

AGENDA
CITY OF AUGUSTA
PLANNING COMMISSION
February 24, 2020
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. FEBRUARY 10, 2020 PLANNING COMMISSION MEETING MINUTES

Approval of minutes for the February 10, 2020 Planning Commission meeting.

a) Planning Commission Motion / Vote

C. BUSINESS

1. PRELIMINARY PLAT AND PRELIMINARY MASTER DRAINAGE PLAN PRODUCED BY KAW VALLEY ENGINEERING, LLC FOR THE PROPOSED BUCKSKIN ADDITION LOCATED WITHIN THE GROWTH AREA OF THE CITY OF AUGUSTA

Consider approval with conditions of the Preliminary Plat and Preliminary Master Drainage Plan for Buckskin Addition located within the Growth Area of the city of Augusta produced by Kaw Valley Engineering, LLC.

a) Staff Report

b) Buckskin Addition Preliminary Plat

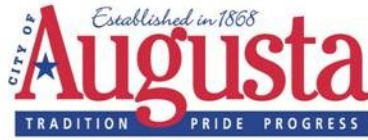
(i) Planning Commission Motion/Vote

c) Buckskin Addition Preliminary Master Drainage Plan

(i) Planning Commission Motion/Vote

D. MATTERS FROM / FOR COMMISSION

E. ADJOURN



Planning Commission Minutes

February 10, 2020

8:00am

Members Present: David Bisagno; Rick Blue; Elmer Simon; Jim Keller; Nick Hoefgen; Connie Thurman; Jake McClure

Members Absent:

Staff Present: Cody Sims, Assistant City Manager
Susan Smith, Community Development Administrative Assistant
Anita Riley, City Planner

Visitors Present: (none)

Minutes:

Thurman made a motion to approve the minutes from the January 13, 2020; Blue seconded the motion. Motion carried without opposition.

Business:

Elect Planning Commission Chair and Vice Chair for 2020. Blue made a motion to nominate David Bisagno as Chairman and Connie Thurman as Co-Chairman of the Planning Commission; Thurman seconded the motion. Motion carried without opposition.

Final Plat and Final Master Drainage plan for the Proposed Casey's Addition produced by SBB Engineering, LLC: Sims provided the staff report for the Casey's development proposed to be constructed at 212 W 7th Avenue. Staff requested a 10ft Utility Easement on the east property along Bluff Street. SBB Engineering did incorporate this into the Final Plat. A 3" roll curb will be included on the Master Drainage Plan along the east side of Bluff Street.

Casey's Addition Final Plat: Hoefgen made a motion to approve the Final Plat; Thurman seconded the motion. Motion carried without opposition.

Casey's Addition Final Master Drainage Plan: McClure made a motion to approve the Preliminary Drainage Plan; Simon seconded the motion. Motion carried without opposition.

Sims introduced Anita Riley as the City of Augusta's new City Planner.

Adjourn:

Hoefgen made a motion to adjourn at 8:22am; Simon seconded the motion. Motion carried without opposition.

/s/Susan Smith, Secretary



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: February 24, 2020
Department: Community Development
Submitted By: Anita Riley, City Planner
Prepared By: Anita Riley, City Planner
Agenda Title: **Z2020-04 Buckskin Addition Preliminary Plat**

RECOMMENDED ACTION:

Consider approval with conditions of the Preliminary Plat and Preliminary Master Drainage Plan for Buckskin Addition located within the Growth Area of the City of Augusta produced by Kaw Valley Engineering, LLC.

BACKGROUND:

The applicant is requesting approval of a preliminary plat for a one lot subdivision located in the growth area for the City of Augusta. The subject property is adjacent to Kellogg Heights and 1st Addition to Kellogg Heights subdivisions. The proposal involves combining an unplatted parcel and a lot that was previously platted as Lot 19, Block 14, Kellogg Heights Addition to Butler County in 1958. The plat will result in a lot of 12.05 acres.

The subject property is located in the growth area of the City of Augusta.

ANALYSIS:

The parcel that is currently unplatted is zoned R-6C. After platting the 12.05 acre lot will retain this zoning classification.

The subject property is located in an area with minimal flood hazard. With a flood zone designation of Zone X, it is considered to be outside the 500-year floodplain. Water on the property generally drains from the north and east to the south and west. It is estimated that development on the lot would create approximately a 2.8% impervious surface on the lot. No detention is proposed by the engineer.

The neighborhood includes a combination of large residential lots, agricultural land and commercial land at Kansas Highway 54. Given the adjacency to Kellogg Heights and Kellogg Heights Addition, this use is compatible with surrounding uses.

The proposal meets current zoning and subdivision regulations. Staff recommends approval with the following conditions:

General conditions:

- Use of a manufactured shall be prohibited except under conditions of extreme hardship, in which case the applicant must apply for a conditional use permit.
- Placement of structures shall comply with the following setback requirements: 75 feet from the front and rear lot lines and 50 feet from the side lot lines. The two north lot lines will be considered the front of the lot.
- Structures shall not exceed the maximum building height of 50 feet.
- Three parking spaces on hard surface (concrete or asphalt) per dwelling unit shall be provided.

Provide at final plat:

- Written proof of the adequacy and availability of the water supply from any applicable rural water district, city extending service to the subdivision or individual water well on a single lot, with approval of the County Sanitarian.
- Written proof that fire district has approved access and planned water supply system for fire-fighting purposes.
- Final drainage plan.

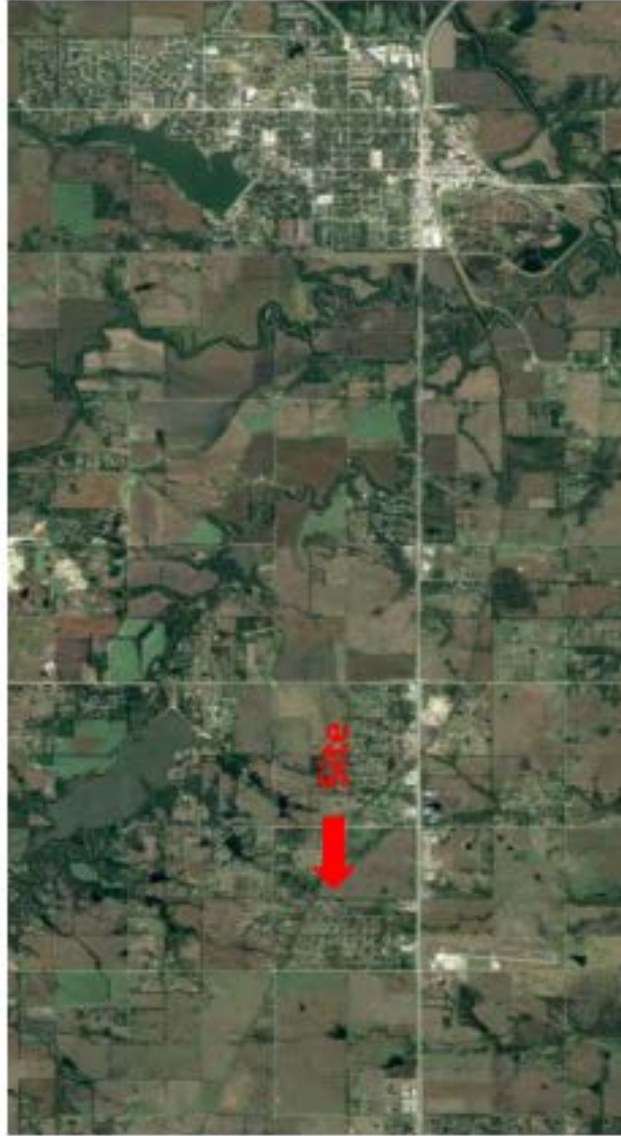
Zoning Administrator Approval Date: February 19, 2020

City Planner Approval Date: February 19, 2020

Attachments (*list in packet assembly order*):

1. *Vicinity map*
2. *Location map*
3. *Growth area map*
4. *Plat*
5. *Floodplain analysis*
6. *Drainage plan*
7. *Compatibility analysis*
8. *Zoning and subdivision analysis*
9. *Recommendations for approval*

Vicinity Map



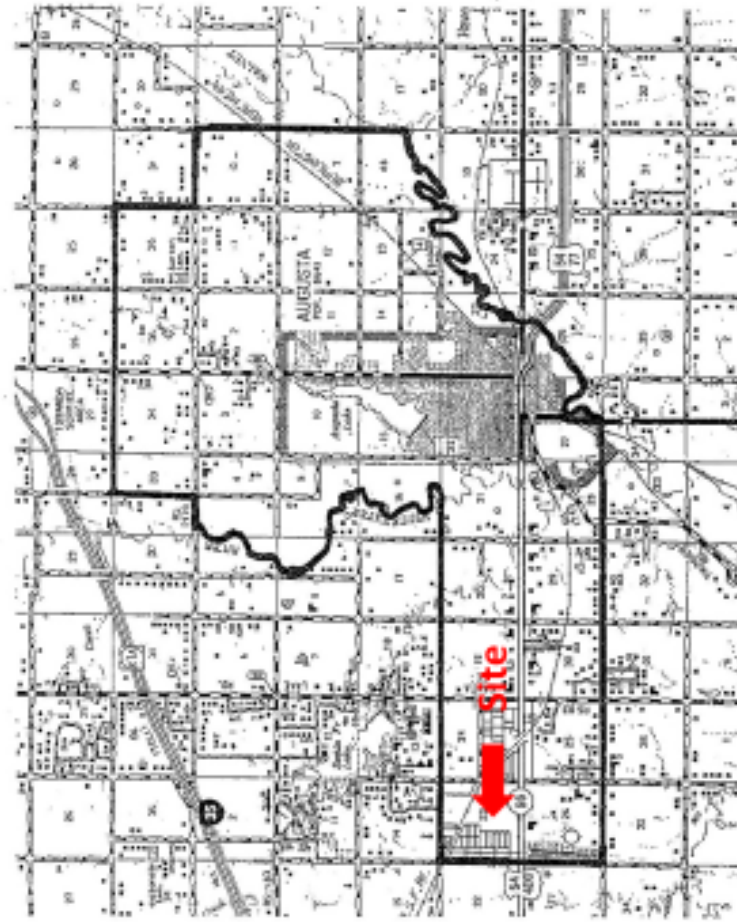
Z2020-04
Buckskin Addition Preliminary Plat

Location Map



Z2020-04
Buckskin Addition Preliminary Plat

Growth Area



Z2020-04
Buckskin Addition Preliminary Plat

Analysis

- Floodplain Zone X
- Outside 500 year floodplain



Z2020-04
Buckskin Addition Preliminary Plat

Analysis

Compatibility

- Currently vacant pasture land.
- Kellogg Heights and Kellogg Heights Addition subdivisions to west.
- Agricultural land to west.
- Commercial land to south at Hwy 54.



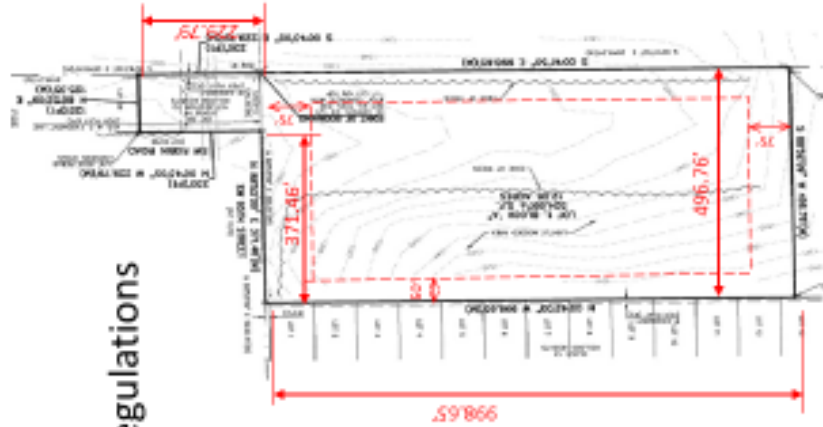
Z2020-04
Buckskin Addition Preliminary Plat

ITEM NO. _____

Analysis

Zoning and Subdivision Regulations

- Min. Lot Frontage = 400'
371.46' + 229.79' ≥ 400'
- Min. Lot Depth = 400'
998.65' ≥ 400'
- Max. Lot Depth = 2.5 Lot Width
998.65' ≤ 2.5 x 496.76'
- Must comply with the setback requirements:
75' front and rear
50' side
- Access from SW 95th Street



- Three parking spaces on hard surface (concrete or asphalt) required per dwelling unit.
- Use of manufactured homes prohibited except under conditions of extreme hardship.
- Fire district must approve access and planned water supply system for fire fighting purposes.
- Water source – RWD #5
- Sewer system in accordance with County permitting requirements



Recommendation

Approve with the following conditions:

General conditions:

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Provide at final plat:

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- Written proof that fire district has approve access and planned water supply system for fire fighting purposes.
- Final drainage plan.

