



AGENDA
CITY OF AUGUSTA
PLANNING COMMISSION
November 13, 2017
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. OCTOBER 23, 2017 MINUTES

Approval of minutes for October 23, 2017 Planning Commission meeting.

a) Commission Motion / Vote

C. BUSINESS

1. Z2017-6: PHASE I MASTER DRAINAGE PLAN FOR LOT 1 BLOCK 1 OF THE POINT ADDITION

Consider approval of the phase I Final Master Drainage Plan for Lot 1 Block 1 of The Point Addition located at 2101 Dearborn.

a) Staff Report

b) Commission Motion / Vote

D. MATTERS FROM / FOR COMMISSION

E. ADJOURN



Planning Commission Minutes
October 23, 2017
8:00am

Members Present: David Bisagno; Joe Luinstra; Connie Thurman;; Elmer Simon; Rick Blue;
David Berndsen

Members Absent:

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

Visitors Present:

Minutes: Thurman made a motion to approve the minutes from the September 25, 2017 meeting;
Simon seconded the motion. Motion carried without opposition.

Business: Bisagno introduced the first item of business: Z2017-4: Zoning District Reclassification
for City-Owned Property Located in Meadowview Acres. Sims presented the Planning
Commissioners a PowerPoint presentation of the public hearing and change of zoning
classification.

Concerns/Questions from the Planning Commissioners and answers:

1. Q: Where there any concerns from citizens in the Meadowview neighborhood?

A: Susan received two phone calls from citizens in Meadowview Acres. Neither call was about the zoning of the property, but rather about the hours, cleanup, and noise of the dog park.

2. Q: Can a house or structure ever be able to be constructed in this area?

A: No, the area is a FEMA buyout area as a result of the October 1998 flood. Unless there are changes to federal regulations, this area will be restricted of development in perpetuity and is subject to the prior review and approval of FEMA. The development the city has received approval for is for very specific and restricted uses pertaining to the expansion of park amenities.

3. Q: Permitted uses of the land?

A: FEMA provided approval to the City of Augusta for expansion of the disc golf course and development of the city's dog park. At some point in the future, staff

would like to gain approval to construct a walking trail throughout the area in order to expanding healthy living options for the community.

Bisagno opened the public hearing; with nobody present from the public to speak in favor or opposition of the zoning district reclassification request, Bisagno closed the public hearing.

Bisagno read the eight golden factors:

1. The character of the neighborhood:

The character of the neighborhood is largely single-family residential with surrounding public park space.

2. The zoning and uses of property nearby:

Nearby property is zoned R-1: Single-Family Dwelling and PR-1: Public Recreation – Division 1.

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

The subject properties are currently zoned R1: Single-Family Residential. The full expansion of park amenities throughout the identified area requires a change of zoning district classification to PR-1: Public Recreation.

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

For the last nearly 20 years, the subject properties have been vacant due to the FEMA flood buy-out in 1999-2000. As a result, Parks staff has mowed the property during the growing season, with little value being added to the community. In 2016, the City of Augusta received approval from FEMA to expand the disc golf course from Garvin Park through the city-owned property in Meadowview Acres. In addition, the FEMA permit also allows the construction of a dog park. As a result, it is expected the city-owned property will see some additional usage from citizens playing disc golf or those driving to the dog park. All streets located in Meadowview Acres are public streets; however, increased vehicular traffic in remaining residential areas is not expected to increase significantly. Since much of the southern end of Meadowview Acres is vacant, the removal of the current zoning restrictions is expected to have little-to-no impact on nearby residential properties.

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

The subject properties have been vacant since 1999 – 2000 when the City acquired the properties in the FEMA flood buy-out. The properties will not be permitted to redevelop as residential properties due to the increased risk of flooding that remains. The permit provided to the City of Augusta by FEMA is very restrictive and only allows very specific improvements that will not impede rushing water in the event of a flood.

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:

If the property retains the R1: Single-Family Dwelling zoning classification, the best use of the properties will not be recognized, thereby serving as a long-term liability to the community. The only activity that will be permitted will be regular grounds maintenance during the growing season each year. Staff anticipates approval of the rezone to PR-1 will

have a positive impact on the public health, safety and welfare by expanding the recreational impact of Garvin Park. The City of Augusta will be able to expand parks and recreation amenities to the community and utilize the properties to the fullest potential now allowed by FEMA.

7. Recommendation of professional staff:

Professional staff recommends approval of the zoning district reclassification request from R1: Single-Family Dwelling to PR-1: Public Recreation – Division 1

8. Conformance with the Comprehensive Plan:

The Comprehensive Plan is supportive of an improved park system and recreation program that offers a high quality of life to all segments of the community.

Berndsen made a motion to approve the requested zoning district reclassification from R1: Single Family Dwelling to PR1: Public recreation Division 1 for city-owned property located in the Meadowview Acres; Simon seconded the motion. Motion carried without opposition. Sims stated this reclassification request would be presented to the Governing Body on November 6th for final approval.

Bisagno introduced the second item of business: Z2017-5: *Site Plan Approval for Meadowview Acres Dog Park*. Sims provided the staff report and described the proposed features of the dog park, including dedicated parking, fencing, entry gates, water service, and the size of the area dedicated to large dogs and small dogs. The dog park will be situated on Lots 1-6, Block 4 of Meadowview Acres.

Thurman made a motion to approve the Site Plan produced by the City Engineer-Schwab-Eaton, P.A. – for the development of a dog park in Meadowview Acres; Simon seconded the motion. Motion carried without opposition.

Adjourn: Blue made a motion to adjourn at 9:14am; Luinstra seconded the motion. Motion carried without opposition.

/Susan Smith/
Susan Smith, Secretary



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: November 13, 2017
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager
 Prepared By: Cody Sims, Assistant City Manager
 Agenda Title: **Z2017-6: Phase I Master Drainage Plan for Lot 1 Block 1 of The Point Addition**

RECOMMENDED ACTION:

Approval of the phase I Master Drainage Plan produced by Goedecke Engineering Company for The Point Addition.

***Recommended Motion:** I make a motion to approve the phase I Master Drainage Plan produced by Goedecke Engineering Company for Lot 1 Block 1 of The Point Addition to the City of Augusta, Butler County, Kansas.*

BACKGROUND:

In December 2016, the Planning Commission approved the Final Plat for the Point Addition, which created a two-lot subdivision. Lot 1 was dedicated for the proposed Loft Apartments at The Point, while Lot 2 was dedicated to the existing Event Center at The Point. At the time the final plat was approved, the Preliminary Master Drainage Plan was also approved, providing the development the authority to proceed with the Final Master Drainage Plan.

ANALYSIS:

The Phase I Final Master Drainage Plan only accounts for surface drainage for improvements located on the northwest portion of Lot 1 Block 1, around the winged structure that is currently being remodeled for residential development. The parking lots of the development will feature curb and guttering in order to channel storm water runoff to specific points before being discharged into either the storm water ditch that runs along Augusta Lake Road or into existing catch basins/drainage systems.

The City Engineer reviewed the Phase I Final Master Drainage Plan and noted a couple of issues that will need to be addressed:

1. The flume they have proposed that drains into the existing 15” CMP cannot be installed until after the Augusta Lake Road project is completed. This will allow the paving contractor to properly grade the right-of-way ditch. The developer will then be able to set the flume at the proper slope.
2. The Point Addition developer will have to add rip-rap to the end of the existing 15” CMP to help with erosion since most of the drainage is from The Point development.

Zoning Administrator Approval Date: 11-09-17

Attachments (*list in packet assembly order*):

1. *Exhibit A – Phase I Final Master Drainage Plan*
2. *Exhibit B – Approved Final Plat (Reference Only)*
3. *Exhibit C – Approved Preliminary Master Drainage Plan (Reference Only)*