15.00	4.78	2.44	0.02				
15.25	4.81	2.47	0.02				
15.50	4.84	2.49	0.01				
15.75	4.87	2.52	0.01				
16.00	4.90	2.54	0.01				
16.25	4.93	2.56	0.01				
16.50	4.96	2.59	0.01				
16.75	4.98	2.61	0.01				
17.00	5.01	2.63	0.01				
17.25	5.03	2.65	0.01				
17.50	5.06	2.67	0.01				

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6143 GRANADA FAIRWAY 041126

MSE 24-hr 4 10-Year Rainfall=5.44"

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**Summary for Subcatchment 7S: PROP STREET**

Runoff = 1.69 cfs @ 12.12 hrs, Volume= 0.085 af, Depth> 3.31"

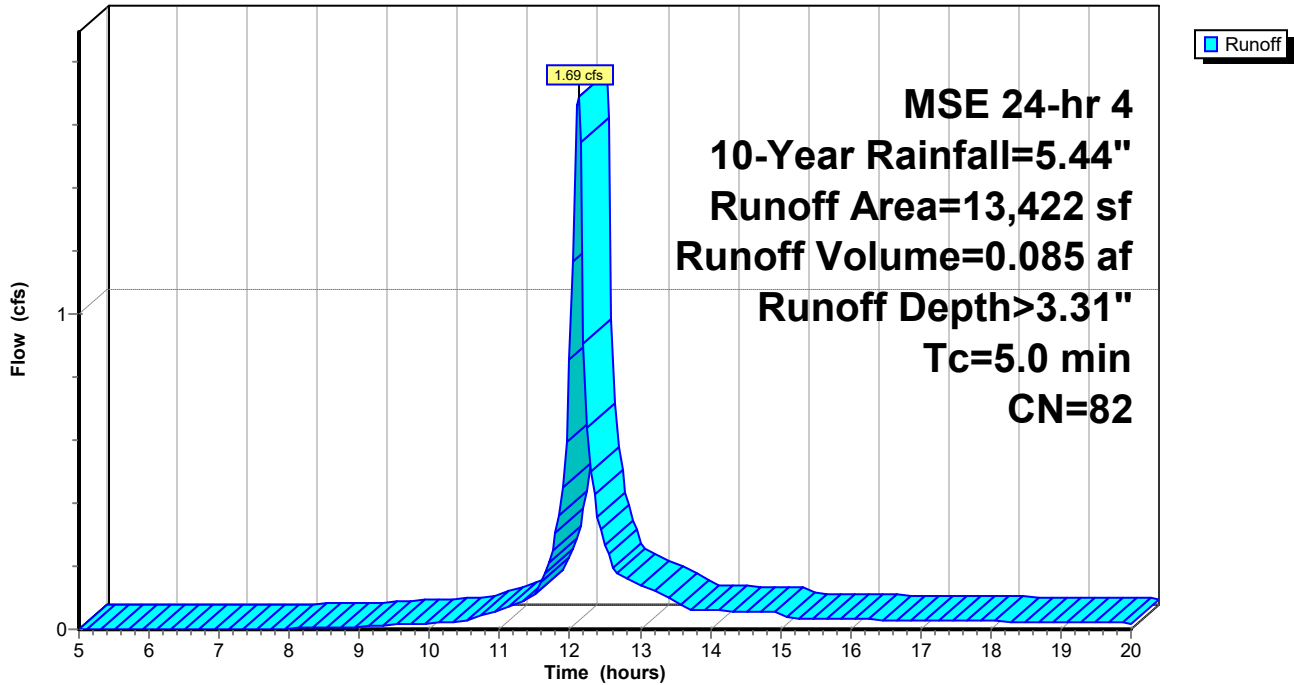
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 10-Year Rainfall=5.44"

	Area (sf)	CN	Description
*	4,478	98	
*	8,944	74	
	13,422	82	Weighted Average
	8,944		66.64% Pervious Area
	4,478		33.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 7S: PROP STREET**

Hydrograph



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MSE 24-hr 4 10-Year Rainfall=5.44"

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**Hydrograph for Subcatchment 7S: PROP STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00	17.75	5.08	3.15	0.03
5.25	0.27	0.00	0.00	18.00	5.11	3.17	0.03
5.50	0.29	0.00	0.00	18.25	5.13	3.19	0.02
5.75	0.31	0.00	0.00	18.50	5.15	3.21	0.02
6.00	0.33	0.00	0.00	18.75	5.17	3.23	0.02
6.25	0.36	0.00	0.00	19.00	5.19	3.25	0.02
6.50	0.38	0.00	0.00	19.25	5.21	3.27	0.02
6.75	0.41	0.00	0.00	19.50	5.23	3.28	0.02
7.00	0.43	0.00	0.00	19.75	5.25	3.30	0.02
7.25	0.46	0.00	0.00	20.00	<b>5.26</b>	<b>3.32</b>	0.02
7.50	0.48	0.00	0.00				
7.75	0.51	0.00	0.00				
8.00	0.54	0.00	0.00				
8.25	0.57	0.01	0.00				
8.50	0.60	0.01	0.00				
8.75	0.63	0.01	0.01				
9.00	0.66	0.02	0.01				
9.25	0.71	0.03	0.01				
9.50	0.76	0.04	0.01				
9.75	0.81	0.05	0.02				
10.00	0.86	0.07	0.02				
10.25	0.92	0.09	0.02				
10.50	0.97	0.10	0.02				
10.75	1.06	0.14	0.04				
11.00	1.18	0.19	0.06				
11.25	1.32	0.25	0.08				
11.50	1.48	0.33	0.11				
11.75	1.78	0.51	0.25				
12.00	2.55	1.03	<b>0.86</b>				
12.25	3.66	1.91	<b>0.64</b>				
12.50	3.96	2.17	0.27				
12.75	4.12	2.31	0.17				
13.00	4.26	2.43	0.14				
13.25	4.38	2.53	0.12				
13.50	4.47	2.61	0.09				
13.75	4.52	2.66	0.06				
14.00	4.58	2.70	0.06				
14.25	4.63	2.75	0.06				
14.50	4.68	2.80	0.06				
14.75	4.73	2.84	0.05				
15.00	4.78	2.88	0.05				
15.25	4.81	2.91	0.03				
15.50	4.84	2.94	0.03				
15.75	4.87	2.97	0.03				
16.00	4.90	2.99	0.03				
16.25	4.93	3.02	0.03				
16.50	4.96	3.04	0.03				
16.75	4.98	3.06	0.03				
17.00	5.01	3.09	0.03				
17.25	5.03	3.11	0.03				
17.50	5.06	3.13	0.03				

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MSE 24-hr 4 10-Year Rainfall=5.44"

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**Summary for Subcatchment 8S: PROP REAR**

Runoff = 0.04 cfs @ 12.12 hrs, Volume= 0.002 af, Depth> 2.57"

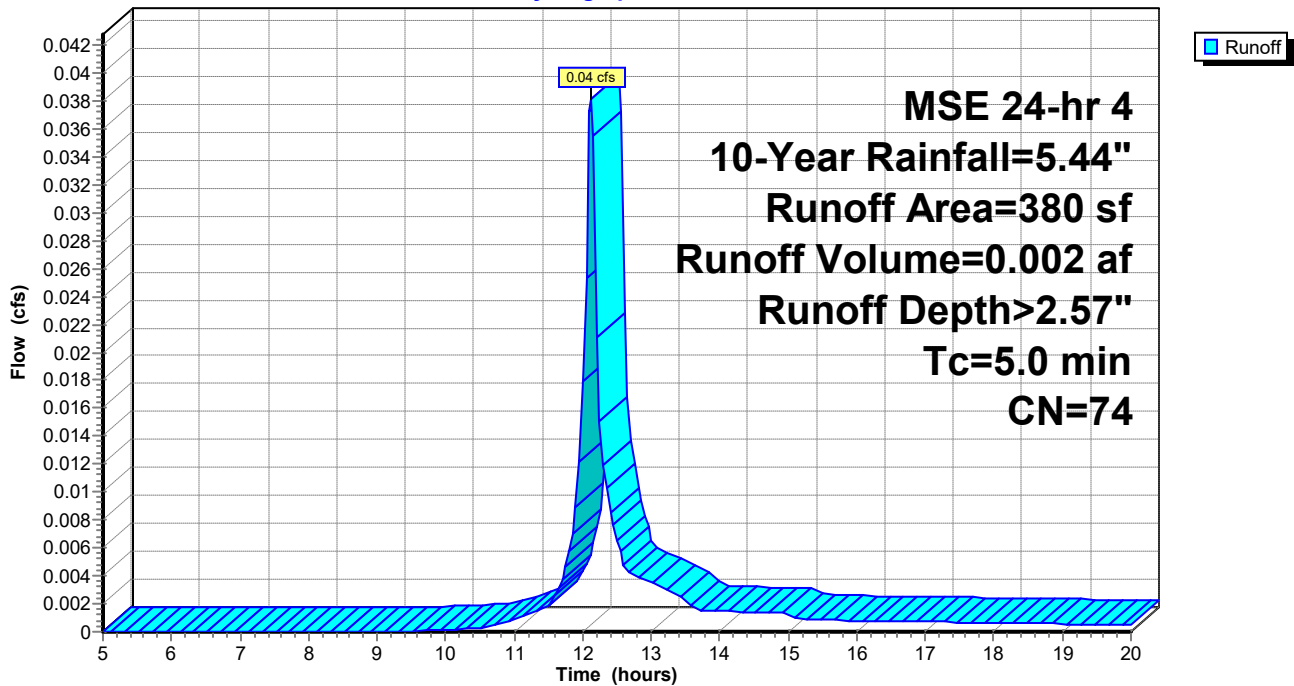
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 10-Year Rainfall=5.44"

	Area (sf)	CN	Description
*	0	98	
*	380	74	
	380	74	Weighted Average
	380		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 8S: PROP REAR**

Hydrograph



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MSE 24-hr 4 10-Year Rainfall=5.44"

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**Hydrograph for Subcatchment 8S: PROP REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00	17.75	5.08	2.43	0.00
5.25	0.27	0.00	0.00	18.00	5.11	2.45	0.00
5.50	0.29	0.00	0.00	18.25	5.13	2.47	0.00
5.75	0.31	0.00	0.00	18.50	5.15	2.48	0.00
6.00	0.33	0.00	0.00	18.75	5.17	2.50	0.00
6.25	0.36	0.00	0.00	19.00	5.19	2.52	0.00
6.50	0.38	0.00	0.00	19.25	5.21	2.53	0.00
6.75	0.41	0.00	0.00	19.50	5.23	2.55	0.00
7.00	0.43	0.00	0.00	19.75	5.25	2.56	0.00
7.25	0.46	0.00	0.00	20.00	<b>5.26</b>	<b>2.58</b>	0.00
7.50	0.48	0.00	0.00				
7.75	0.51	0.00	0.00				
8.00	0.54	0.00	0.00				
8.25	0.57	0.00	0.00				
8.50	0.60	0.00	0.00				
8.75	0.63	0.00	0.00				
9.00	0.66	0.00	0.00				
9.25	0.71	0.00	0.00				
9.50	0.76	0.00	0.00				
9.75	0.81	0.00	0.00				
10.00	0.86	0.01	0.00				
10.25	0.92	0.01	0.00				
10.50	0.97	0.02	0.00				
10.75	1.06	0.03	0.00				
11.00	1.18	0.06	0.00				
11.25	1.32	0.09	0.00				
11.50	1.48	0.14	0.00				
11.75	1.78	0.25	0.00				
12.00	2.55	0.64	<b>0.02</b>				
12.25	3.66	1.35	<b>0.02</b>				
12.50	3.96	1.57	0.01				
12.75	4.12	1.69	0.00				
13.00	4.26	1.79	0.00				
13.25	4.38	1.88	0.00				
13.50	4.47	1.95	0.00				
13.75	4.52	1.99	0.00				
14.00	4.58	2.03	0.00				
14.25	4.63	2.07	0.00				
14.50	4.68	2.11	0.00				
14.75	4.73	2.15	0.00				
15.00	4.78	2.19	0.00				
15.25	4.81	2.22	0.00				
15.50	4.84	2.24	0.00				
15.75	4.87	2.26	0.00				
16.00	4.90	2.29	0.00				
16.25	4.93	2.31	0.00				
16.50	4.96	2.33	0.00				
16.75	4.98	2.35	0.00				
17.00	5.01	2.37	0.00				
17.25	5.03	2.39	0.00				
17.50	5.06	2.41	0.00				

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6143 GRANADA FAIRWAY 041126

MSE 24-hr 4 25-Year Rainfall=6.64"

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**Summary for Subcatchment 3S: EXIST STREET**

Runoff = 1.17 cfs @ 12.12 hrs, Volume= 0.059 af, Depth> 4.16"

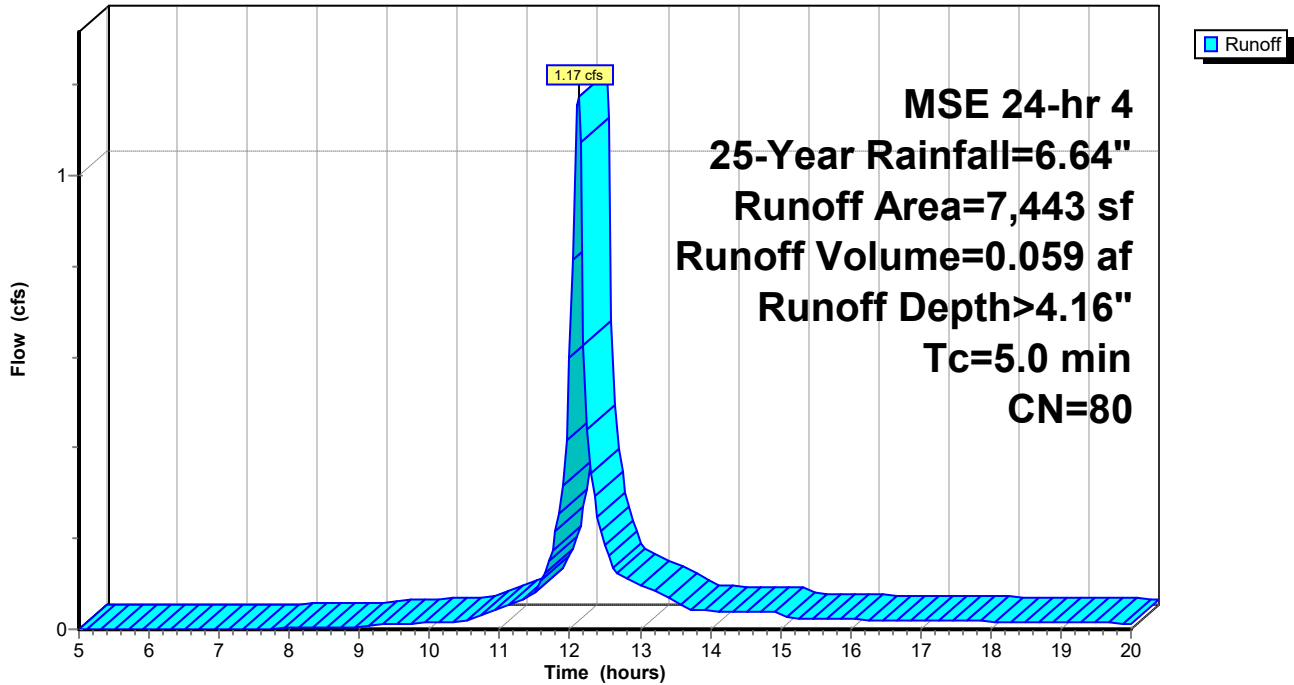
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	1,767	98	
*	5,676	74	
	7,443	80	Weighted Average
	5,676		76.26% Pervious Area
	1,767		23.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3S: EXIST STREET**

Hydrograph



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MSE 24-hr 4 25-Year Rainfall=6.64"

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**Hydrograph for Subcatchment 3S: EXIST STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00	17.75	6.20	3.97	0.02
5.25	0.33	0.00	0.00	18.00	6.23	3.99	0.02
5.50	0.35	0.00	0.00	18.25	6.26	4.02	0.02
5.75	0.38	0.00	0.00	18.50	6.29	4.04	0.02
6.00	0.41	0.00	0.00	18.75	6.31	4.06	0.02
6.25	0.44	0.00	0.00	19.00	6.34	4.09	0.02
6.50	0.47	0.00	0.00	19.25	6.36	4.11	0.01
6.75	0.50	0.00	0.00	19.50	6.38	4.13	0.01
7.00	0.53	0.00	0.00	19.75	6.40	4.15	0.01
7.25	0.56	0.00	0.00	20.00	<b>6.42</b>	<b>4.17</b>	0.01
7.50	0.59	0.00	0.00				
7.75	0.62	0.01	0.00				
8.00	0.66	0.01	0.00				
8.25	0.69	0.01	0.00				
8.50	0.73	0.02	0.00				
8.75	0.77	0.03	0.00				
9.00	0.80	0.03	0.01				
9.25	0.86	0.05	0.01				
9.50	0.92	0.06	0.01				
9.75	0.99	0.08	0.01				
10.00	1.05	0.10	0.01				
10.25	1.12	0.12	0.02				
10.50	1.19	0.15	0.02				
10.75	1.30	0.19	0.03				
11.00	1.44	0.26	0.05				
11.25	1.61	0.34	0.06				
11.50	1.80	0.45	0.08				
11.75	2.18	0.67	0.18				
12.00	3.11	1.33	<b>0.60</b>				
12.25	4.46	2.43	<b>0.44</b>				
12.50	4.84	2.75	0.19				
12.75	5.03	2.92	0.12				
13.00	5.20	3.07	0.10				
13.25	5.34	3.19	0.08				
13.50	5.45	3.29	0.06				
13.75	5.52	3.35	0.04				
14.00	5.59	3.41	0.04				
14.25	5.65	3.47	0.04				
14.50	5.72	3.53	0.04				
14.75	5.78	3.58	0.04				
15.00	5.84	3.63	0.04				
15.25	5.87	3.67	0.02				
15.50	5.91	3.70	0.02				
15.75	5.95	3.73	0.02				
16.00	5.98	3.77	0.02				
16.25	6.02	3.80	0.02				
16.50	6.05	3.83	0.02				
16.75	6.08	3.86	0.02				
17.00	6.11	3.88	0.02				
17.25	6.14	3.91	0.02				
17.50	6.17	3.94	0.02				

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6143 GRANADA FAIRWAY 041126  
 MSE 24-hr 4 25-Year Rainfall=6.64"  
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**Summary for Subcatchment 5S: EXIST REAR**

Runoff = 0.94 cfs @ 12.12 hrs, Volume= 0.047 af, Depth> 3.85"

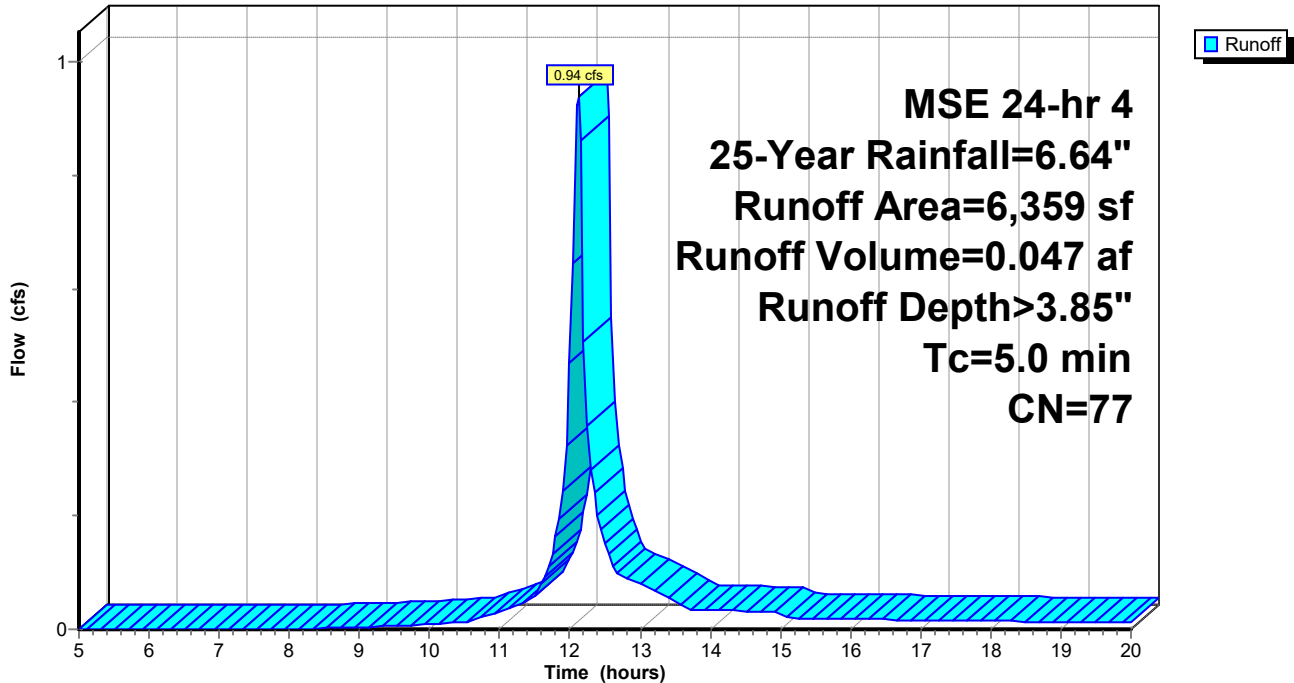
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	893	98	
*	5,466	74	
	6,359	77	Weighted Average
	5,466		85.96% Pervious Area
	893		14.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 5S: EXIST REAR**

Hydrograph



**6143 GRANADA AD PV 041126**

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MSE 24-hr 4 25-Year Rainfall=6.64"

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**Hydrograph for Subcatchment 5S: EXIST REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00	17.75	6.20	3.66	0.01
5.25	0.33	0.00	0.00	18.00	6.23	3.68	0.01
5.50	0.35	0.00	0.00	18.25	6.26	3.71	0.01
5.75	0.38	0.00	0.00	18.50	6.29	3.73	0.01
6.00	0.41	0.00	0.00	18.75	6.31	3.75	0.01
6.25	0.44	0.00	0.00	19.00	6.34	3.77	0.01
6.50	0.47	0.00	0.00	19.25	6.36	3.79	0.01
6.75	0.50	0.00	0.00	19.50	6.38	3.81	0.01
7.00	0.53	0.00	0.00	19.75	6.40	3.83	0.01
7.25	0.56	0.00	0.00	20.00	<b>6.42</b>	<b>3.85</b>	0.01
7.50	0.59	0.00	0.00				
7.75	0.62	0.00	0.00				
8.00	0.66	0.00	0.00				
8.25	0.69	0.00	0.00				
8.50	0.73	0.01	0.00				
8.75	0.77	0.01	0.00				
9.00	0.80	0.01	0.00				
9.25	0.86	0.02	0.01				
9.50	0.92	0.03	0.01				
9.75	0.99	0.04	0.01				
10.00	1.05	0.06	0.01				
10.25	1.12	0.08	0.01				
10.50	1.19	0.10	0.01				
10.75	1.30	0.13	0.02				
11.00	1.44	0.18	0.03				
11.25	1.61	0.25	0.04				
11.50	1.80	0.35	0.06				
11.75	2.18	0.55	0.13				
12.00	3.11	1.15	<b>0.47</b>				
12.25	4.46	2.18	<b>0.36</b>				
12.50	4.84	2.49	0.15				
12.75	5.03	2.65	0.09				
13.00	5.20	2.79	0.08				
13.25	5.34	2.91	0.07				
13.50	5.45	3.01	0.05				
13.75	5.52	3.06	0.03				
14.00	5.59	3.12	0.03				
14.25	5.65	3.18	0.03				
14.50	5.72	3.23	0.03				
14.75	5.78	3.29	0.03				
15.00	5.84	3.34	0.03				
15.25	5.87	3.37	0.02				
15.50	5.91	3.40	0.02				
15.75	5.95	3.43	0.02				
16.00	5.98	3.46	0.02				
16.25	6.02	3.49	0.02				
16.50	6.05	3.52	0.02				
16.75	6.08	3.55	0.02				
17.00	6.11	3.58	0.02				
17.25	6.14	3.61	0.02				
17.50	6.17	3.63	0.02				

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MSE 24-hr 4 25-Year Rainfall=6.64"

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**Summary for Subcatchment 7S: PROP STREET**

Runoff = 2.20 cfs @ 12.11 hrs, Volume= 0.112 af, Depth> 4.38"

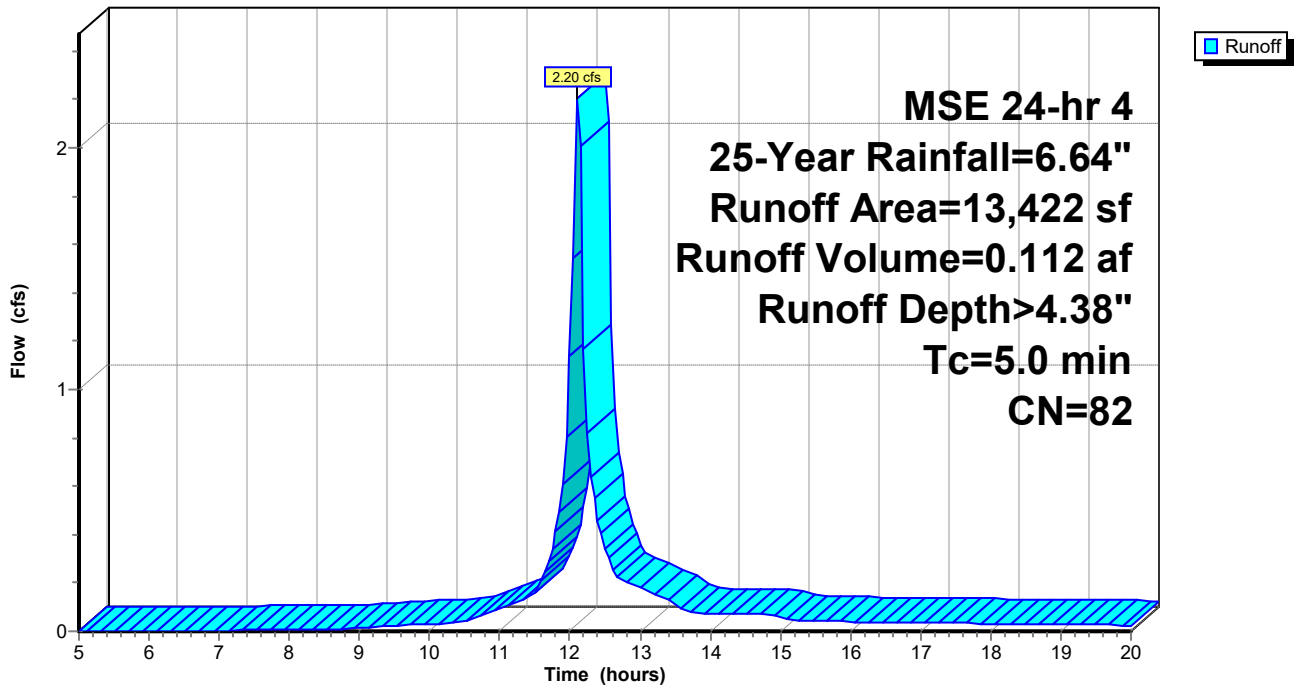
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	4,478	98	
*	8,944	74	
	13,422	82	Weighted Average
	8,944		66.64% Pervious Area
	4,478		33.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 7S: PROP STREET**

Hydrograph



**6143 GRANADA AD PV 041126**

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MSE 24-hr 4 25-Year Rainfall=6.64"

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**Hydrograph for Subcatchment 7S: PROP STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00	17.75	6.20	4.17	0.03
5.25	0.33	0.00	0.00	18.00	6.23	4.20	0.03
5.50	0.35	0.00	0.00	18.25	6.26	4.23	0.03
5.75	0.38	0.00	0.00	18.50	6.29	4.25	0.03
6.00	0.41	0.00	0.00	18.75	6.31	4.27	0.03
6.25	0.44	0.00	0.00	19.00	6.34	4.30	0.03
6.50	0.47	0.00	0.00	19.25	6.36	4.32	0.03
6.75	0.50	0.00	0.00	19.50	6.38	4.34	0.03
7.00	0.53	0.00	0.00	19.75	6.40	4.36	0.03
7.25	0.56	0.01	0.00	20.00	<b>6.42</b>	<b>4.38</b>	0.02
7.50	0.59	0.01	0.00				
7.75	0.62	0.01	0.01				
8.00	0.66	0.02	0.01				
8.25	0.69	0.03	0.01				
8.50	0.73	0.03	0.01				
8.75	0.77	0.04	0.01				
9.00	0.80	0.05	0.01				
9.25	0.86	0.07	0.02				
9.50	0.92	0.09	0.02				
9.75	0.99	0.11	0.03				
10.00	1.05	0.13	0.03				
10.25	1.12	0.16	0.03				
10.50	1.19	0.19	0.04				
10.75	1.30	0.24	0.07				
11.00	1.44	0.31	0.09				
11.25	1.61	0.40	0.12				
11.50	1.80	0.52	0.15				
11.75	2.18	0.77	0.34				
12.00	3.11	1.47	<b>1.14</b>				
12.25	4.46	2.60	<b>0.82</b>				
12.50	4.84	2.93	0.34				
12.75	5.03	3.11	0.21				
13.00	5.20	3.26	0.18				
13.25	5.34	3.39	0.15				
13.50	5.45	3.49	0.12				
13.75	5.52	3.55	0.08				
14.00	5.59	3.61	0.08				
14.25	5.65	3.67	0.07				
14.50	5.72	3.73	0.07				
14.75	5.78	3.78	0.07				
15.00	5.84	3.84	0.07				
15.25	5.87	3.87	0.04				
15.50	5.91	3.91	0.04				
15.75	5.95	3.94	0.04				
16.00	5.98	3.97	0.04				
16.25	6.02	4.00	0.04				
16.50	6.05	4.03	0.04				
16.75	6.08	4.06	0.04				
17.00	6.11	4.09	0.04				
17.25	6.14	4.12	0.04				
17.50	6.17	4.15	0.03				

**6143 GRANADA AD PV 041126**

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6143 GRANADA FAIRWAY 041126

MSE 24-hr 4 25-Year Rainfall=6.64"

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**Summary for Subcatchment 8S: PROP REAR**

Runoff = 0.05 cfs @ 12.12 hrs, Volume= 0.003 af, Depth> 3.54"

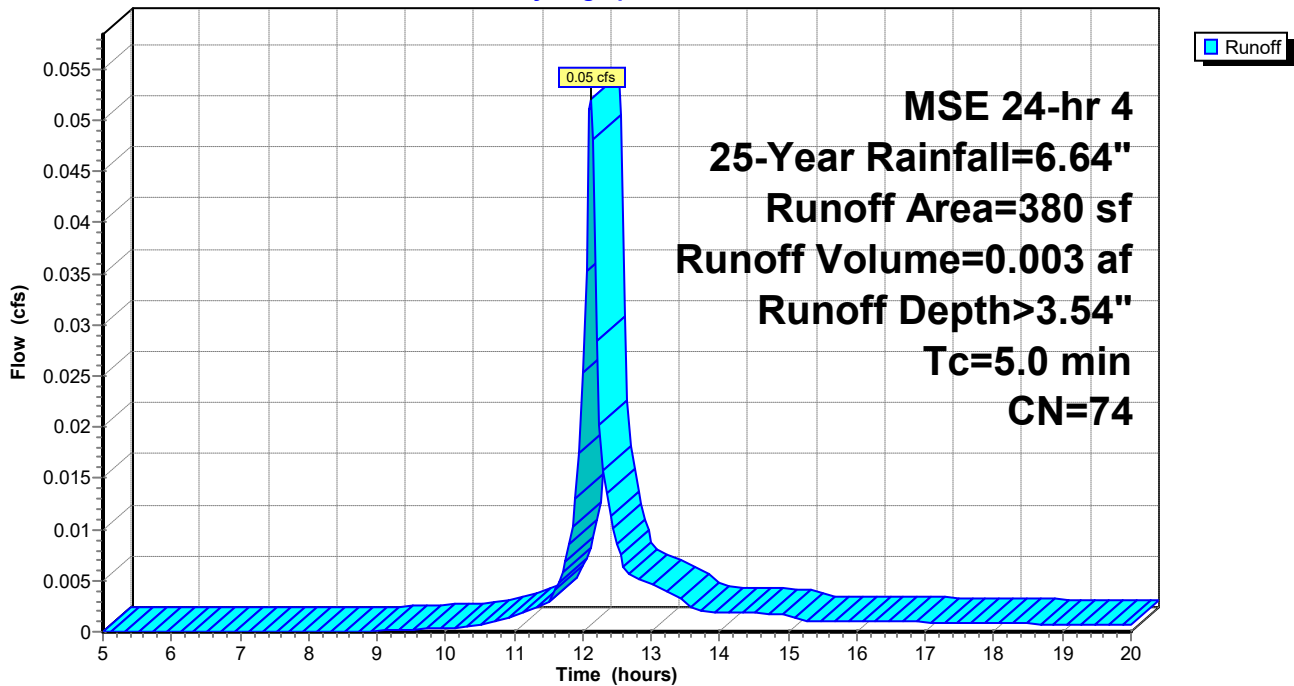
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 25-Year Rainfall=6.64"

Area (sf)	CN	Description
*	0	98
*	380	74
380	74	Weighted Average
380		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 8S: PROP REAR**

Hydrograph



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MSE 24-hr 4 25-Year Rainfall=6.64"

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**Hydrograph for Subcatchment 8S: PROP REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00	17.75	6.20	3.36	0.00
5.25	0.33	0.00	0.00	18.00	6.23	3.38	0.00
5.50	0.35	0.00	0.00	18.25	6.26	3.40	0.00
5.75	0.38	0.00	0.00	18.50	6.29	3.43	0.00
6.00	0.41	0.00	0.00	18.75	6.31	3.45	0.00
6.25	0.44	0.00	0.00	19.00	6.34	3.47	0.00
6.50	0.47	0.00	0.00	19.25	6.36	3.49	0.00
6.75	0.50	0.00	0.00	19.50	6.38	3.51	0.00
7.00	0.53	0.00	0.00	19.75	6.40	3.53	0.00
7.25	0.56	0.00	0.00	20.00	<b>6.42</b>	<b>3.55</b>	0.00
7.50	0.59	0.00	0.00				
7.75	0.62	0.00	0.00				
8.00	0.66	0.00	0.00				
8.25	0.69	0.00	0.00				
8.50	0.73	0.00	0.00				
8.75	0.77	0.00	0.00				
9.00	0.80	0.00	0.00				
9.25	0.86	0.01	0.00				
9.50	0.92	0.01	0.00				
9.75	0.99	0.02	0.00				
10.00	1.05	0.03	0.00				
10.25	1.12	0.04	0.00				
10.50	1.19	0.06	0.00				
10.75	1.30	0.09	0.00				
11.00	1.44	0.13	0.00				
11.25	1.61	0.18	0.00				
11.50	1.80	0.26	0.00				
11.75	2.18	0.44	0.01				
12.00	3.11	0.98	<b>0.03</b>				
12.25	4.46	1.94	<b>0.02</b>				
12.50	4.84	2.24	0.01				
12.75	5.03	2.39	0.01				
13.00	5.20	2.53	0.00				
13.25	5.34	2.64	0.00				
13.50	5.45	2.73	0.00				
13.75	5.52	2.79	0.00				
14.00	5.59	2.84	0.00				
14.25	5.65	2.90	0.00				
14.50	5.72	2.95	0.00				
14.75	5.78	3.00	0.00				
15.00	5.84	3.05	0.00				
15.25	5.87	3.08	0.00				
15.50	5.91	3.11	0.00				
15.75	5.95	3.14	0.00				
16.00	5.98	3.17	0.00				
16.25	6.02	3.20	0.00				
16.50	6.05	3.23	0.00				
16.75	6.08	3.25	0.00				
17.00	6.11	3.28	0.00				
17.25	6.14	3.31	0.00				
17.50	6.17	3.33	0.00				

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6143 GRANADA FAIRWAY 041126

MSE 24-hr 4 100-Year Rainfall=8.61"

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**Summary for Subcatchment 3S: EXIST STREET**

Runoff = 1.64 cfs @ 12.11 hrs, Volume= 0.084 af, Depth> 5.93"

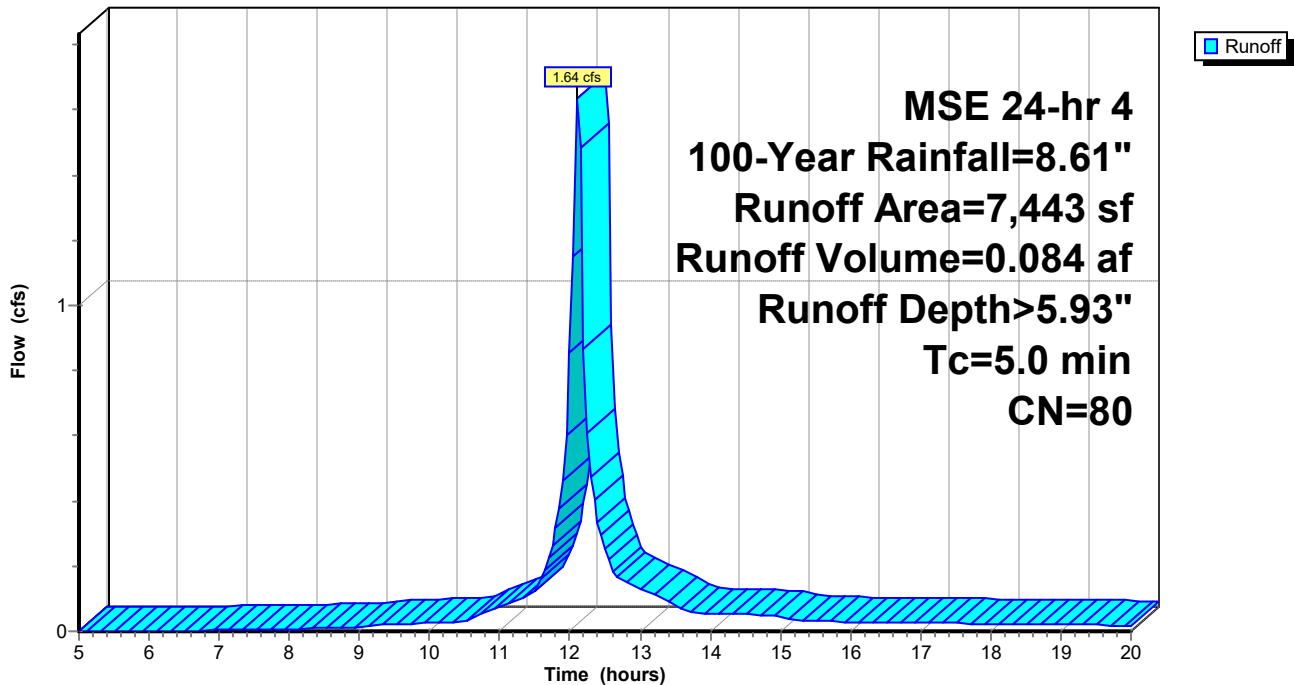
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 100-Year Rainfall=8.61"

	Area (sf)	CN	Description
*	1,767	98	
*	5,676	74	
	7,443	80	Weighted Average
	5,676		76.26% Pervious Area
	1,767		23.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3S: EXIST STREET**

Hydrograph



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MSE 24-hr 4 100-Year Rainfall=8.61"

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**Hydrograph for Subcatchment 3S: EXIST STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.40	0.00	0.00	17.75	8.04	5.67	0.02
5.25	0.43	0.00	0.00	18.00	8.08	5.70	0.02
5.50	0.46	0.00	0.00	18.25	8.12	5.73	0.02
5.75	0.49	0.00	0.00	18.50	8.15	5.77	0.02
6.00	0.53	0.00	0.00	18.75	8.18	5.80	0.02
6.25	0.57	0.00	0.00	19.00	8.21	5.83	0.02
6.50	0.60	0.00	0.00	19.25	8.25	5.86	0.02
6.75	0.64	0.01	0.00	19.50	8.27	5.88	0.02
7.00	0.68	0.01	0.00	19.75	8.30	5.91	0.02
7.25	0.72	0.02	0.00	20.00	<b>8.33</b>	<b>5.94</b>	0.02
7.50	0.77	0.03	0.01				
7.75	0.81	0.03	0.01				
8.00	0.85	0.04	0.01				
8.25	0.90	0.05	0.01				
8.50	0.95	0.07	0.01				
8.75	0.99	0.08	0.01				
9.00	1.04	0.10	0.01				
9.25	1.12	0.12	0.02				
9.50	1.20	0.15	0.02				
9.75	1.28	0.19	0.02				
10.00	1.36	0.22	0.03				
10.25	1.45	0.26	0.03				
10.50	1.54	0.31	0.03				
10.75	1.68	0.38	0.05				
11.00	1.86	0.48	0.07				
11.25	2.08	0.61	0.09				
11.50	2.34	0.78	0.12				
11.75	2.82	1.12	0.26				
12.00	4.03	2.07	<b>0.86</b>				
12.25	5.79	3.59	<b>0.61</b>				
12.50	6.27	4.03	0.25				
12.75	6.53	4.26	0.16				
13.00	6.75	4.46	0.13				
13.25	6.93	4.63	0.11				
13.50	7.07	4.76	0.09				
13.75	7.16	4.84	0.06				
14.00	7.25	4.92	0.06				
14.25	7.33	5.00	0.05				
14.50	7.41	5.08	0.05				
14.75	7.49	5.15	0.05				
15.00	7.57	5.22	0.05				
15.25	7.62	5.27	0.03				
15.50	7.66	5.31	0.03				
15.75	7.71	5.36	0.03				
16.00	7.76	5.40	0.03				
16.25	7.80	5.44	0.03				
16.50	7.84	5.48	0.03				
16.75	7.89	5.52	0.03				
17.00	7.93	5.56	0.03				
17.25	7.97	5.59	0.03				
17.50	8.01	5.63	0.02				

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MSE 24-hr 4 100-Year Rainfall=8.61"

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**Summary for Subcatchment 5S: EXIST REAR**

Runoff = 1.34 cfs @ 12.11 hrs, Volume= 0.068 af, Depth> 5.57"

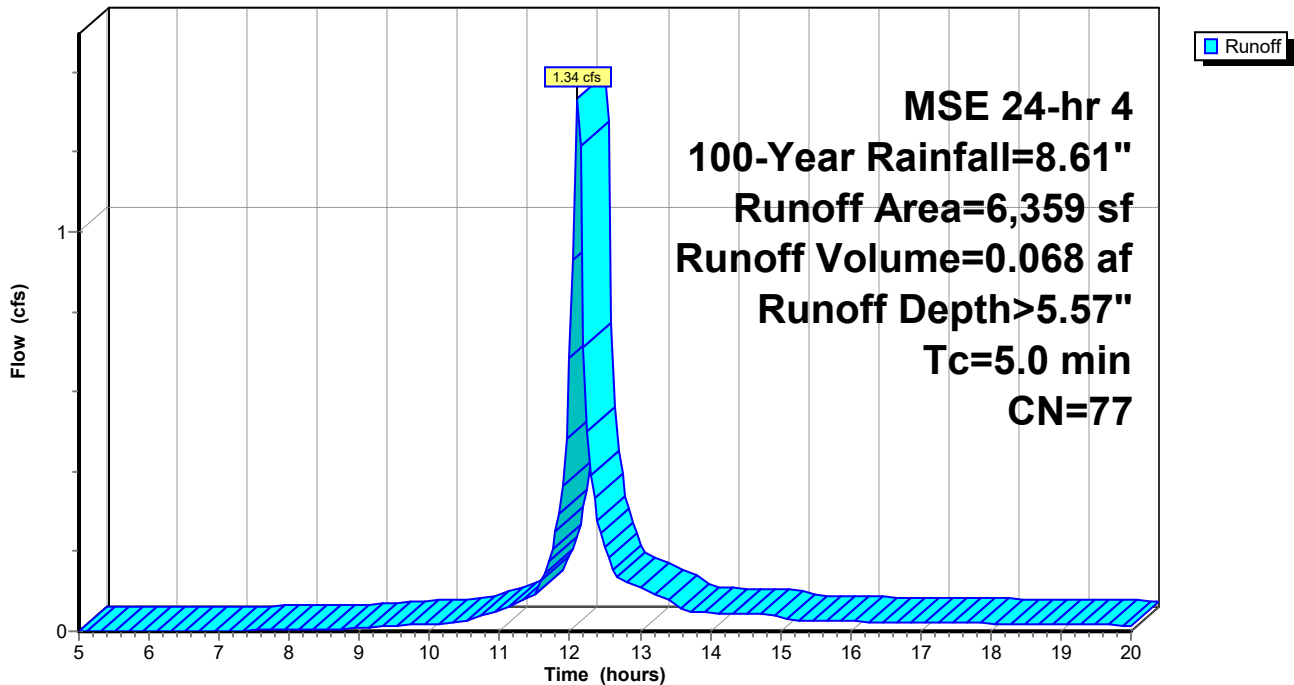
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 100-Year Rainfall=8.61"

	Area (sf)	CN	Description
*	893	98	
*	5,466	74	
	6,359	77	Weighted Average
	5,466		85.96% Pervious Area
	893		14.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 5S: EXIST REAR**

Hydrograph



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MSE 24-hr 4 100-Year Rainfall=8.61"

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**Hydrograph for Subcatchment 5S: EXIST REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.40	0.00	0.00	17.75	8.04	5.31	0.02
5.25	0.43	0.00	0.00	18.00	8.08	5.35	0.02
5.50	0.46	0.00	0.00	18.25	8.12	5.38	0.02
5.75	0.49	0.00	0.00	18.50	8.15	5.41	0.02
6.00	0.53	0.00	0.00	18.75	8.18	5.44	0.02
6.25	0.57	0.00	0.00	19.00	8.21	5.47	0.02
6.50	0.60	0.00	0.00	19.25	8.25	5.50	0.02
6.75	0.64	0.00	0.00	19.50	8.27	5.53	0.02
7.00	0.68	0.00	0.00	19.75	8.30	5.55	0.02
7.25	0.72	0.01	0.00	20.00	<b>8.33</b>	<b>5.58</b>	0.01
7.50	0.77	0.01	0.00				
7.75	0.81	0.01	0.00				
8.00	0.85	0.02	0.00				
8.25	0.90	0.03	0.00				
8.50	0.95	0.04	0.01				
8.75	0.99	0.05	0.01				
9.00	1.04	0.06	0.01				
9.25	1.12	0.08	0.01				
9.50	1.20	0.10	0.01				
9.75	1.28	0.13	0.02				
10.00	1.36	0.16	0.02				
10.25	1.45	0.19	0.02				
10.50	1.54	0.23	0.02				
10.75	1.68	0.29	0.04				
11.00	1.86	0.38	0.05				
11.25	2.08	0.49	0.07				
11.50	2.34	0.64	0.09				
11.75	2.82	0.95	0.20				
12.00	4.03	1.84	<b>0.69</b>				
12.25	5.79	3.29	<b>0.50</b>				
12.50	6.27	3.72	0.21				
12.75	6.53	3.94	0.13				
13.00	6.75	4.14	0.11				
13.25	6.93	4.30	0.09				
13.50	7.07	4.43	0.07				
13.75	7.16	4.51	0.05				
14.00	7.25	4.59	0.05				
14.25	7.33	4.66	0.04				
14.50	7.41	4.74	0.04				
14.75	7.49	4.81	0.04				
15.00	7.57	4.88	0.04				
15.25	7.62	4.92	0.03				
15.50	7.66	4.97	0.03				
15.75	7.71	5.01	0.02				
16.00	7.76	5.05	0.02				
16.25	7.80	5.09	0.02				
16.50	7.84	5.13	0.02				
16.75	7.89	5.17	0.02				
17.00	7.93	5.21	0.02				
17.25	7.97	5.24	0.02				
17.50	8.01	5.28	0.02				

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MSE 24-hr 4 100-Year Rainfall=8.61"

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**Summary for Subcatchment 7S: PROP STREET**

Runoff = 3.04 cfs @ 12.11 hrs, Volume= 0.158 af, Depth> 6.17"

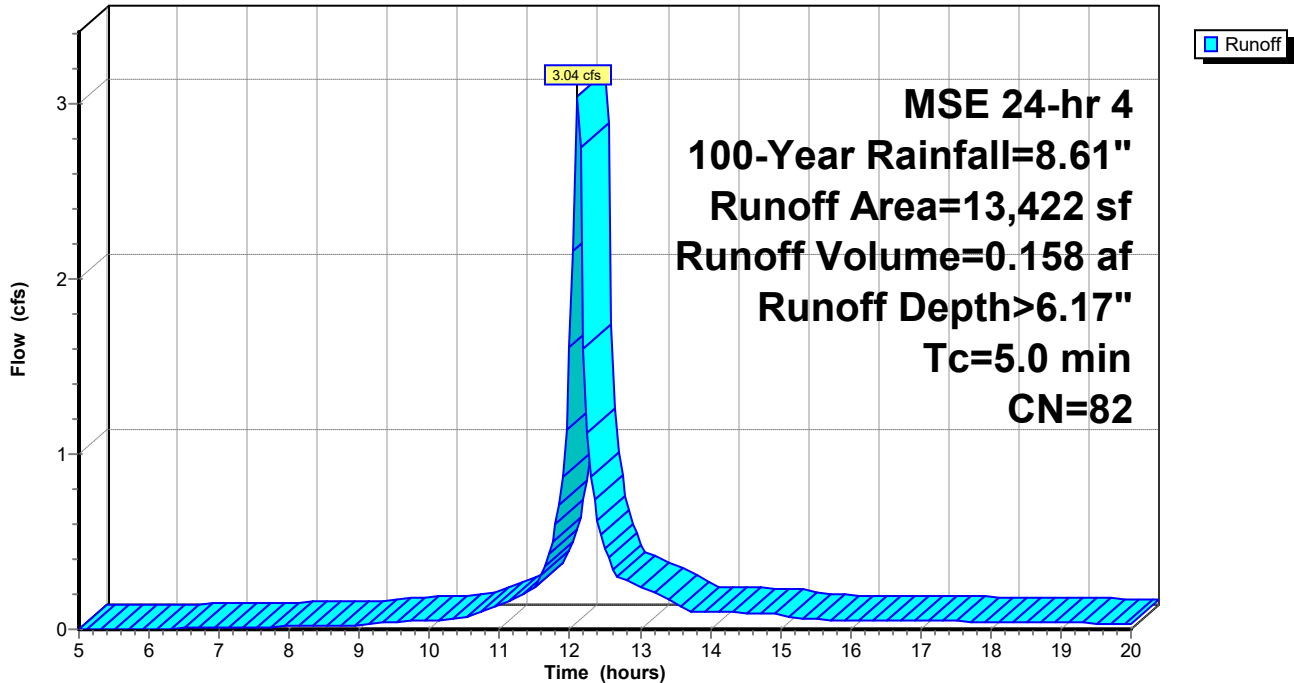
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 100-Year Rainfall=8.61"

	Area (sf)	CN	Description
*	4,478	98	
*	8,944	74	
	13,422	82	Weighted Average
	8,944		66.64% Pervious Area
	4,478		33.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 7S: PROP STREET**

Hydrograph



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MSE 24-hr 4 100-Year Rainfall=8.61"

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**Hydrograph for Subcatchment 7S: PROP STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.40	0.00	0.00	17.75	8.04	5.90	0.04
5.25	0.43	0.00	0.00	18.00	8.08	5.94	0.04
5.50	0.46	0.00	0.00	18.25	8.12	5.97	0.04
5.75	0.49	0.00	0.00	18.50	8.15	6.00	0.04
6.00	0.53	0.00	0.00	18.75	8.18	6.03	0.04
6.25	0.57	0.01	0.00	19.00	8.21	6.06	0.04
6.50	0.60	0.01	0.01	19.25	8.25	6.09	0.04
6.75	0.64	0.02	0.01	19.50	8.27	6.12	0.03
7.00	0.68	0.02	0.01	19.75	8.30	6.15	0.03
7.25	0.72	0.03	0.01	20.00	<b>8.33</b>	<b>6.17</b>	0.03
7.50	0.77	0.04	0.01				
7.75	0.81	0.05	0.01				
8.00	0.85	0.07	0.02				
8.25	0.90	0.08	0.02				
8.50	0.95	0.09	0.02				
8.75	0.99	0.11	0.02				
9.00	1.04	0.13	0.02				
9.25	1.12	0.16	0.04				
9.50	1.20	0.19	0.04				
9.75	1.28	0.23	0.05				
10.00	1.36	0.27	0.05				
10.25	1.45	0.32	0.06				
10.50	1.54	0.37	0.06				
10.75	1.68	0.45	0.11				
11.00	1.86	0.56	0.14				
11.25	2.08	0.70	0.18				
11.50	2.34	0.88	0.23				
11.75	2.82	1.24	0.50				
12.00	4.03	2.23	<b>1.61</b>				
12.25	5.79	3.79	<b>1.12</b>				
12.50	6.27	4.24	0.46				
12.75	6.53	4.48	0.29				
13.00	6.75	4.68	0.24				
13.25	6.93	4.85	0.20				
13.50	7.07	4.98	0.16				
13.75	7.16	5.07	0.10				
14.00	7.25	5.15	0.10				
14.25	7.33	5.23	0.10				
14.50	7.41	5.30	0.10				
14.75	7.49	5.38	0.09				
15.00	7.57	5.45	0.09				
15.25	7.62	5.50	0.06				
15.50	7.66	5.54	0.06				
15.75	7.71	5.59	0.05				
16.00	7.76	5.63	0.05				
16.25	7.80	5.67	0.05				
16.50	7.84	5.71	0.05				
16.75	7.89	5.75	0.05				
17.00	7.93	5.79	0.05				
17.25	7.97	5.83	0.05				
17.50	8.01	5.87	0.05				

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MSE 24-hr 4 100-Year Rainfall=8.61"

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**Summary for Subcatchment 8S: PROP REAR**

Runoff = 0.08 cfs @ 12.12 hrs, Volume= 0.004 af, Depth> 5.22"

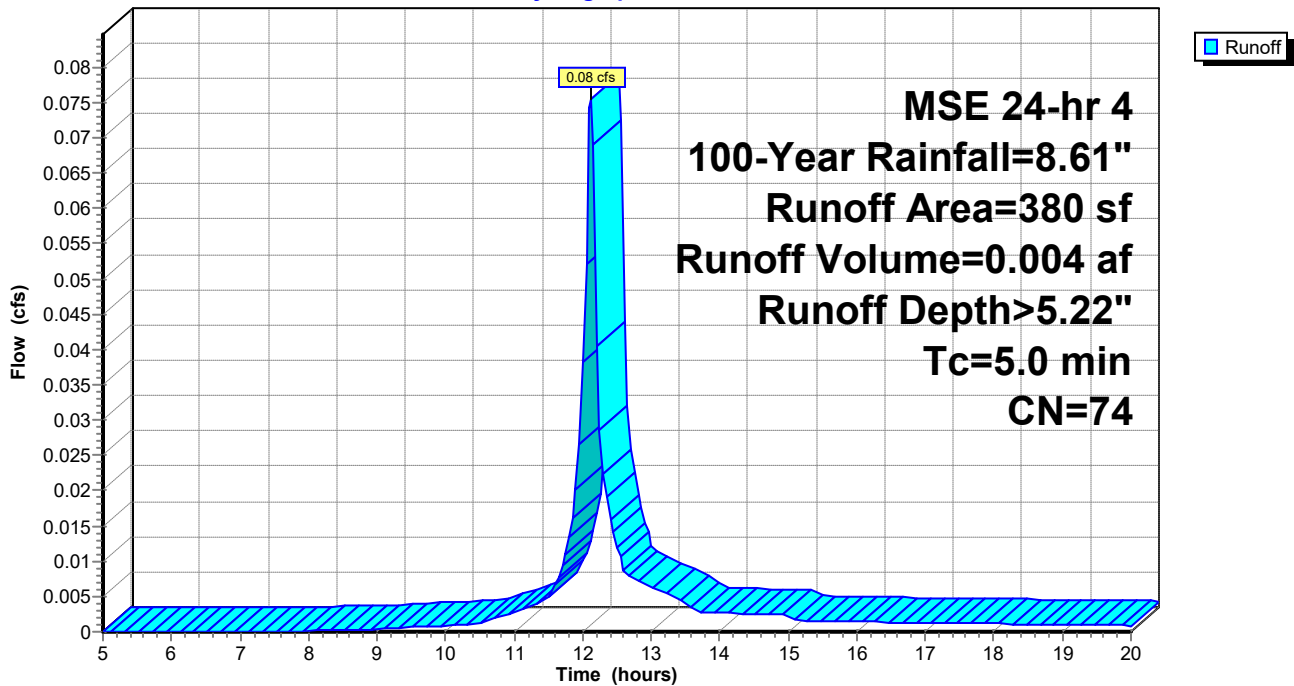
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 100-Year Rainfall=8.61"

Area (sf)	CN	Description
*	0	98
*	380	74
380	74	Weighted Average
380		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 8S: PROP REAR**

Hydrograph



**6143 GRANADA AD PV 041126**

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MSE 24-hr 4 100-Year Rainfall=8.61"

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**Hydrograph for Subcatchment 8S: PROP REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.40	0.00	0.00	17.75	8.04	4.97	0.00
5.25	0.43	0.00	0.00	18.00	8.08	5.00	0.00
5.50	0.46	0.00	0.00	18.25	8.12	5.03	0.00
5.75	0.49	0.00	0.00	18.50	8.15	5.06	0.00
6.00	0.53	0.00	0.00	18.75	8.18	5.09	0.00
6.25	0.57	0.00	0.00	19.00	8.21	5.12	0.00
6.50	0.60	0.00	0.00	19.25	8.25	5.15	0.00
6.75	0.64	0.00	0.00	19.50	8.27	5.17	0.00
7.00	0.68	0.00	0.00	19.75	8.30	5.20	0.00
7.25	0.72	0.00	0.00	20.00	<b>8.33</b>	<b>5.22</b>	0.00
7.50	0.77	0.00	0.00				
7.75	0.81	0.00	0.00				
8.00	0.85	0.01	0.00				
8.25	0.90	0.01	0.00				
8.50	0.95	0.02	0.00				
8.75	0.99	0.02	0.00				
9.00	1.04	0.03	0.00				
9.25	1.12	0.04	0.00				
9.50	1.20	0.06	0.00				
9.75	1.28	0.08	0.00				
10.00	1.36	0.10	0.00				
10.25	1.45	0.13	0.00				
10.50	1.54	0.16	0.00				
10.75	1.68	0.21	0.00				
11.00	1.86	0.29	0.00				
11.25	2.08	0.39	0.00				
11.50	2.34	0.52	0.00				
11.75	2.82	0.80	0.01				
12.00	4.03	1.62	<b>0.04</b>				
12.25	5.79	3.01	<b>0.03</b>				
12.50	6.27	3.42	0.01				
12.75	6.53	3.63	0.01				
13.00	6.75	3.82	0.01				
13.25	6.93	3.98	0.01				
13.50	7.07	4.10	0.00				
13.75	7.16	4.18	0.00				
14.00	7.25	4.26	0.00				
14.25	7.33	4.33	0.00				
14.50	7.41	4.40	0.00				
14.75	7.49	4.47	0.00				
15.00	7.57	4.54	0.00				
15.25	7.62	4.58	0.00				
15.50	7.66	4.63	0.00				
15.75	7.71	4.67	0.00				
16.00	7.76	4.71	0.00				
16.25	7.80	4.75	0.00				
16.50	7.84	4.79	0.00				
16.75	7.89	4.82	0.00				
17.00	7.93	4.86	0.00				
17.25	7.97	4.90	0.00				
17.50	8.01	4.93	0.00				



**STAFF REPORT**  
**Planning Commission**  
**May 18, 2026**

**TO:** Chair Wendy Bailey  
 Planning Commission Members  
 Anna Krustlic, Zoning Counsel

**FROM:** Basil Alani, Community Development Director  
 Abbie Aldridge, City Clerk

**APPLICANT:** Craig Nelson of Nelson Design Built on behalf of Brett & Jamie Deuth,  
 Property Owner

**PROPERTY:** 6118 Reinhardt Dr, REINHARDT ESTATES UNIT NO. 1 LT 14 BLK 7  
 FAC 1023

**ZONING:** R-1 Single-Family Residential District

**PROJECT:** Site Plan Review – Exception for driveway width and the length from front  
 building line.

**BACKGROUND:**

The applicant is going in front of Board of Zoning Appeals on May 18, 2026 for a variance to demolish the nonconforming garage and rebuilding it at the existing setback. The applicant is removing an existing circular drive and replacing it with single curb cut with nonconforming design. The applicant is seeking exception to the width of the driveway to be 37 feet’ 3 ¼” inches and the length from the front building line to be 25 feet.

**APPLICABLE CODE PROVISIONS:**

*Code Section 15-235. – Site plan review.*

*(a) Applicants. The following development activities shall require a site plan review subject to the procedures and criteria contained in the zoning regulations. No building permit shall be issued until the required review and approval of a site plan has occurred.*

Development Activity	Preliminary	Final
In the R-1 district, any construction activity that: <ul style="list-style-type: none"> <li>Any application, regardless of the size or impact of the project, that requests an exception to the Dimension Standards in Section 15-296 or the Site Design Standards in Section 15-297.</li> </ul>	No	Yes

Project requires exception for driveway width and the length from front building line.

**Sec. 15-297. Site design standards.**

(a) *Lot design.*



- (3) *Curb cuts and driveways.* The following driveway standards preserve the streetscape, maintain greenspace along the frontages and integrate driveways into the natural terrain and landscape, by keeping them as narrow as practical closer to the streetscape.
- a. *Single curb cut.* Each lot shall be entitled to a single curb cut that corresponds to a driveway to the dwelling unit's garage or alternative enclosed vehicle parking space. No such curb cut and driveway shall exceed twenty percent (20%) of the lot frontage up to twenty feet (20'), except:
1. Lots less than eighty feet (80') in lot frontage may have a driveway up to a maximum of sixteen feet (16') in width.
  2. An additional three feet (3') may be permitted at the curb cut on each side of the driveway.
  3. Within twenty feet (20') forward of the front building line, the driveway width may be expanded to twenty feet (20') to accommodate garage entrances or parking. Between twenty feet (20') forward of the front building line and thirty feet (30') forward of the front building line, the driveway width may gradually transition to the maximum driveway width identified in Subsection (a)(3)a.1., above.
  4. There is no limit to the driveway width behind the front building line, other than by application of the overall lot greenspace requirement. (See Section 15-438, Figure 15-438-18.)

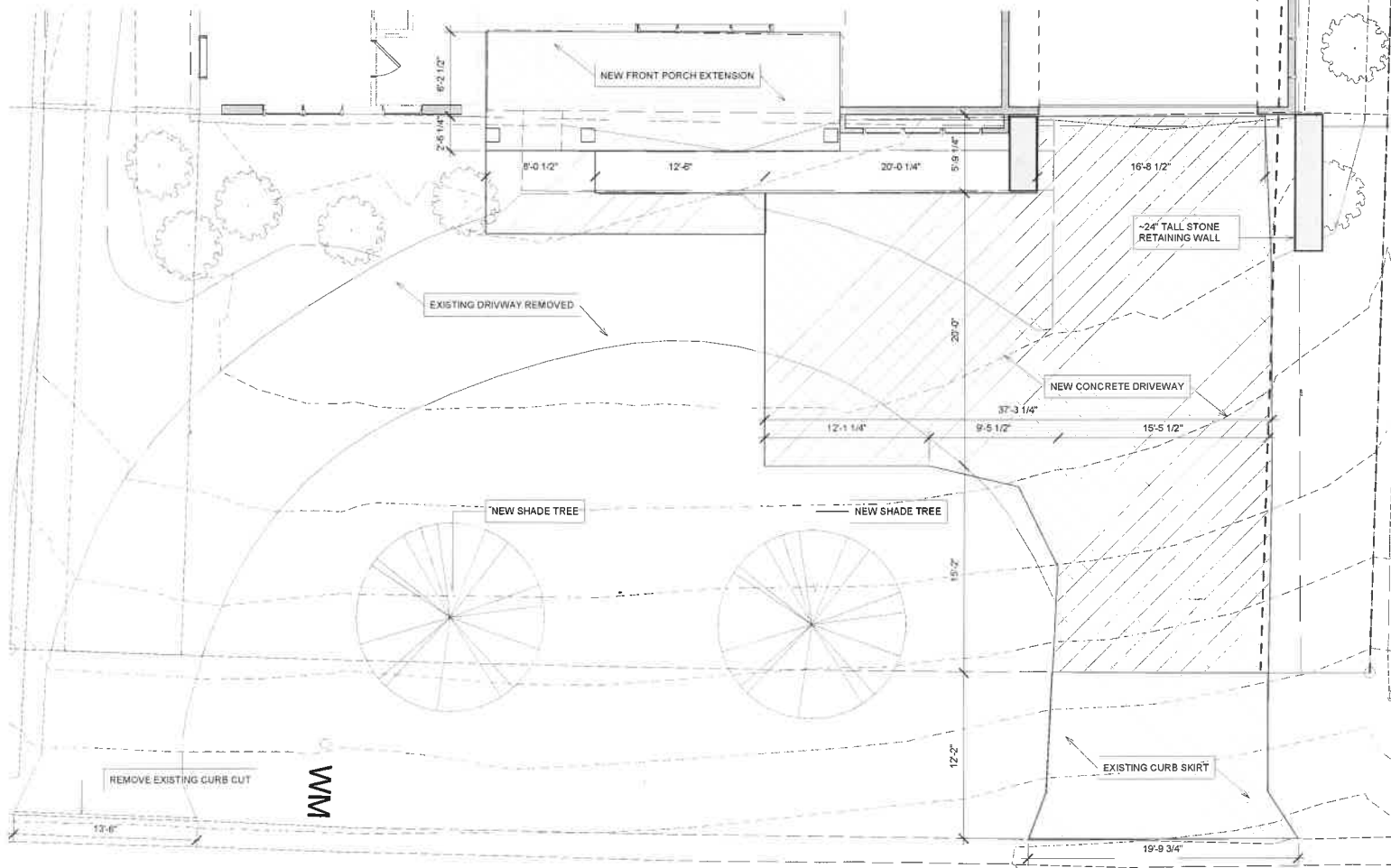
**The applicant is seeking exception to the width of the driveway to be 37 feet' 3 ¼" inches and the length from the front building line to be 25 feet.**

**STAFF RECOMMENDATION:**

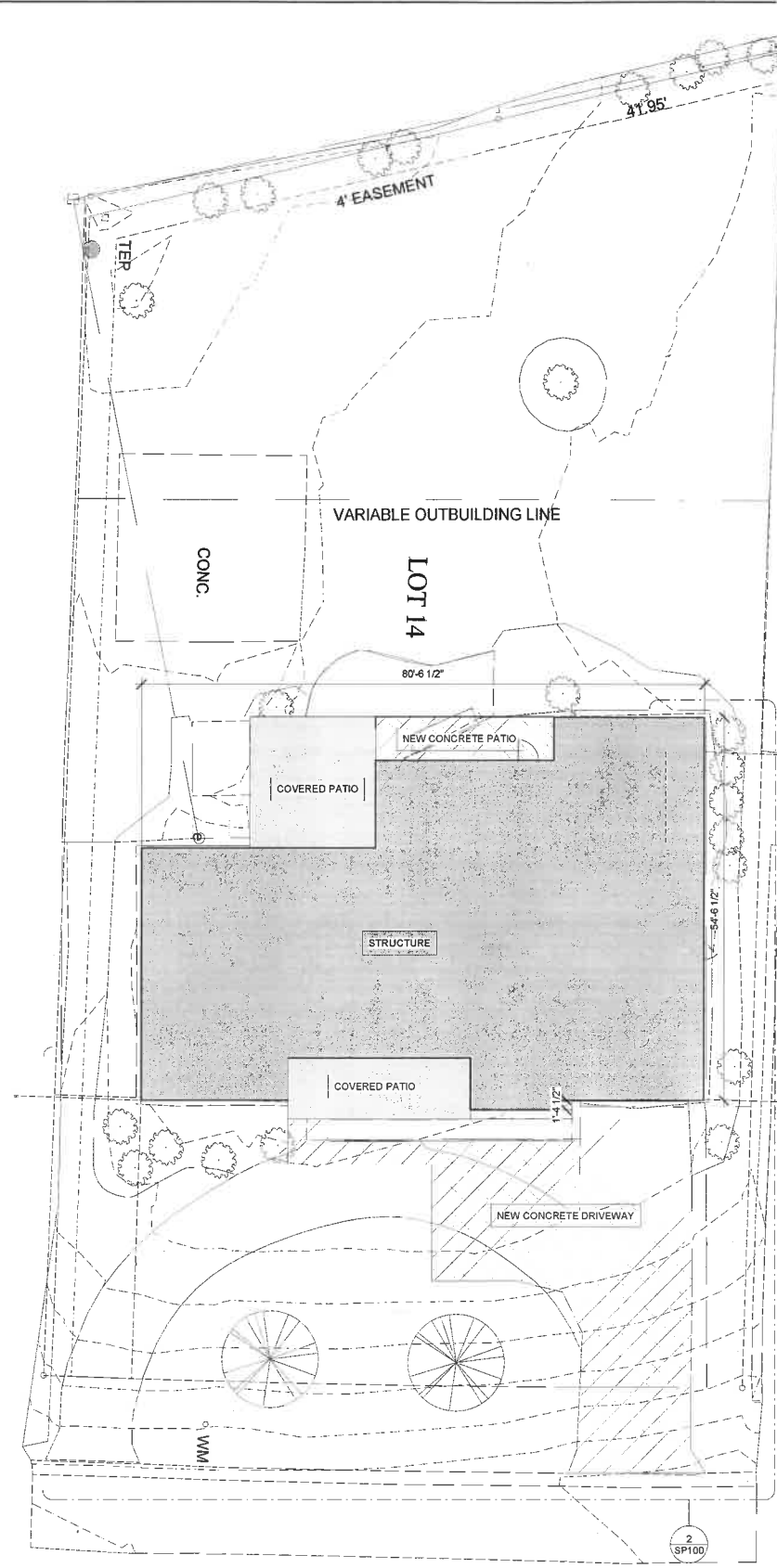
**Staff is not opposed to exception. Should the Planning Commission approve the application and requested exception, staff recommends the following conditions:**

1. **Complete a permit application & pay permit Fee.**
2. **Project must comply with all City ordinances and the 2012 International Residential Code and other incorporated technical codes.**
3. **Application and approval is void if a building permit is not obtained within one year from the date of Planning Commission approval.**

EXISTING: LOT SIZE - 17614SF		PROPOSED: LOT SIZE - 17614SF	
FOOTPRINT OF STRUCTURE:	3169sf	FOOTPRINT OF STRUCTURE:	3169sf
FRONT PORCH:	151sf	FRONT PORCH:	227sf
WALKWAYS:	121sf	WALKWAYS:	86sf
DRIVEWAY:	1948sf	DRIVEWAY:	1095sf
PATIO:	361sf	PATIO:	336sf
DECK:	444sf	DECK:	157sf
ACCESSORY STRUCTURE:	86sf	ACCESSORY STRUCTURE:	88sf
SPORT COURT:	707sf	SPORT COURT:	707sf
TOTAL NON-PERMEABLE:	6987sf	RETAINING WALL:	31sf
GREENSPACE:	10627sf	TOTAL NON-PERMEABLE:	5894sf
GREENSPACE %:	60%	GREENSPACE:	11720sf
		GREENSPACE %:	66.5%



2 Site Plan - Callout 1  
3/16" = 1'-0"



1 Site Plan  
3/32" = 1'-0"

LICENCE NUMBER

architecture and design studio

**ND** architecture and design studio  
 CSN + DESIGN  
 NELSON DESIGN + BUILD  
 [csn + design inc.]  
 913-932-7084  
 craig@nelsondesign.build

**DEUTH HOME ADDITION**  
 6118 REINHARDT DR.  
 FAIRWAY, KS 66205

ARCHITECT RESERVES COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF ARCHITECT.

Revision Schedule	
Rev #	Date

PROJECT ISSUE DATE  
03/04/26

PROJECT NUMBER  
2514

SHEET NAME  
SITE PLAN

SHEET NUMBER  
SP100

# CERTIFICATE OF SURVEY 6118 REINHARDT DRIVE

## DESCRIPTION

Lot 14, Block 7, REINHARDT ESTATES—UNIT NO.1,  
a subdivision in the City of Fairway, Johnson  
County, Kansas.

## GENERAL NOTES:

The bearings shown hereon are based on the  
State Plane Coordinate System, Kansas North  
Zone NAD 83

Elevations shown hereon are based on NAVD88,  
contours are in 1 foot intervals.

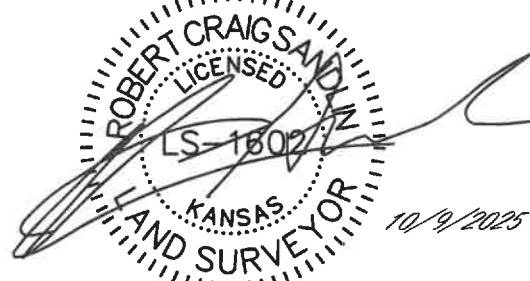
Existing home was located as part of this  
survey.

The subject property address is: 6118  
Reinhardt Drive.

Easements shown hereon taken from the Final  
Plat of REINHARDT ESTATES—UNIT NO.1.

AREA = 17,614 Sq. Ft or 0.404 Acres ±

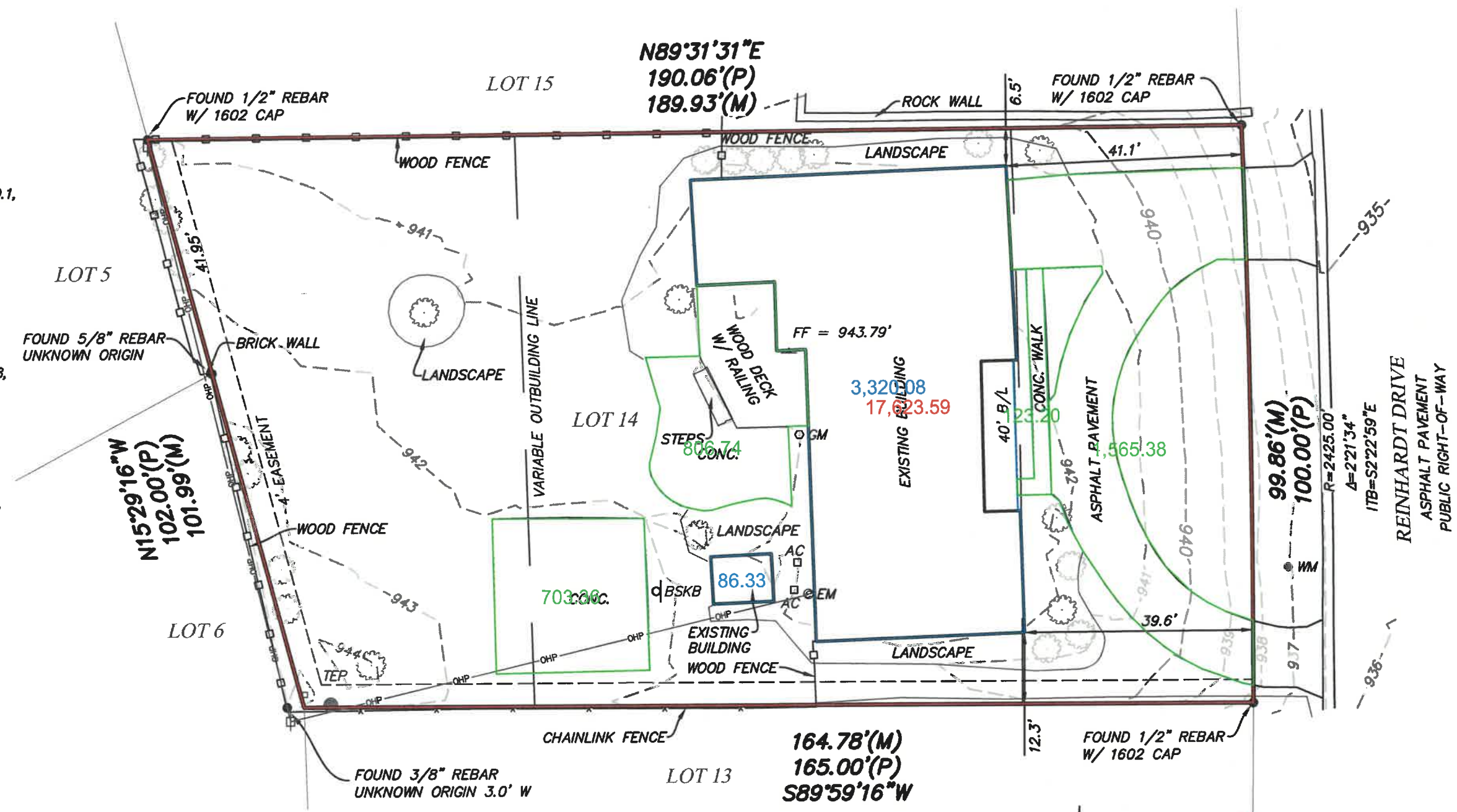
I hereby certify that this survey was completed  
by me or under my direct supervision. Field  
work was completed on 10/6/2025.



Robert C. Sandlin, KLSLS-1602

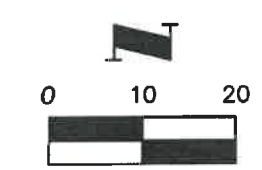
**Beyond Surveying**  
29390 W 119th Street  
Olathe, KS 66061  
Main: 913-717-8538  
www.beyondsurveying.com

PROJECT NO. 2025-0076    DATE 10/8/2025    BY klg



- LEGEND**
- AC = AIR CONDITIONER
  - ⊕ BSKB = BASKET BALL GOAL POST
  - ⊙ EM = ELECTRIC METER
  - = MONUMENT AS NOTED
  - ▲ = FINISH FLOOR
  - GM = GAS METER
  - ⊕ PP = POWER POLE
  - TEP = TELEPHONE PEDESTAL
  - ⊙ = TREE
  - UMH = UNKNOWN MH
  - WM = WATER METER

Total Lot Area = 17,614SF  
 Impervious Area:  
 1,565.38 + 123.20 + 3,320.08 +  
 806.74 + 703.80 + 86.33 = 6,605.53 SF  
 Total Existing Green Space:  
 17164 - 6605.53 = 11,008.47 SF (62%)  
 Required Green Space = 11,710 SF (66.5%)



Green Space Total Lot



**STAFF REPORT**  
**Planning Commission**  
**May 18, 2026**

**TO:** Chair Wendy Bailey  
Planning Commission Members  
Anna Krstulic, Zoning Counsel

**FROM:** Basil Alani, Community Development Director  
Abbie Aldridge, City Clerk

**APPLICANT:** Property owner, Amy Rodgers

**PROPERTY:** 5710 Reinhardt Dr - REINHARDT ESTATES UNIT NO. 3 LT 1 BLK 22 FAC 3 10 7

**ZONING:** R-1

**PROJECT:** Exception for fence on a corner lot to project in front of the building line of an adjacent dwelling unit and be located 18 feet 6 inches from the property line

**BACKGROUND:**

5710 Reinhardt Dr is a standard corner lot. The applicant is requesting an exception for a new 6-foot privacy fence to project in front of the building line of the adjacent dwelling unit and be located 18 feet 6 inches from the property line. Per the site plan, the proposed fence location is at the street side property line, 32.21 feet from the street curb.

**APPLICABLE CODE PROVISIONS :**

**Code Section 15-235(a) – Site Plan Review**

(a) *Applicants. The following development activities shall require a site plan review subject to the procedures and criteria contained in the zoning regulations. No building permit shall be issued until the required review and approval of a site plan has occurred.*

*Development Activity*

*In the R-1 district, any construction activity that:*

- Adds to or replaces a portion of the principal building on more than fifty percent (50%) of the existing principal building footprint;*
- Adds an entirely new principal building to a lot;*
- Adds a solar energy system; or*
- Any application, regardless of the size or impact of the project, that requests an exception to the Dimension Standards in Section 15-296 or the Site Design Standards in Section 15-297.*

(d) *Review criteria. In considering any application for site plan approval, the review body shall give consideration to the criteria stated below, to the extent they are pertinent to the particular application. In addition, the review body may consider other factors which may be relevant to a particular application.*

- (1) *Whether the site is capable of accommodating the buildings, parking areas and drives with appropriate open space.*

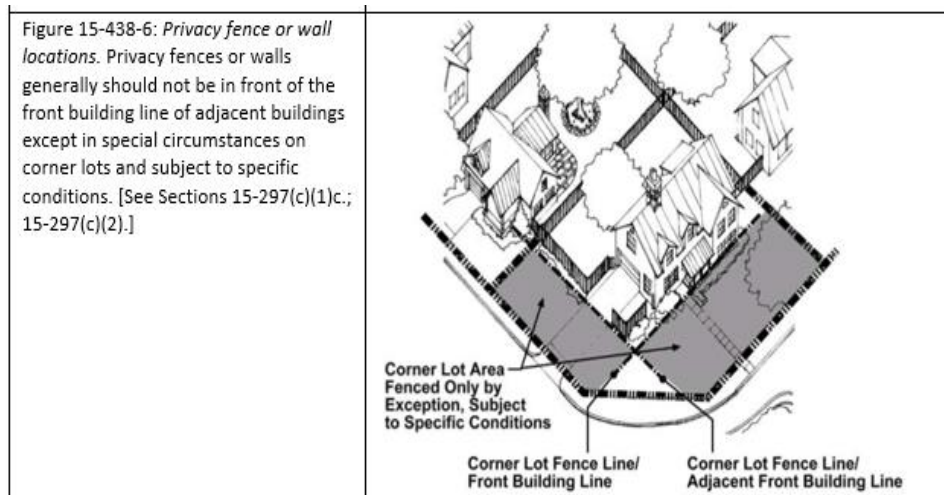
- (2) *Whether the plan provides for safe and easy ingress, egress and internal traffic circulation, and adequate access vehicles, pedestrians, and emergency service to all parts of the property and of all buildings and structures on the property.*
- (3) *Whether the plan is consistent with good land planning and site engineering design principles.*
- (4) *Whether an appropriate degree of harmony will prevail between the architectural quality and building materials of the proposed buildings and those of the surrounding neighborhood.*
- (5) *The character of the neighborhood.*
- (6) *The zoning and use of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.*
- (7) *The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.*
- (8) *The length of time the property has remained vacant.*
- (9) *The extent to which approval of the application would detrimentally affect nearby properties.*
- (10) *The extent to which the proposed use and plan would substantially harm the value of nearby properties.*
- (11) *The extent to which the proposed use and plan would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.*
- (12) *The extent to which utilities and services, including, but not limited to, sewers, water service, police and fire protection, and parks and recreation facilities, are available and adequate to serve the proposed use.*
- (13) *The extent to which the proposed use and plan would create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm.*
- (14) *The extent to which there is a need for the use in the community.*
- (15) *The economic impact of the proposed use and plan on the community.*
- (16) *The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations.*
- (17) *The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.*
- (18) *The conformance of the proposed use and plan to the City's Comprehensive Plan, and other adopted planning policies.*
- (19) *The recommendation of professional staff, or other professionals retained by the City to evaluate the application.*

**Code Section 15-297. – Site design standards.**

(c) **Fences and walls.** *A building permit shall be required for construction, alteration, replacement, repair or relocation of a fence or wall on any residential lot. The proposed fence or wall shall meet all standards of the City's building code and demonstrate that the following additional standards are met:*

- (1) *Generally.*
  - a. *Location.*

1. Fences/walls shall be located at or behind the front building lines of the principal building and any adjacent dwelling units.
2. In the case of a rear yard that abuts a street, fences/walls shall be located at least twelve feet (12') from the rear property line.
3. In the case of a corner lot, fences/walls shall be located at or behind the street-side building line(s) of any adjacent dwelling unit(s), and at least twelve feet (12') from the street-side property line. [See Section 15-438, Figure 15-438-6]



**The fence will be 18 feet 6 inches from property line and Infront of adjacent home**

**REVIEW CRITERIA:**

**Code Section 15-297 – Exceptions**

*Through the site plan process, the Planning Commission may grant exceptions to the site design standards in this Section 15-297, based upon the following criteria:*

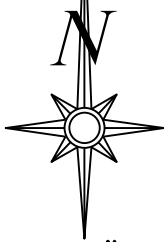
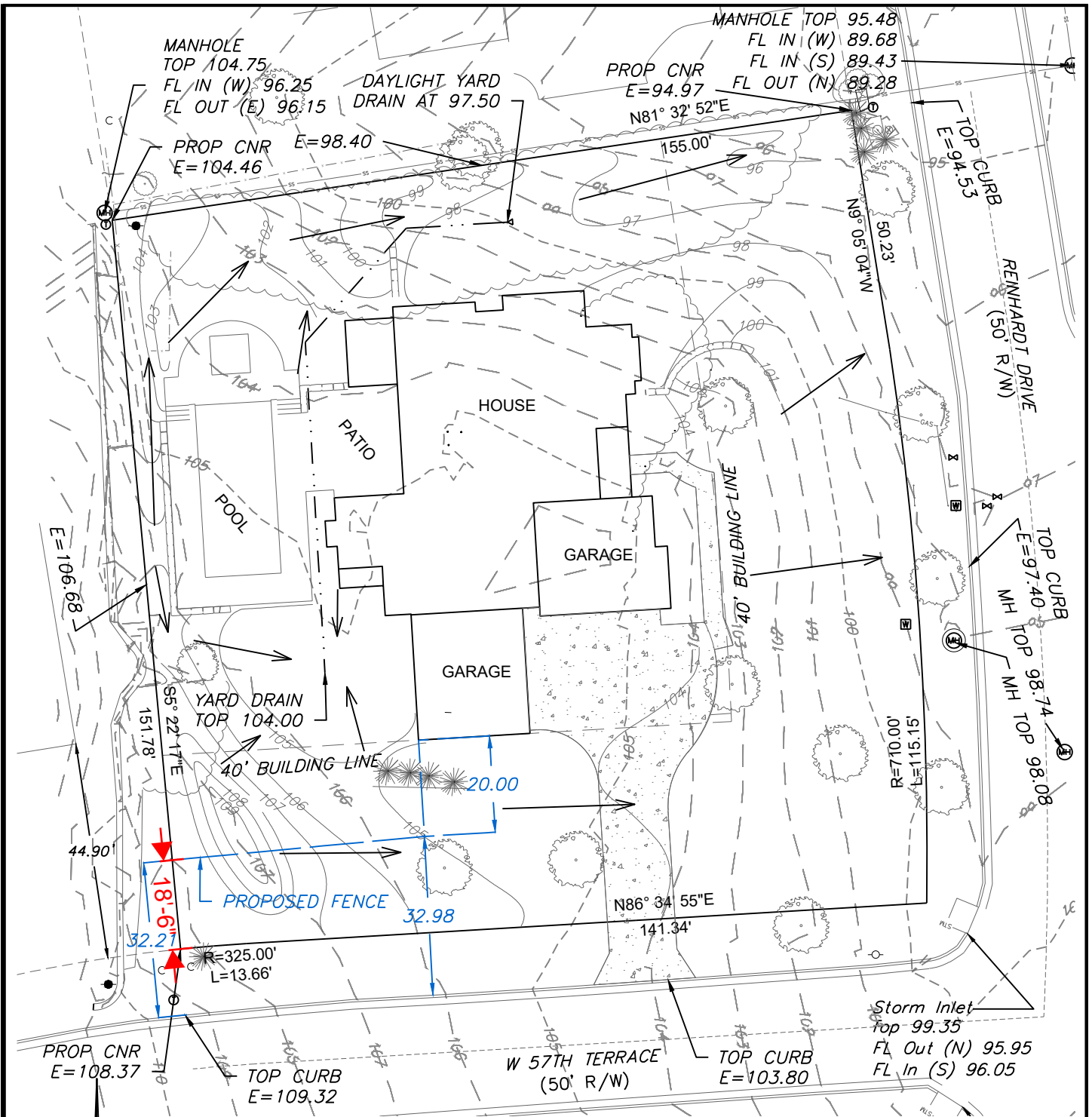
- (1) *The exception will equally or better serve the intent statements for the particular standards being altered; (2) The exception meets any specific exception criteria identified in the standards, but shall not be granted to allow something that is specifically prohibited in the zoning regulations;*
- (3) *Any lot design exception is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood;*
- (4) *Any building design exception is consistent with the common characteristics of the architectural style applied to the overall design of the building; and*
- (5) *The requested exception coordinates quality design of the building and site—primarily considering the integrity of the architectural style, the energy performance of the site and building orientation, and the relationship of the internal function of the building to the site, streetscape and adjacent property.*

**Applicant is seeking exception for the fence to be installed in front of the adjacent home.**

**STAFF RECOMMENDATION:**

**Staff is not opposed to the requested exception as there are no sight-line concerns. If Planning Commission grants the requested exception, staff recommends the following conditions:**

1. **Building permit must be obtained and fees paid, as required by City Code.**
2. **Application and approval are void if a building permit is not obtained within one year from the date of Planning Commission approval.**



Scale 1"=30'

**LOT INFORMATION**

24,981.21 SQ. FT.  
ADDRESS  
5710 REINHARDT DRIVE

**LEGAL DESCRIPTION**

LOT 1, BLOCK 22,  
REINHARDT ESTATES UNIT  
NO. 3, A SUBDIVISION AS  
RECORDED IN FAIRWAY,  
JOHNSON COUNTY,  
KANSAS.

**PROPOSED HOUSE**

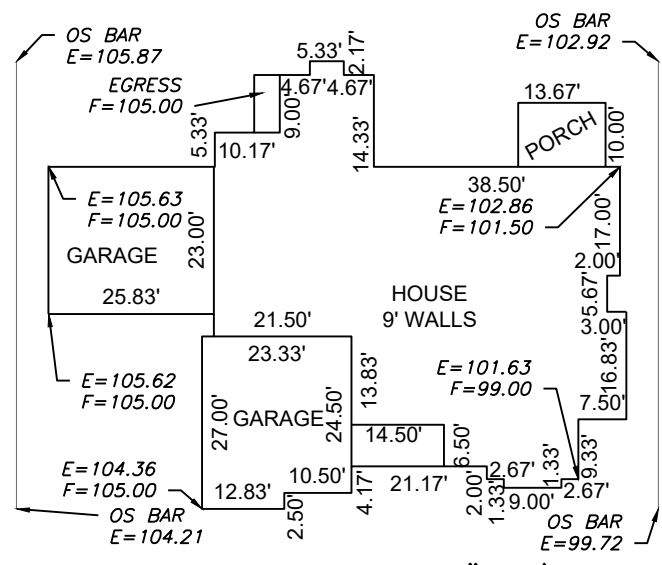
FINISHED FLOOR = 106.74  
TOP FOUNDATION = 105.50  
GARAGE FLOOR = 105.00  
TOP FOOTING = 96.50  
BASEMENT FLOOR = 96.83

E = EXISTING ELEVATION  
F = PROPOSED FINAL ELEVATION

U.E. = UTILITY EASEMENT  
B.L. = BUILDING LINE

**NOTES**

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.



Scale 1"=30'

**E**NGINEERING  
ENGINEERING & SURVEYING  
**S**OLUTIONS

50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P:(816) 623-9888 F:(816)623-9849  
WWW.ENGINEERINGSOLUTIONKCC.COM

PLOT PLAN - LOT 1, BLOCK 22 - 5710 REINHARDT DRIVE

REINHARDT ESTATES UNIT NO. 3  
FAIRWAY, JOHNSON COUNTY, KANSAS

KOENIG BUILDING + RESTORATION  
5438 NORWOOD STREET  
FAIRWAY, KS 66205

PROJECT NO. 1	FILE NAME 5710 REINHARDT	DATE 7/22/15	SHEET 1	OF 1
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Rev:

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.

