



AGENDA
CITY OF AUGUSTA
Planning Commission
November 28, 2016
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. NOVEMBER 14, 2016 MINUTES

Approval of minutes for November 28, 2016 Planning Commission meeting.

a) Commission Motion/Vote

C. BUSINESS

1. Z2016-17: CONDITIONAL USE PERMIT FOR PROPOSED STORAGE UNITS AT 140 NORTH WALNUT

Conduct a Public Hearing for the establishment of a Conditional Use Permit for a proposed storage unit development at 140 North Walnut.

- a) Staff Report
- b) Open Public Hearing
- c) Close Public Hearing
- d) Commission Motion/Vote**

2. Z2016-18: ZONING DISTRICT RECLASSIFICATION FOR THE POINT ADDITION TO THE CITY OF AUGUSTA, BUTLER COUNTY, KANSAS

Conduct a Public Hearing to consider a zoning district reclassification for Lot 1, Block 1 of The Point Addition to the City of Augusta, Butler County, Kansas from “C” Commercial to “R3” Multiple-Family Dwelling.

- a) Staff Report
- b) Open Public Hearing
- c) Close Public Hearing
- d) Commission Motion/Vote**

D. MATTERS FROM/FOR COMMISSION

1. Upcoming Planning Commission Activity
2. Planning Commission Questions/Comments

E. ADJOURN



Planning Commission Minutes

November 14, 2016

8:00am

Members Present: David Berndsen; David Bisagno; Joe Luinstra; Elmer Simon; Connie Thurman; H.V. Chapin
Members Absent: Rick Blue
Staff Present: Cody Sims, Assistant City Manager;
Susan Smith, Community Development Administrative Assistant
Visitors Present: Dalton Patterson; Carol Hall; Mitesh Patel; Ruju Sheth

Minutes: Simon made a motion to approve the minutes from the October 24, 2016 meeting with Berndson being absent. H.V. Chapin seconded the motion. Motion carried without opposition.

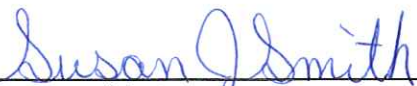
Business: Bisagno introduced the first item of business: *Case No. Z2016-22: Revised Signage Request for Comfort Inn & Suites*. Sims provided a staff report to the Planning Commission outlining details relocating the sign. Sims provided three options for the Planning Commission to consider:

- Affirm the September 21, 2015 approval of signage location on west side of hotel entrance on Lot 2;
- Approve the requested re-location of the sign to the east side of the hotel entrance on Lot 1 within the Utility Easement with right-of-way encroachment permit; or
- Approve re-location of the sign to the west side of the hotel entrance on Lot 1 with approved sign easement.

Ruju stated that the sign needs to be out on Kellogg (7th Ave), so people can see it. He also stated the current light pole is an eye sore and he would put a nice pole and sign in the same location of the light pole. Patterson said there is already conduit running from the hotel to the current light pole. Patterson also stated the Hotel would pay for anything in the easement that needs done to put the sign in. Sims recommended a right-of-way encroachment permit that would make the hotel responsible for and repair or replacement to public or private utility infrastructure from damage caused by the sign. The city would also not be responsible for removing or replacing the sign in the event utility work was required in the easement.

Thurman made a motion to approve the requested re-location of the sign to the east side of the hotel entrance on Lot 1 of the Augusta Hotel Addition contingent upon issuance of right-of-way encroachment permit. Luinstra seconded the motion. Motion carried without opposition.

Adjourn: Simon made a motion to adjourn at 9:13am. Luinstra seconded the motion. Motion carried without opposition.



Susan Smith, Secretary



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: November 28, 2016
Department: Community Development
Submitted By: Cody Sims, Assistant City Manager
Prepared By: Cody Sims, Assistant City Manager
Agenda Title: **Z2016-17: Conditional Use Permit for Proposed Storage Units at 140 North Walnut**

RECOMMENDED ACTION:

Conduct a Public Hearing for the establishment of a Conditional Use Permit for a proposed storage unit development at 140 North Walnut.

Staff recommends approval of the Conditional Use Permit, based on the following conditions:

1. Property shall be maintained in compliance of the City Code of the City of Augusta at all times, including the zoning regulations and the property maintenance code which may be adopted and/or amended from time to time;
2. All proposed buildings on site shall be constructed to standards as defined by building and trade codes of the City of Augusta that may be adopted and/or amended from time to time, and shall conform to requirements for new construction as defined in Section 704B of the Zoning Regulations of the City of Augusta.
3. All pertinent construction activities shall be duly permitted by the City of Augusta through the Community Development Department – Inspection Division.
4. All designated parking areas shall be of hard surface (concrete or asphalt) and shall conform to Section 1201 of the Zoning Regulations of the City of Augusta.
5. All signage shall be permitted by the Community Development Department – Inspection Division and shall conform to Chapter 14 of the Zoning Regulations of the City of Augusta.

BACKGROUND:

The property owner, Mr. Kevin Unrein, has approached the Community Development Department about the possibility of developing new storage units on the property located at 140 North Walnut. After a review of the zoning requirements, it was determined the property is located in the Central Commercial District, which does not explicitly allow storage units. As a result, the property owner must apply for a Conditional Use Permit in order to develop storage units which must be approved by the Planning Commission sitting as the Board of Zoning Appeals after a public hearing is conducted.

ANALYSIS:

As required by the Zoning Regulations, the property owner has caused to be made a Site Plan that shows proposed development of the new storage units. Because the property is located on Walnut Street, on-street parking is prohibited; therefore, parking shall conform to Section 1201 of the zoning regulations. In addition, signage shall conform to Chapter 14 of the zoning regulations.

Staff has reviewed the Site Plan submitted by Goedecke Surveying, LLC and does not have any concerns with what has been presented. Staff recommends approval of the Conditional Use Permit contingent upon the conditions stated on the previous page.

Zoning Administrator Approval Date: 11-22-16

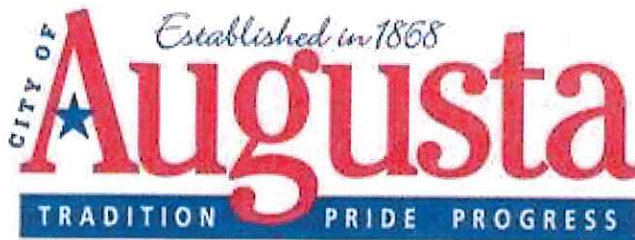
Attachments (*list in packet assembly order*):

1. *Site Plan*
2. *CUP Application*

City of Augusta

Community Development Department

Application for a Zoning Case



Instructions to Applicant or Agent:

This application is required to be completed in its entirety by the owner - or their authorized agent - of land affected by the requested Planning & Zoning Action(s). Upon completion, this application shall be returned, along with the appropriate fee, to the Community Development Department at Augusta City Hall; 113 East 6th Avenue; P.O. Box 489; Augusta, KS 67010 **OR** e-mailed to Susan Smith at ssmith@augustagov.org.

NOTE: If this application is completed and submitted to the City of Augusta by any party other than the legal owner or their authorized agent, a notarized statement from the owner consenting to the requested action shall be provided to the Community Development Department before any action will occur.

Planning & Zoning Action Requested (check all that apply)

- Change of Zoning District Classification Conditional Use Permit
 Appeal Decision of Zoning Administrator Site Plan Review
 Other

Date

10/20/2016

Applicant's Name

Kevin Unrein

Applicant's Street Address or P.O. Box Number

2101 Dearborn, Suite 101

City

Augusta

State

KS

Zip Code

67010-2120

Relationship of Applicant to Property

Owner

Name of Design Professional (if applicable)

Goedecke Engineering

Function

Registered Land Surveyor

Street address or P.O. Box Number

205 S Main

City

El Dorado

State

KS

Zip Code

67042

General Location of the Property

- City Limits
- Growth Area

Property Street Address

140 N Walnut

City

Augusta

State

KS

Zip Code

67010

Lot(s)

Block

Subdivision

CAMA Number

298 27 0 00 00 004 04 0

Current Zoning Classification

CC - Central Commercial District

Proposed Zoning Classification

CC - Central Commercial District

Instructions: Complete the following field(s) that best reflect the requested zoning action. Not all fields require completion. Explain the details of the circumstances in sufficient detail to provide a thorough examination by the Planning Commission.

Conditional Use Permit

Wish to build storage units on the 140 N Walnut property.

Variance from Adopted Zoning Regulations

[Empty box for Variance from Adopted Zoning Regulations]

Appeal Decision of the Zoning Administrator

[Empty box for Appeal Decision of the Zoning Administrator]

I acknowledge I have read all pertinent information provided by the Community Development Department and agree to abide by all requirements established in the Zoning and Subdivision Regulations for the City of Augusta, including prompt payment of all required fees. Furthermore, I affirm I am the legal owner or authorized agent of the property listed herein, and have the authority to initiate the requested Planning & Zoning action(s). I agree to hold the City of Augusta harmless of any liabilities resulting from the requested Planning & Zoning action(s).

Applicant's Signature

[Signature box with handwritten signature]

Date

[Date box with handwritten date 10/20/2016]

Owner's Signature (if different)

[Empty signature box]

Date

[Empty date box]

Authorized Agent's Signature (if applicable)

[Empty signature box]

Date

[Empty date box]

Staff Review

[Empty staff review box]

Date

[Empty date box]

Case No.

[Empty case number box]

Application Packet Checklist (Office Use Only)

- Completed Application
- Legal Survey (if applicable)
- Site Plan (if applicable)
- Required Fee
- Abstractor's List



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: November 28, 2016
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager
 Prepared By: Cody Sims, Assistant City Manager
 Agenda Title: **Z2016-18: Zoning District Reclassification for The Point Addition to the City of Augusta, Butler County, Kansas**

RECOMMENDED ACTION:

Consider a continuance for the Public Hearing scheduled for the zoning district reclassification for Lot 1, Block 1 of The Point Addition to the City of Augusta, Butler County, Kansas until the Planning Commission meeting scheduled for Monday, December 12, 2016.

BACKGROUND:

At the October 24, 2016 Planning Commission meeting, the Planning Commission voted to approve the Preliminary Plat for The Point Addition to the City of Augusta. With the approval, the developer was permitted to begin producing the Final Plat that would be presented to the Planning Commission at an upcoming meeting. The Final Plat is also necessary to support a zoning district reclassification for Lot 1, Block 1 of The Point Addition, which requires a Public Hearing.

ANALYSIS:

As of Tuesday, November 22, 2016 staff has not received the Final Plat for The Point Addition. As a result, **the published Public Hearing needs to be continued until Monday, December 12, 2016.** This will allow the surveyor more time to complete the Final Plat and submit to the Community Development Department for appropriate review before it is presented to the Planning Commission. Pursuant to the legal publication in the Butler County Times Gazette, published on October 29, 2016:

The Public Hearing may be recessed and/or continued without further written notice to the public or the property owners located within 200' (1,000' in the growth area) of the subject property.

Zoning Administrator Approval Date: 11-22-16
Attachments (list in packet assembly order):