



AGENDA MEMORANDUM

Planning Commission Meeting of March 21, 2018

DATE: March 13, 2018

TO: William J. Green, P.E., Interim Director, Development Services

FROM: Greg Collins, Senior City Planner, Development Services
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Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G of the UDC for **STEPS Terminal, Block 1, Lot 1**.

BACKGROUND AND FINDINGS:

The subject request was previously presented to Planning Commission on January 24, 2018. Additional cost estimates were requested at the January 24, 2018 meeting. The subject request will be presented for consideration with the revised cost estimates provided by Munoz Engineering.

Munoz Engineering, on behalf of Rangeland Products Terminals, LLC, property owner, submitted a request for a waiver for wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G. Section 8.5.2.G states that City Council, with Planning Commission's recommendation, may exempt a tract of land from the wastewater lot/acreage fees provided the area is not likely to be served with wastewater services within the next 15 years. The potential Wastewater Lot/Acreage Fees are approximately **\$ 280,816.25**, based on the rate of \$ 1,571.00 per acre. The subject property consists of 178.75 acres. An on-site sewage facilities in conformance with City-County Health Department will be proposed with the development on the property.

The subject property, known as STEPS Terminal, Block 1, Lot 1 is located west of Manning Road and north of SH 44. The owner is proposing to develop a rail road terminal to receive and store refined products and Liquid Petroleum Gas (LPG). Kansas City Southern Railroad mainline runs along the southern property boundary of the subject property.

Currently, there is no wastewater services within a reasonable distance from the subject property. The closet wastewater manhole is located near the intersection of Clarkwood Road and Bark Street. The wastewater manhole is approximately 1600 lf from the subject property, within the Allison Service Area Wastewater Collection System Master Plan. The wastewater from the referred manhole gravity flows towards Clarkwood South Lift Station and is pumped to Clarkwood North Lift Station. Approximately 9 acres of the subject property is in Allison Service

Area. The remaining acreage (approximately 169.75 acres) is located outside of Allison Service Area Wastewater Collection System Master Plan (adopted 2004) and Greenwood WWTP Service Area Wastewater Collection System Master Plan (adopted 2006).

The wastewater infrastructure construction if required by Planning Commission will require a Wastewater Master Plan amendment. Attached is the preliminary wastewater main layout and cost estimate for wastewater infrastructure construction.

For the Planning Commission to recommend approval of the wastewater exemption of the wastewater lot/acreage fee to City Council, the Commission must find that the subject property is not likely to be served with wastewater services within the next 15 years. There are no plans or capital improvement projects to provide wastewater services to this area.

STAFF ANALYSIS:

The request meets the requirements for waiver of wastewater infrastructure construction per Section 8.2.7.A and an exemption from the Wastewater Lot/Acreage fees per Section 8.5.2.G of the UDC.

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – STEPS, Block 1, Lot 1 Final Plat
Exhibit B – Waiver and Wastewater exemption Letter request
Exhibit C – WW Collection System Master Plan - Greenwood WWTP Service Area 5- Exhibit 5B
Exhibit D – WW Collection System Master Plan – Allison Service Area 5- Sheet 28
Exhibit E – Preliminary wastewater main layout
Exhibit F – Preliminary wastewater main construction cost estimate
PowerPoint Presentation- WW Exemption STEPS Terminal, Block 1, Lot 1