

**CITY OF LEAVENWORTH  
PLANNING COMMISSION  
COMMISSION CHAMBERS, CITY HALL  
100 N. 5<sup>th</sup> Street  
Leavenworth, KS 66048**

**REGULAR SESSION  
Monday, October 7, 2024  
6:00 p.m.**

CALL TO ORDER:

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: September 9, 2024**

OLD BUSINESS:

**None**

NEW BUSINESS:

**1. 2024-24 SUP – 303 N. ESPLANADE**

Conduct a public hearing for Case No. 2024-24 SUP – 303 N. Esplanade, wherein the applicants are requesting a Special Use Permit to allow an Accessory Dwelling Unit (ADU) at 303 N. Esplanade, zoned R1-9, Medium Density Single Family Residential District.

OTHER BUSINESS:

**None**

ADJOURN

**CITY OF LEAVENWORTH PLANNING COMMISSION**  
**COMMISSION CHAMBERS, CITY HALL**  
100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048  
**REGULAR SESSION**  
**Monday, September 9, 2024**  
6:00 PM

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**CALL TO ORDER:**

**Commissioners Present**

Kathy Kem  
Bill Waugh  
Sherry Whitson  
Maryann Neeland

**Commissioners Absent**

Brian Stephens  
Don Homan

**City Staff Present**

Julie Hurley  
Michelle Baragary

Vice Chairperson Kem called the meeting to order at 6:00 p.m. and noted a quorum was present.

**APPROVAL OF MINUTES:** August 5, 2024

Vice Chairperson Kem asked for questions, comments or a motion on the minutes presented for approval: August 5, 2024. Commissioner Whitson moved to approve the minutes as presented, seconded by Commissioner Waugh, and approved by a vote of 4-0.

**OLD BUSINESS**

None

**NEW BUSINESS:**

**1. 2024-19 SUP – 1830 S. BROADWAY ST.**

Conduct a public hearing for Case No. 2024-19 SUP – 1830 S Broadway St., wherein the applicant is requesting a Special Use Permit to allow the operation of a Day Care Center in the RMX zoning district.

Vice Chairperson Kem called for the staff report.

Planning Director Julie Hurley stated that the owner, 1830 S Broadway LLC, is requesting a Special Use Permit for the operation of a Day Care Center at 1830 S Broadway St. to be operated by Happy Little Hearts Daycare. The property is currently zoned RMX, Residential Mixed Use District, and Day Care Centers are allowed in the RMX zoning district with issuance of a Special Use Permit. The operator is licensed by the State of Kansas to care for a maximum of 12 children, dependent upon the ages of the children in care.

1830 S Broadway St is the former site of the Council on Aging, and was previously rezoned from PUD to RMX in 2022 to accommodate a mixture of appropriate uses for the site. The property is surrounded by an existing single-family neighborhood.

## **CONDITIONS OF DETERMINATION**

In recommending approval of a special use, the Planning Commission may impose such conditions, safeguards and restrictions as may be necessary to carry out the general purpose and intent of the ordinance. The development regulations stipulate specific conditions as a requirement for the approval of Child Care Centers as follows:

1. Shall not be located along an arterial street as designated on the Major Street Plan Map unless indirect vehicular access to that street, such as with a frontage road is available. The City Planner, with the advice of the DRC, shall determine if the drop off and pick up arrangements of a childcare center or business appear safe. Appeal of any negative decision shall be to the City Commission.

*The subject property is bordered on four sides by streets; Pennsylvania, Garland, Rees, and Broadway Streets. All four streets are classified as Local Streets.*

2. Shall provide at least one hundred (100) square feet of open space per child. This open space shall be 100% enclosed by a minimum four (4) foot high fence or wall.

*The subject property is 9.32 acres in size, and includes an existing area of approximately 5,000 sqft on the west side of the building enclosed by a 4' high chain link fence. Any additional area the operator intends to utilize as open space for children in care would need to be enclosed by a fence.*

3. Shall provide a loading zone capable of accommodating at least two (2) automobiles for the easy picking up and discharging of passengers.

*The subject property includes two separate parking lots capable of accommodating multiple vehicles.*

4. Shall conform to all requirements of the State of Kansas and shall acquire a State of Kansas Child Care Center License.

*The applicants have provided a copy of their Temporary Permit for a Group Day Care Home from the Kansas Department of Health and Environment (KDHE). The applicant shall provide a copy of their permanent license once obtained.*

5. All childcare centers operated in residential zoning districts shall be the only legal residence of the operator.

*Not applicable for the RMX zoning district, as it is a mixed use district.*

6. Childcare centers in residential districts may have one non-illuminated monument sign with no more than 3 square feet per side and a maximum of two sides or one non-illuminated sign affixed to the main structure of 3 square feet.

*Any signage displayed will conform to this requirement.*

## **COMMISSION FINDINGS**

The Commission may recommend issuance of a special use permit whenever it finds that:

1. The proposed special use complies with all applicable provisions of this ordinance.

*Staff believes that this application complies, or will comply, with all provisions of City of Leavenworth Development Regulations, based upon review of all available materials.*

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

*Child Care Centers are an essential service to working parents in the community, and promote the economic development, welfare and convenience of the public.*

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

*Staff has no indication that the proposed Child Care Center will cause any substantial injury to the value of other property in the neighborhood, based upon available data.*

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

*No new structures or building modifications are proposed as part of this special use permit. The daycare could account for an increase in up to 48 car trips per day on the street, when at full capacity of 12 children.*

Notification was sent to property owners within 200' of the subject property, as required by Kansas Statute. After notifications were mailed, staff received no questions or comments.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Special Use Permit request based on the analysis and findings included herein, subject to the following conditions:

1. A minimum of 1,200 square feet of open space 100% enclosed by a minimum 4' high fence or wall shall be provided and maintained in good condition.
2. A copy of the permanent Group Day Care Home license shall be provided annually upon renewal by the State of Kansas.
3. The operation shall be limited to a maximum of 12 children.

Failure to maintain compliance with all conditions shall result in revocation of the Special Use Permit.

**ACTION/OPTIONS:**

- Motion, based upon findings as stated and conditions as presented, to recommend approval to the City Commission with included conditions
- Motion to recommend denial to the City Commission
- Table the issue for additional information/consideration

Vice Chairperson Kem asked the commissioners for questions about the staff report.

Vice Chairperson Kem stated that when she drove by the property it appeared that the daycare is already operating.

Ms. Hurley responded that is fairly common with daycares and other special use type businesses. Staff informs folks that we will not shut the business down so long as they get in the process for a special use permit. A problem arises when they do not come in to apply for the special use permit or if the special use permit gets denied.

Vice Chairperson Kem asked what hours they intend to operate, and how many employees there will be.

Ms. Hurley stated that information was not provided in the packet that was submitted.

Commissioner Whitson asked about signage.

Ms. Hurley responded that staff does not want to force a business to spend any more money until the special use permit is approved. Staff does not want to get into a situation we are requiring them to purchase new signage and then have the special use permit be denied. Once the special use is approved, then they will have to come into compliance with any signs. Ms. Hurley further stated that the applicant has multiple yard signs, which is not going to be allowed, so the applicant will need to come into compliance with the sign regulations for the RMX zoning district.

Commissioner Whitson stated the big issues for her are the minimum required 1,200 sqft of open space enclosed by a minimum 4' high fence or wall. Would hate to hold this up just on that one contingency but feels like this is very important.

Ms. Hurley stated the outside area that they have that is covered and kind of tucked in the corner does have a wall but it does not appear to be 4' tall. The applicant did call staff today and stated she is waiting for approval of the special use permit prior to installing the fence.

Commissioner Neeland asked staff if the special use can be approved with these three contingencies.

Ms. Hurley responded in the affirmative, and stated that this item still has to go to the City Commission for final approval. Furthermore, as with any special use permit that has conditions attached to it, if we find that those conditions are not being met, then staff will give them a timeframe for them to get into compliance. Should they not come into compliance, then the special use permit is revoked.

Vice Chairperson Kem stated that even though it is implied, she wants to make it absolutely clear that they cannot have playground equipment without it being fenced.

Ms. Hurley stated that can be added as another condition that any provided playground equipment would be enclosed in the fenced in area.

With no further questions, Vice Chairperson Kem opened the public hearing. With no one else wishing to speak, Vice Chairperson Kem closed the public hearing and called for discussion among the commissioners or a motion. Based on the findings as stated, staff recommended conditions presented, and the added condition that all playground equipment shall be inside the fenced in area, Commissioner Neeland moved to recommend approval of the daycare to the City Commission, seconded by Commissioner Whitson, and passed by a vote of 4-0.

## **2. 2024-22 SUB – SIOUX ESTATES FINAL PLAT**

Consider a final plat for Sioux Estates Final Plat, Case No. 2024-22 SUB.

Vice Chairperson Kem called for the staff report.

Planning Director Julie Hurley stated that the subject property is owned by Development, Inc., plat prepared by Atlas Surveying. The applicant is requesting the plat in order to combine the three lots currently addressed as 729, 735 and 737 Metropolitan for potential future development. All lots are zoned GBD, General Business District, and are currently vacant. The lot addressed as 729 Metropolitan was formerly occupied by an Evergy electrical substation. The plat does not include any dedication of right-of-way or easements.

Staff recommends approval of the Sioux Estates plat.

**ACTION/OPTIONS:**

- Approved the Final Plat
- Deny the Final Plat
- Table the issue for additional information/consideration.

Vice Chairperson Kem asked the commissioners for questions about the staff report.

With no questions/discussion, Vice Chairperson Kem called for a motion. Commissioner Whitson moved to approve the Sioux Estates Final Plat, seconded by Commissioner Waugh, and approved by a vote of 4-0.

**OTHER BUSINESS:**

No other business.

Ms. Hurley stated there will be a meeting October 7<sup>th</sup>.

Vice Chairperson Kem adjourned the meeting.

Meeting adjourned at 6:18 p.m.

Minutes taken by Planning Assistant Michelle Baragary.

DRAFT

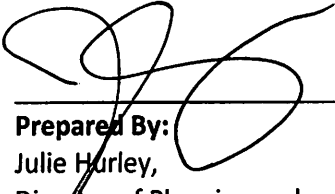
**PLANNING COMMISSION AGENDA ITEM  
2024-24-SUP  
303 N. Esplanade**

**OCTOBER 7, 2024**

**SUBJECT:**

A request for a Special Use Permit to allow an Accessory Dwelling Unit (ADU) at 303 N. Esplanade.

**Prepared By:**

  
Julie Hurley,  
Director of Planning and  
Community Development

**NATURE OF REQUEST**

The applicants, Christopher and Danielle L'Heureux, are requesting a Special Use Permit to allow an ADU on their property located at 303 N. Esplanade, which is located in the North Esplanade Historic District. The property is occupied by an existing single family home, and detached accessory building which contains a two-car garage and an existing dwelling unit. The accessory building was constructed in 2004, with approval of a Major Certificate of Appropriateness. The accessory building has contained a dwelling unit since the time of its construction. At the time of construction, ADUs were not specifically addressed by the Development Regulations.

The existing ADU is considered a nonconforming use, as there is no existing Special Use Permit. Per section 1.05 the adopted Development Regulations:

*Any lawfully existing nonconforming use of part or all of a structure or any lawfully existing nonconforming use of land, not involving a structure or only involving a structure which is accessory to such use or land, may be continued, so long as otherwise lawful.*

Section 4.04 of the Development Regulations states:

*Accessory Dwelling Units (ADUs) may be approved by Special Use Permit in any residential zoning district subject to the following conditions:*

- (1) Shall be compatible with the design of the principal dwelling unit.*
- (2) Shall respect the general building scale and placement of structures to allow sharing of common space on the lot, such as driveways and yards.*
- (3) Shall not have a separate driveway entrance from the street(s) to which the property is adjacent.*
- (4) Shall be 900 square feet or smaller in size, not to exceed 33% of the floor area of the principal dwelling unit.*
- (5) Either the principal dwelling unit or the accessory dwelling unit must be occupied by the owner of the premises.*
- (6) Shall meet all building code requirements for a single family dwelling unit.*
- (7) Lots containing accessory dwelling units shall contain a minimum of two off-street parking spaces, exclusive of garage space.*

The applicants wish to bring the existing ADU into conformance with current Development Regulations through the approval of a SUP in order to obtain a separate address for the unit to support mail delivery and emergency services. There are no physical changes or additional construction proposed. The existing ADU meets all conditions as listed above.

### **COMMISSION FINDINGS**

The Commission may recommend issuance of a special use permit whenever it finds that:

1. The proposed special use complies with all applicable provisions of this ordinance.

*Staff believes that this application complies with all provisions of City of Leavenworth Development Regulations.*

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

*This property has included an ADU since 2004, providing a valuable housing option for the public. ADUs are generally viewed as a valuable tool to help communities broaden housing choice in single-family neighborhoods.*

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

*Based on available information, staff does not believe that the use will cause any substantial injury to the value of other property in the neighborhood. The ADU is existing, and there is no new construction or change in use proposed.*

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

*The ADU is existing, there is no new construction or change in use proposed, it will not cause any substantial impact to the surrounding neighborhood.*

Notification was sent to property owners within 200' of the subject property, as required by Kansas statute. Since notifications were mailed, staff has received no comments or inquiries.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the Special Use Permit request based on the analysis and findings included herein.

### **ACTION/OPTIONS:**

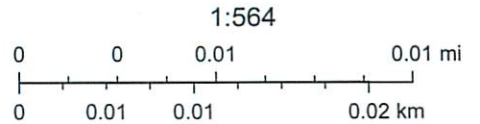
- Motion, based upon findings as stated and conditions as presented, to recommend approval to the City Commission.
- Motion, based upon findings as stated and conditions as presented, to recommend denial to the City Commission.
- Table the issue for additional information/consideration





10/3/2024, 10:31:13 AM

- Override 1
- Leavenworth City Limits
- Parcels\_Current
- City Right-of-Way
- Address (Points)
- RoadCenterline



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



**SPECIAL USE PERMIT**  
CITY OF LEAVENWORTH, KANSAS

**OFFICE USE ONLY**

CASE NO.: 2024-24 SUP

Application No.	15989
Fee (non-refundable)	\$350.00
Filing Date	8/2/24
Received By	AK
Hearing Date	10/7/24
Publication Date	9/12/24

As provided in Section 2.04 of the 2016 Development Regulations, application is hereby made for a SPECIAL USE PERMIT for the operation of a: ADU

in accordance with the attached site plan on the following described property:

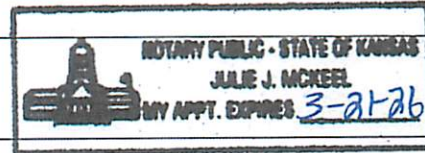
Subject Property:	303 N. Esplanade St, Leavenworth, KS 66048		
Legal Description:	<i>(Attach a full legal description provided by the Register of Deeds Office)</i>		
Real Estate PID #:	052-077-25-0-31-08-007.00-0		
Zoning:	R1-9	Historic District:	North Esplanade Historic District

I/We, the undersigned, depose and state we are the owners of the above described property:

Name(s) of Owner (print):	Christopher and Danielle L'Heureux		
Owner Address:	303 N. Esplanade St, Leavenworth, KS 66048		
Contact No.	(831) 521-5971	Email:	cdlheureux@gmail.com

Signature of Owner(s):

State of Kansas  
County of Leavenworth (SEAL)



Signed or attested before me on: 8-2-24  
Notary Public: Julie J. McKeel  
My Appointment Expires: 3-21-26

If business is operated by someone other than the owner, provide name and address of operator(s).

Name of Lessee:			
Address:			
Contact No.		Email:	

**NOTE:** All signatures must be in ink. Signature of owner(s) must be secured and notarized.

**Check list below...**

<input checked="" type="checkbox"/>	Non-Refundable Fee of \$350.00 is due at time of application
<input checked="" type="checkbox"/>	Certified list of property owners within two hundred (200) feet of the subject property
<input checked="" type="checkbox"/>	Attach <b>full</b> legal description obtained through the Register of Deeds Office
<input checked="" type="checkbox"/>	Site Plan drawn to scale (See General Instructions)
<input checked="" type="checkbox"/>	Supporting documentation (See General Instructions)

**Leavenworth Planning Commission,**

**Enclosed is an application to utilize an existing Additional Dwelling unit (ADU) on our property, 303 N. Esplanade Street, Leavenworth, Kansas 66048, as an ADU and obtain a mailing address.**

**The ADU was built in 2004 and the county property card and tax information currently list the property as having two Single Family Residences (enclosed) although there is only one address. The main home, which had been a three-apartment residence, was remodeled beginning in the 2000s and the ADU occupied as an apartment. Both residences have been occupied on and off since 2004. We purchased the property in 2022 and subsequently rented the whole property until we could return to Leavenworth upon Christopher's retirement from the US Army.**

**In July 2024, we returned to the main home and rented the ADU assuming the legality based on the county records listing two residences on the property. When trying to obtain a mailing address for the second residence and register the rental with the city, it came to our attention that while the county considered there to be two residences on the property, the city does not. After discussing the situation with the city Planning & Zoning office team, we are submitted this packet to obtain a special permit for an ADU to ensure we are doing the right thing.**

**Our sole intention is to obtain an address for our ADU to support mail, provide a tenant legal address, and ensure Emergency Services. There is no additional construction or changes to be made.**

**Please let us know if you have any questions or concerns.**

**Sincerely,**

**Christopher & Danielle L'Heureux  
303 N. Esplanade St, Leavenworth, Kansas 66048**

SITE PLAN



obtained from Google Maps 30 JUL 2024





LVCENTRAL Property Record Card

Parcel ID: 052-077-25-0-31-08-007.00-0

Quick Ref: R2114

Tax Year: 2024

Run Date: 2/20/2024 1:32:58 PM

**OWNER NAME AND MAILING ADDRESS**

L'HEUREUX, CHRISTOPHER D & DANIELL

1443 NEW HOLLAND DR  
BOZEMAN, MT 59718

**PROPERTY SITUS ADDRESS**

303 N ESPLANADE ST  
Leavenworth, KS 66048



Image Date: 05/19/2022

**LAND BASED CLASSIFICATION SYSTEM**

Function: 1101 Single family re: Sfx: 0  
Activity: 1100 Household activities  
Ownership: 1100 Private-fee simple  
Site: 6000 Developed site - with building

**GENERAL PROPERTY INFORMATION**

Prop Class: R Residential - R  
Living Units: 2  
Zoning: 104.A 104.A  
Neighborhood: 104.A  
Economic Adj. Factor:  
Map / Routing: /  
Tax Unit Group: 001-001

**PROPERTY FACTORS**

Topography: Above Street - 2  
Utilities: All Public - 1  
Access: Paved Road - 1, Alley - 7  
Frontage: Residential Street - 4  
Location: Neighborhood or Spot - 6  
Parking Type: On Street - 2  
Parking Quantity: Adequate - 2  
Parking Proximity: Adjacent - 2  
Parking Covered:  
Parking Uncovered:

**INSPECTION HISTORY**

Date	Time	Code	Reason	Appraiser	Contact	Code
05/03/2022	2:13 PM	1	SV	TM	Christopher L'Heureux	1
04/10/2020	3:47 PM	FR	MNT	TPG		
11/29/2016	1:30 PM	5	BP	HEW		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
26098	76,500	Interior Remodel	05/19/2011	C	100
99999	1	Interior Remodel	11/29/2010	C	100
20858	13,953	Garage	01/16/2004	C	100

**2024 APPRAISED VALUE**

Cls	Land	Building	Total
R	7,790	583,880	591,670
<b>Total</b>	<b>7,790</b>	<b>583,880</b>	<b>591,670</b>

**2023 APPRAISED VALUE**

Cls	Land	Building	Total
R	7,790	567,210	575,000
<b>Total</b>	<b>7,790</b>	<b>567,210</b>	<b>575,000</b>

**TRACT DESCRIPTION**

LEAVENWORTH, PLT ORIG, S25, T08, R22E, BLOCK 15, Lot 1 - 3

**PARCEL COMMENTS**

Prop-Com: AN- 5 F.P.'S UNUSEABLE;; App-Com: 0000000150-; Val-Com: listed 575000 2/2022, Market AND COMP 1

**MISCELLANEOUS IMPROVEMENT VALUES**

Class	Value	Reason Code
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**NEW CONSTRUCTION**

Class	Value	Reason Code
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**MARKET LAND INFORMATION**

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Fron	1-Regular Lot - 1		72	125	0.98								8	50.00	130.00	66.00	130.00	7,790

Total Market Land Value 7,790

LVCENTRAL Property Record Card

Parcel ID: 052-077-25-0-31-08-007.00-0

Quick Ref: R2114

Tax Year: 2024

Run Date: 2/20/2024 1:32:58 PM

**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.00-FR  
 Year Blt: 2004 Est:  
 Eff Year:  
 MS Style: 1-One Story  
 LBCSStruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 552  
 Main Floor Living Area: 552  
 Upper Floor Living Area Pct:  
 CDU: PR  
 Phys/Func/Econ: AV / I  
 Ovr Pct Gd/Rsn: MULTIPLE FACTORS  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 02-Ranch  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 2 Bedrooms: 1  
 Family Rooms:  
 Full Baths: 1 Half Baths:  
 Garage Cap: 2  
 Foundation: Concrete - 2

**IMPROVEMENT COST SUMMARY**

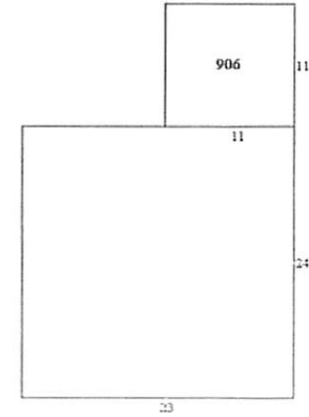
Dwelling RCN: 106,727  
 Percent Good: 43  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 45,890  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 7,790  
 Cost Building: 642,220  
 Cost Total: 650,010  
 Income Value: 0  
 Market Value: 609,300  
 MRA Value: 642,430  
 Weighted Estimate: 593,950

**FINAL VALUES**

Value Method: OVR  
 Land Value: 7,790  
 Building Value: 583,880  
 Final Value: 591,670  
 Prior Value: 575,000



**BUILDING COMMENTS**

**SKETCH VECTORS**

A0CU24X23; A1U24R12CU11X11

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
352-Heat Pump		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	552			
801-Total Basement Area	528			
806-Basement Garage, Double	1			
902-Raised Slab Porch	24			
902-Raised Slab Porch	84			
906-Wood Deck with Roof	121			



LVCENTRAL Property Record Card

Parcel ID: 052-077-25-0-31-08-007.00-0

Quick Ref: R2114

Tax Year: 2024

Run Date: 2/20/2024 1:32:58 PM

**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 4.33-GD+  
 Year Blt: 1875 Est:  
 Eff Year:  
 MS Style: 2-Two Story  
 LBCSStruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 4,504  
 Main Floor Living Area: 2,252  
 Upper Floor Living Area Pct: 100  
 CDU: GD  
 Phys/Func/Econ: VG / /  
 Ovr Pct Gd/Rsn: EXTENSIVE REMODE  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 12-Traditional  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 10 Bedrooms: 5  
 Family Rooms:  
 Full Baths: 3 Half Baths:  
 Garage Cap:  
 Foundation: Brick - 5

**IMPROVEMENT COST SUMMARY**

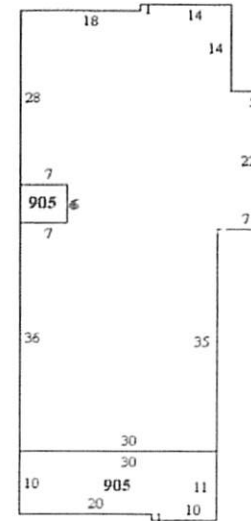
Dwelling RCN: 805,846  
 Percent Good: 74  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 596,330  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 7,790  
 Cost Building: 642,220  
 Cost Total: 650,010  
 Income Value: 0  
 Market Value: 609,300  
 MRA Value: 642,430  
 Weighted Estimate: 593,950

**FINAL VALUES**

Value Method: OVR  
 Land Value: 7,790  
 Building Value: 583,880  
 Final Value: 591,670  
 Prior Value: 575,000



**BUILDING COMMENTS**

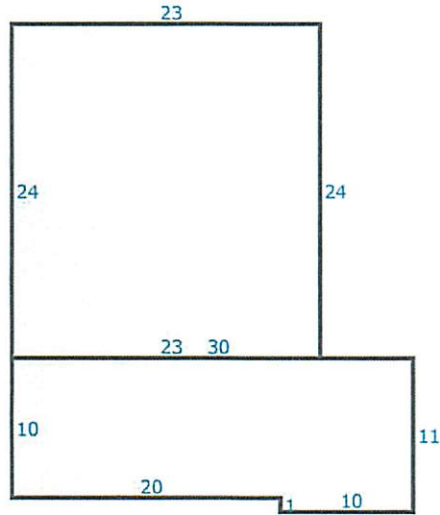
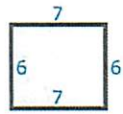
**SKETCH VECTORS**

A0CU36R7U6L7U28R18U1R14D14R5D22L7D35L30;  
 A1CR30D11L10U1L20U10; A2U36CU6X7

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
131-Veneer, Brick		100		
208-Composition Shingle		100		
311-Radiators, Hot Water		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	4,504			
801-Total Basement Area	1,876			
903-Wood Deck	121			
905-Raised Slab Porch with Roof	310			
905-Raised Slab Porch with Roof	42			

Print Sketch



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The Parcel Number for this Property is 052-077-25-0-31-08-007.00-0  
 Quick Ref ID: 2114

**Owner Information**

Owner Name	L'HEUREUX,CHRISTOPHER D & DANIELLE S
Address	1443 NEW HOLLAND DR BOZEMAN, MT 59718

**Property Situs Address**

Address	303 N ESPLANADE ST, Leavenworth, KS 66048
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**Land Based Classification System**

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

**General Property Information**

Prop Class	Residential - R
Living Units	2
Zoning	
Neighborhood	104.A
Tax Unit Group	001

**Property Factors**

Topography	Above Street - 2
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	On Street - 2
Parking Quantity	Adequate - 2
Parking Proximity	Adjacent - 2
Parking Covered	
Parking Uncovered	

**2024 Appraised Value**

Class	Land	Building	Total
Residential - R	7,790	583,880	591,670
Total	7,790	583,880	591,670

**2023 Appraised Value**

Class	Land	Building	Total
Residential - R	7,790	567,210	575,000
<b>Total</b>	<b>7,790</b>	<b>567,210</b>	<b>575,000</b>

**Tract Description**

LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 15, Lot 1 - 3 Plat Book/Page 1A /1 Lot Width: 072.0 Lot Depth: 125.0 Deed Book/Page 10 /8985 09 1/0506 08 /9438 0999/2100 0946/1219 04D0/7672 0931/1812 0929/0685 0901/1478 0867/1767 0855/0189 0780/1808 0736/1638 0782/0356 0512/1571

**Building Permit Information**

Permit Number	Amount	Issue Date	Description
26098	76,500	5/19/2011	Interior Remodel
99999	1	11/29/2010	Interior Remodel
20858	13,953	1/16/2004	Garage

**Deed Information**

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
22	3873	19	4347				

**Market Land Information**

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Frontage and Depth	Primary Site - 1		72	125	0.98							7,790

**Dwelling Information**

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Traditional
Quality	GD+	Bsmt Type	Full - 4
Year Built	1875	Total Rooms	10
Eff Year		Bedrooms	5
MS Style	Two Story	Family Rooms	
LBCSstruct	Detached SFR unit	Full Baths	3
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	4,504	Foundation	Brick - 5
Main Floor Living Area	2,252		
Upper Floor Living Area Pct.	100		
CDU	GD		
Phys/Func/Econ	VG/ /		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			
Dwelling Components			
Code	Units	Pct	Quality
Raised Slab Porch (SF) with Roof	310		

Composition Shingle		100		
Raised Subfloor (% or SF)	4,504			
Plumbing Fixtures (#)	8			
Automatic Floor Cover Allowance				
Raised Slab Porch (SF) with Roof	42			
Veneer, Brick		100		
Total Basement Area (SF)	1,876			
Radiators, Hot Water		100		
Plumbing Rough-ins (#)	1			
Wood Deck (SF)	121			

**Dwelling 2 -**

Dwelling Information	
Res Type	Single-family Residence
Quality	FR
Year Built	2004
Eff Year	
MS Style	One Story
LBCSStruct	Detached SFR unit
No. of Units	
Total Living Area	
Calculated Area	552
Main Floor Living Area	552
Upper Floor Living Area Pct.	
CDU	PR
Phys/Func/Econ	AV/ /
Remodel	
Percent Complete	
Assessment Class	
MU Cls/Pct	

Comp Sales Information	
Arch Style	Ranch
Bsmt Type	Full - 4
Total Rooms	2
Bedrooms	1
Family Rooms	
Full Baths	1
Half Baths	
Garage Cap	2
Foundation	Concrete - 2

Dwelling Components				
Code	Units	Pct	Quality	Year
Frame, Plywood or Hardboard		100		
Total Basement Area (SF)	528			
Basement Garage, Double (#)	1			
Plumbing Fixtures (#)	5			
Automatic Floor Cover Allowance				
Raised Slab Porch (SF)	84			
Wood Deck (SF) with Roof	121			
Composition Shingle		100		
Raised Subfloor (% or SF)	552			
Heat Pump		100		
Plumbing Rough-ins (#)	1			
Raised Slab Porch (SF)	24			

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# Landmark Impact Determination

## Major Certificate of Appropriateness

Owner's Name & Address: LAWRENCE W. SCHLAK

Property Address of Landmark or Contributing Property to be developed: 303 N. ESPLANADE

Nature of Repair/alteration/demolition:

Historical or architectural significance: Listed on Historic Resource Survey [ ], Leavenworth Landmark register [ ] Kansas Register , National Register [ ]; other contribution:

Located in North Esplanade Historic District

Physical Description of Demolition/Improvements to be made:

Construction of carriage house-style garage

Determination: No detrimental effect as proposed [ ]. Reasoning for this determination (attach necessary documentation including site plan, elevation, architectural detail, or rendering, in keeping with Secretary of Interior standards or special considerations for historic characteristics, patterns, size, acceptable substitutions and other general design criteria). This will be reviewed by the Historic Landmarks and Appeals Board at its next regular monthly meeting. Following approval, the appropriate permit may be issued. This action does not trigger a public hearing, but the board may make changes with consent of the owner/applicant.

Detrimental Effect on Historic Property [ ]. Reasoning for this determination (check all that apply): Significant deviation from general character of the historic property(ies) [ ]; Height/scale/spatial inappropriateness [ ]; Inappropriate facade/window/entrance elements [ ]; Inappropriate roof form/horizontal/vertical elements [ ]; Other (requires documentation) [ ]; Attach all necessary documentation to show how the proposed improvements are inappropriate for the site or building.

Remedies to correct detrimental effect: Project owner may undertake the following improvements which would remedy the above named inappropriate factors (cite secretary's standards with each suggested remedy, attach additional materials as necessary):

Date applicant requested hearing: DEC. 9, 2003

Date set for public hearing: JANUARY 7, 2004

Date of notice published in the Leavenworth Times: DEC. 16, 2003

Date of notice sent to property owners within an historic district, as appropriate: DEC. 12, 2003

Date of request for appeal to City Commission, if appropriate:

Date scheduled for City Commission review and action, if appropriate:

Final Action: Deny, as proposed [ ]; Approve, as proposed ; Approve with modifications [ ].

4-8-3