

**AGENDA**  
**CITY OF AUGUSTA**  
**PLANNING COMMISSION**  
January 21, 2019  
8:00am

*“Augusta – Where the metro’s edge meets the prairie’s serenity offering the perfect blend of opportunity and proximity for living, commerce and culture.”*

**A. CALL TO ORDER**

**B. MINUTES**

**1. DECEMBER 10, 2018 PLANNING COMMISSION MEETING MINUTES**

Approval of minutes for the December 10, 2018 Planning Commission meeting.

**a) Planning Commission Motion / Vote**

**C. BUSINESS**

**1. ELECT PLANNING COMMISSION CHAIR AND VICE CHAIR FOR 2019**

Elect a member of the Planning Commission to serve as the Chair and a member to serve as the Vice Chair for 2019 pursuant to Section 16-103 of the City Code of the City of Augusta.

**2. FINAL PLAT AND ZONING DISTRICT RECLASSIFICATION FOR FAMILY 1<sup>ST</sup> LIVING ADDITION**

Consider approval of the Final Plat prepared by Baughman Company, P.A. for expansion of the Family 1<sup>st</sup> Living community located at Campbell Road and Cedar Lane; Consider approval of a zoning district reclassification from R-1 Single-Family Dwelling to R-4 Manufactured Home Park for Lot 1, Block A of the proposed Family 1<sup>st</sup> Living Addition to the City of Augusta, Butler County, Kansas.

**a) Staff Report**

**b) Family 1<sup>st</sup> Living Final Plat**

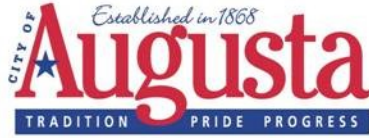
**i. Planning Commission Motion / Vote**

- c) Open Public Hearing
- d) Close Public Hearing
- e) Review Golden Factors
- f) Zoning District Reclassification R-1 to R-4

**i. Planning Commission Motion / Vote**

**D. MATTERS FROM / FOR COMMISSION**

**E. ADJOURN**



**Planning Commission Minutes**  
December 10, 2018  
8:00am

**Members Present:** David Bisagno; Connie Thurman; Rick Blue; Nick Hoefgen; Jim Keller

**Members Absent:** Jake McClure; Elmer Simon

**Staff Present:** Cody Sims, Assistant City Manager  
Susan Smith, Community Development Administrative Assistant

**Visitors Present:** Angie Johnston

**Minutes:**

Blue made a motion to approve the minutes from the October 8, 2018 meeting; Thurman seconded the motion. Motion carried without opposition.

**Business:**

*Preliminary Plat for Family 1<sup>st</sup> Living:* Thurman made a motion to approve the Preliminary Plat for the proposed Family 1<sup>st</sup> Living Addition; Keller seconded the motion. Motion carried without opposition. (Nick Hoefgen abstained from voting due to a conflict of interest.)

**Adjourn:**

Keller made a motion to adjourn at 8:30am; Blue seconded the motion. Motion carried without opposition.

/s/Susan Smith, Secretary



**CITY OF AUGUSTA  
PLANNING COMMISSION  
AGENDA REPORT**

Meeting Date: January 21, 2019  
Department: Community Development  
Submitted By: Cody Sims, Assistant City Manager  
Prepared By: Cody Sims, Assistant City Manager  
Agenda Title: **Elect Planning Commission Chair and Vice Chair for 2019**

---

**RECOMMENDED ACTION:**

Elect a member of the Planning Commission to serve as the Chair and a member to serve as the Vice Chair for 2019 pursuant to Section 16-103 of the City Code of the City of Augusta.

**BACKGROUND:**

Pursuant to the provisions of Section 16-103 of the City Code of the City of Augusta:

*The commission shall elect one member as chairperson and one member as vice-chairperson who shall serve one year and until their successors have been elected.*

---

**Zoning Administrator Approval Date:** 01-17-2019

**Attachments** *(list in packet assembly order):*



**CITY OF AUGUSTA  
PLANNING COMMISSION  
AGENDA REPORT**

Meeting Date:           January 21, 2019  
 Department:           Community Development  
 Submitted By:         Cody Sims, Assistant City Manager  
 Prepared By:          Cody Sims, Assistant City Manager  
 Agenda Title:         **Z2019-01: Final Plat and Zoning District Reclassification for Family  
 1<sup>st</sup> Living Addition**

---

**RECOMMENDED ACTION:**

- b(i)    Recommend approval to the Augusta City Council the Final Plat for Family 1<sup>st</sup> Living produced by Baughman Company, P.A. for the expansion of the Oak Ridge Manufactured Home Park.
  
- f(i)    Recommend approval to the Augusta City Council the zoning district reclassification from R-1 to R-4 for the tract of land proposed to be described as Lot 1 Block A of Family 1<sup>st</sup> Living Addition to the City of Augusta, Butler County, Kansas.

**BACKGROUND:**

On December 10, 2018 the Planning Commission reviewed the Preliminary Plat for an expansion of the Oak Ridge Manufactured Home Park located at the southeast corner of Campbell Road and Cedar Lane. The Preliminary Plat was approved by the Planning Commission. The remaining business items for this development project include approval of the Final Plat, a zoning district reclassification from R-1 to R-4, and approval of the Preliminary and Final Master Drainage Plan, which will come to the Planning Commission in February or March.

**ANALYSIS:**

***Final Plat***

- The Final Plat has been modified to show a one lot subdivision (Lot 1, Block A) with three Reserve parcels. This is similar to the replat for the remainder of the Oak Ride Manufactured Home Park.

- Reserve 'A' is the proposed location for a private access off of Cedar Lane. This is not going to be a dedication to the City of Augusta for public streets.
- 20' wide Drainage & Utility Easements runs north-south along entire length of the property and east-west from the near middle point to east property line that will be used for the construction of new sanitary sewer infrastructure.
- Campbell Road will be improved to city standard. A new 6" water main will be constructed along Campbell Road that will include a new fire hydrant near Reserve 'C.' The new water main will be connected to existing infrastructure at Ridgewood Drive and Campbell Road. Public infrastructure improvements are being paid by the developer.
- Baughman Company, P.A. will produce a tract map for the developer that will help produce a master drainage plan to drain storm water runoff to the drainage and utility easements.

### ***Zoning District Reclassification***

- Pursuant to the adopted zoning regulations, the proposed Lot 1, Block A of Family 1<sup>st</sup> Living Addition must be rezoned from *R-1 Single-Family Residential* to *R-4 Manufactured Home Park* to allow the development of manufactured homes. R-4 is the only zoning district classification in our zoning regulations that allow manufactured housing by right.
- Please refer to the attached Golden Factors for additional information pertaining to the reasonableness of the requested zoning district reclassification.

---

**Zoning Administrator Approval Date:** 01-17-2019

**City Manager Approval Date:**

**City Attorney Approval Date:**

**Attachments** (*list in packet assembly order*):

1. *Proposed Final Plat for Family 1<sup>st</sup> Living Addition*
2. *Golden Factors*



# The Golden Factors

Meeting Date: 1/21/2019

Applicant Name: Family 1<sup>st</sup> Living      Property Address: 1500 North Campbell Road

Current Zoning Classification: R1 - Single-Family Dwelling

Proposed Zoning Classification: R4 - Manufactured Home Park

---

In 1978, the Supreme Court of Kansas handed down a decision in *Golden v. City of Overland Park* that established the basis for considering and reaching a decision on zoning changes and Conditional Use Permits. The decision should be made based on the evidence submitted and the factors considered. The eight *Golden Factors* emerged from this case and have become institutionalized in the consideration of zoning changes in Kansas.

The factors must be considered by the Planning Commission and Governing Body in order to determine whether granting or denying a zoning change, including a Conditional Use Permit, was reasonable. It is not necessary that findings on all of the factors be favorable to approve or be unfavorable to deny the zoning change or Conditional Use Permit. Also, not all the factors carry the same weight and the weight may vary from case to case.

---

**1. The character of the neighborhood:**

The character of the neighborhood is varying densities of residential with the Burlington Northern Santa Fe Railway tracks located immediately south.

**2. The zoning and uses of property nearby:**

Surrounding property is zoned R-4: Manufactured Home Park for the existing Oak Ridge Manufactured Home Park. There are also properties zoned R-1, R-3, and R-5 in the vicinity of the subject property.

**3. The suitability of the subject property for the uses to which it has been restricted under its existing zoning:**

The subject property could be used for single-family housing; however, the property has remained vacant for many years. Railroad tracks adjoin the property to the south.

**4. Extent to which removal of the restrictions will detrimentally affect nearby property:**

Removal of the restrictions are unlikely to detrimentally affect nearby properties because the current zoning classification of surrounding properties is equal to the requested zoning



# The Golden Factors

classification for Lot 1, Block A of Family 1<sup>st</sup> Living Addition. In addition, all properties surrounding the subject property are owned by McClure Family Limited Partnership, L.P.

**5. Length of time the subject property has remained vacant as zoned:**

The subject property has remained vacant as zoned for several years since residential dwellings were removed from the site.

**6. Relative gain to the public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners:**

The zoning district reclassification will allow growth in a well-maintained manufactured home park and provide additional housing space for the target market. New water and sewer infrastructure and a street improved to city standard will further strengthen the gain to the public health, safety and welfare. No hardship on other individual landowners is expected.

**7. Recommendation of professional staff:**

Professional staff recommends approval of the zoning district reclassification from R-1 Single-Family Dwelling to R-4 Manufactured Home Park.

**8. Conformance with the Comprehensive Plan:**

The request conforms with the Comprehensive Plan. The Future Land Use Map shows the area (including the existing Oak Ridge Manufactured Home Park) as higher density residential, which includes R-4.