



**AGENDA**  
CITY OF AUGUSTA  
PLANNING COMMISSION  
February 26, 2018  
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 13, 2017 AND DECEMBER 18, 2017 PLANNING COMMISSION MINUTES**

Approval of minutes for the November 13, 2017 and December 18, 2017 Planning Commission meeting.

**a) Commission Motion / Vote**

**C. BUSINESS**

**1. ELECT PLANNING COMMISSION CHAIR AND VICE CHAIR FOR 2018**  
Elect a member of the Planning Commission to serve as the Chair and a member to serve as the Vice Chair for 2018 pursuant to Section 16-103 of the City Code of the City of Augusta.

a) Staff Report

**b) Commission Motion / Vote**

**2. Z2018-2: FINAL PLAT FOR WILDCAT CROSSING ADDITION**

Consider recommending approval to the Augusta City Council the one-step final plat produced by Goedecke Surveying, LLC for Wildcat Crossing located at 6713 SW 50<sup>th</sup> Street.

a) Staff Report

**b) Commission Motion / Vote**

**3. Z2018-1: ZONING DISTRICT RECLASSIFICATION FOR PROPERTY LOCATED AT 6713 SW 50<sup>TH</sup> STREET**

Consider recommending approval to the Augusta City Council a zoning district reclassification for property located at 6713 SW 50<sup>th</sup> Street from AG-2 Agricultural to R-6B Rural Residential (5 – 9.99 Acres)

- a) Staff Report
- b) Commission Motion / Vote**

**4. Z2018-3: PRELIMINARY MASTER DRAINAGE PLAN FOR WILDCAT CROSSING ADDITION**

Consider approval of the Preliminary Master Drainage Plan produced by Goedecke Engineering Co. for the Wildcat Crossing Addition located at 6713 SW 50<sup>th</sup> Street.

- a) Staff Report
- b) Commission Motion / Vote**

**D. MATTERS FROM / FOR COMMISSION**

**E. ADJOURN**



**Planning Commission Minutes**  
November 13, 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:** Phil Gehlen  
Mike Stump

**Minutes:**

Simon made a motion to approve the minutes from the October 23, 2017 meeting; Berndsen seconded the motion. Motion carried without opposition.

**Business:**

Z2017-6 Phase I Master Drainage Plan for Lot 1 Block 1 of The Point Addition: Berndsen made a motion to approve the Phase I Master Drainage Plan produced by Goedecke Engineering Co. for Lot 1 Block 1 of The Point Addition; Simon seconded the motion. Motion carried without opposition.

**Adjourn:**

Thurman made a motion to adjourn at 8:47am; Simon seconded the motion. Motion carried without opposition.

/s/Susan Smith, Secretary



**Planning Commission Minutes**  
December 18, 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:** Daniel Biehler

Minutes:  
No minutes due to special meeting.

Business:  
Z2017-7 Zoning District Reclassification for City-Owned Property Located in Meadowview Acres:  
Thurman made a motion to approve the requested zoning district reclassification from R-1: Single Family Dwelling to PR-1: Public Recreation Division 1 for city-owned property located in the Meadowview Acres; Blue seconded the motion. Motion carried without opposition. Sims stated this reclassification request would be presented to the Governing Body on January 2, 2018 for final approval.

Adjourn:  
Thurman made a motion to adjourn at 8:23am; Luinstra seconded the motion. Motion carried without opposition.

/s/Susan Smith, Secretary



**CITY OF AUGUSTA  
PLANNING COMMISSION  
AGENDA REPORT**

Meeting Date: February 26, 2018  
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 2018**

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**RECOMMENDED ACTION:**

Elect a member of the Planning Commission to serve as the Chair and a member to serve as the Vice Chair for 2018 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.*

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**Zoning Administrator Approval Date:** 02-22-18

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



**CITY OF AUGUSTA  
PLANNING COMMISSION  
AGENDA REPORT**

Meeting Date: February 26, 2018  
 Department: Community Development  
 Submitted By: Cody Sims, Assistant City Manager  
 Prepared By: Cody Sims, Assistant City Manager  
 Agenda Title: **Z2018-2: Final Plat for Wildcat Crossing Addition**

**RECOMMENDED ACTION:**

Recommend approval to the Augusta City Council the one-step final plat for Wildcat Crossing located at 6713 SW 50<sup>th</sup> Street produced by Goedecke Surveying, LLC.

**BACKGROUND:**

The property owner wishes to sub-divide approximately 7.5 acres of land from an existing 80-acre parcel located at 6713 SW 50<sup>th</sup> Street. After discussing the issue with the City Attorney, the best course of action moving forward is to complete the subdivision with a one-step final plat and drainage plan, rather than a lot split. Along with the subdivision of land, the new property will have to be rezoned to R-6B – Rural Residential (5 – 9.99 Acres).

**ANALYSIS:**

After reviewing the final plat submitted by Goedecke Surveying, LLC for the Wildcat Crossing Addition, the plat contains all required information, as specified by the Subdivision Regulations for the City of Augusta. Since the subdivision is occurring in the Growth Area of the City of Augusta, the final plat will also have to be reviewed by the Butler County Board of County Commissioners before receiving final approval by the Augusta City Council. Leading up to the review by the Augusta Planning Commission, the plat was submitted to Butler County Community Development; however, no issues or concerns were noted with their review.

**FISCAL IMPACT/FUNDING SOURCE:**

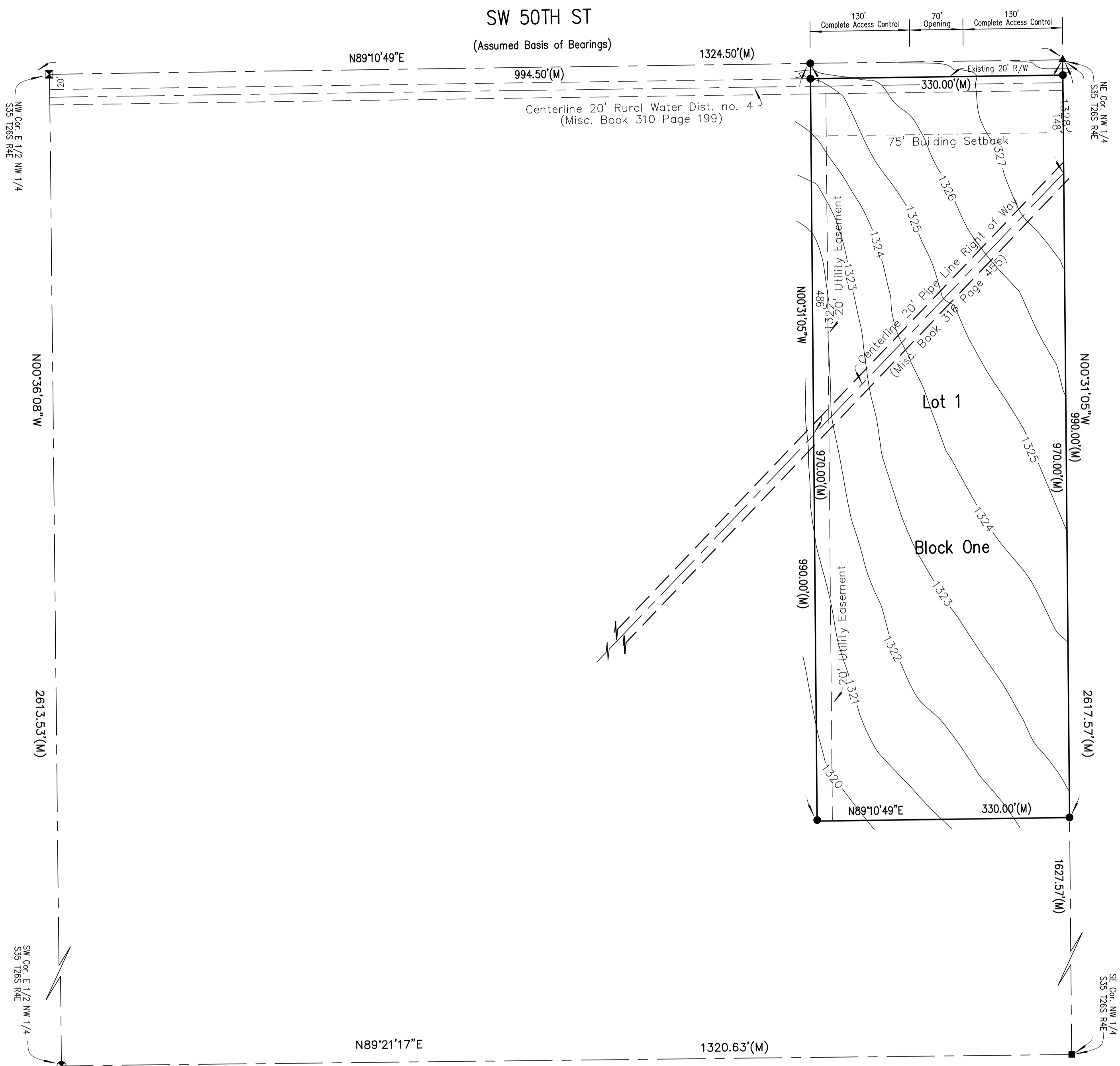
The development is located on the northern extent of the Growth Area, between SW Ohio Street Road and Shumway Road. There are currently no plans to extend the city limits or public infrastructure to this location.

**Zoning Administrator Approval Date:** 02-22-18  
**Attachments** (*list in packet assembly order*):

1. *Wildcat Crossing Final Plat*

# One Step Final Plat WILDCAT CROSSING

Addition to the Growth Area of the City of Augusta, Butler County, Kansas  
East Half of Northwest Quarter Section 35-26S-4E, 6th P.M.  
Butler County Kansas



### CERTIFICATE OF SURVEY

**CERTIFICATE OF SURVEY**  
I, Gerald E. Dixon, a licensed Land Surveyor in the State of Kansas, do hereby certify that this is a true and correct Plat of Survey made by me on November 27, 2017, and the accompanying final plat prepared and that all the monuments shown herein exist and their positions are correctly shown to the best of my knowledge and belief. And is described as follows: The East 330.00 feet of the North 990.00 feet of the East-Half of the Northwest Quarter of Section 35, Township 26 South, Range 4 East of the 6th Principal Meridian, Butler County, Kansas.



January 8, 2018 Gerald E. Dixon LS.

### OWNER'S CERTIFICATE

STATE OF KANSAS )  
COUNTY OF BUTLER )SS:  
  
This is to certify that the undersigned owners of the land described in the Certificate of Survey, have caused the same to be surveyed and subdivided on the accompanying plat into Lot 1, Block One, under the name of WILDCAT CROSSING, that all easements and public grounds as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining, and repairing public improvements and further that the land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or thereafter filed in the Office of the Register of Deeds of Butler County, Kansas.

Date: \_\_\_\_\_, 2018 Brent Dodds  
  
Date: \_\_\_\_\_, 2018 Julie Dodds

### NOTARY CERTIFICATE

STATE OF KANSAS )  
COUNTY OF BUTLER )SS:  
  
Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, a notary public in and for said County and State, came Brent Dodds to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_  
Mary Lynn Stevenson, Notary Public

My Commission Expires: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF KANSAS )  
COUNTY OF BUTLER )SS:  
  
Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, a notary public in and for said County and State, came Julie Dodds to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

\_\_\_\_\_  
Mary Lynn Stevenson, Notary Public

My Commission Expires: \_\_\_\_\_

### CERTIFICATION

Reviewed in accordance with K.S.A. 58-2005 on this day \_\_\_\_ of \_\_\_\_\_, 2018  
  
\_\_\_\_\_  
Michael A. Work, Butler County Surveyor R.L.S. 1160

### PLANNING AGENCY CERTIFICATE

STATE OF KANSAS )  
CITY OF AUGUSTA ) SS  
This plat approved by the Augusta City Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2018  
  
ATTEST: \_\_\_\_\_  
Susan J. Smith, Secretary David A. Bisagno, Chairman

### GOVERNING BODY CERTIFICATE

STATE OF KANSAS )  
CITY OF AUGUSTA ) SS  
This plat approved and all dedications shown hereon, if any, are hereby accepted by the City Council of the City of Augusta, Kansas on \_\_\_\_\_, 2018. All existing easements and setbacks lying within the land described in the Certificate of Survey are hereby vacated by virtue of K.S.A. 12-512b  
  
ATTEST: \_\_\_\_\_  
Erica L. Jones, City Clerk Matt C. Childers, Mayor

### CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS )  
CITY OF AUGUSTA ) SS  
This plat is approved as an addition to the City of Augusta, Kansas pursuant to the provisions of K.S.A. 12-401.  
  
Date Signed: \_\_\_\_\_, 2018 Austin Parker, City Attorney

### COUNTY COMMISSIONER'S

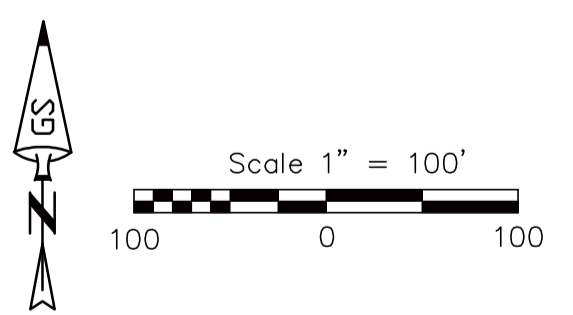
STATE OF KANSAS )  
COUNTY OF BUTLER )SS:  
  
This plat and all dedications shown hereon, if any, accepted by the Board of County Commissioner's, Butler County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
  
\_\_\_\_\_  
Jeff Masterson, Chairman  
  
ATTEST: \_\_\_\_\_  
Don Engels, County Clerk

### REGISTER OF DEEDS CERTIFICATE

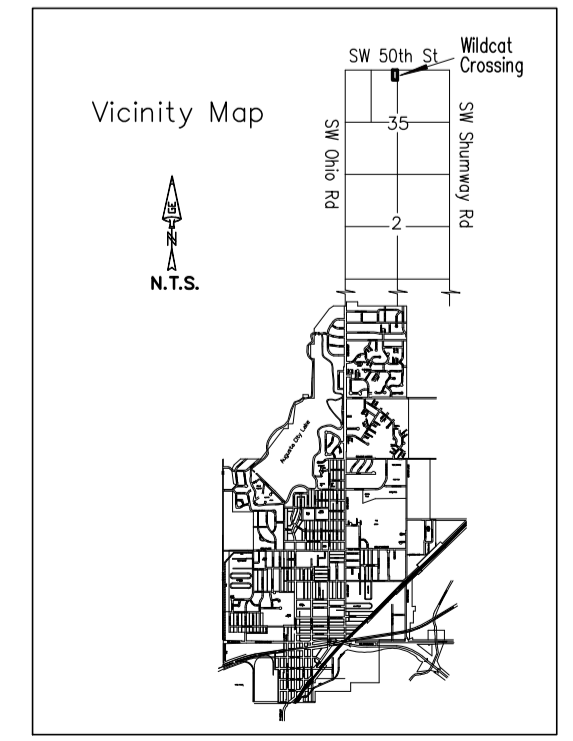
STATE OF KANSAS )  
COUNTY OF BUTLER )SS:  
This is to certify that this instrument was filed for record in the Register of Deeds office at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2018 and is duly recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.  
  
\_\_\_\_\_  
Marcia McCoy, Register of Deeds  
  
\_\_\_\_\_  
Teresa Dawson, Deputy Register of Deeds

### TRANSFER RECORD

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2018  
  
\_\_\_\_\_  
Don Engels, County Clerk



- Legend**
- Set 5/8"x 24" Rebar & CLS 251 Cap
  - Found 5/8"x 24" Rebar & CLS 251 Cap
  - ⊠ Found 5/8"x 24" Rebar (Cutsinger Cap)
  - ▣ Found 5/8" Bar (Origin Unknown)
  - ▲ Found Stone W/Two 5/8"x 24" Rebar on Both Sides
  - (M) Measured
  - (D) Deeded
- Benchmark**  
Chiseled Square, SW Cor. Headwall RCB  
W. Side of Ohio St., 2,350' S. of SW 60th St.  
Elevation: 1283.79 (NGVD29)  
One Foot Contour Interval



**Note:**  
Within the "Growth Area" of the City of Augusta, where no public water and/or sanitary sewer systems are available, the provisions of the Butler County Sanitation Code shall apply. The sub-divider and/or property owner agrees to connect to water and public sewer within 180 days after said infrastructure is constructed. afterwards, all private sewage systems will be disconnected and destroyed according to applicable regulations.

"Growth Area" Subdivisions Waiver of Annexation. Subdivisions which lie in the "Growth Area" for which a request has been made for the extension of one or more City utility services shall agree to a waiver of protest of potential future annexation by a statement waiving the right to protest annexation, and statement shall be included in the covenants of the subdivision which must be filed with the Butler County Register of Deeds. Such statement shall be located below the name of the subdivision.

**Note:**  
The Final Plat is subject to the requirements of a Master Drainage Plan, to be filed herewith.

**WILDCAT CROSSING**

**GOEDECKE SURVEYING, LLC**  
205 S MAIN PO BOX 68 EL DORADO KS 67042  
PHONE 316-321-3773 FAX 316-321-4199  
File: 7273 Wildcat Crossing





**CITY OF AUGUSTA  
PLANNING COMMISSION  
AGENDA REPORT**

Meeting Date: February 26, 2018  
 Department: Community Development  
 Submitted By: Cody Sims, Assistant City Manager  
 Prepared By: Cody Sims, Assistant City Manager  
 Agenda Title: **Z2018-1: Zoning District Reclassification for Property Located at  
6713 SW 50<sup>th</sup> Street**

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**RECOMMENDED ACTION:**

Recommend approval to the Augusta City Council the zoning district reclassification from AG-2 to R-6B for Lot 1 Block 1 of Wildcat Crossing Addition located at 6713 SW 50<sup>th</sup> Street.

**BACKGROUND:**

The property owner wishes to sub-divide approximately 7.5 acres of land from an existing 80-acre parcel located at 6713 SW 50<sup>th</sup> Street. After discussing the issue with the City Attorney, the best course of action moving forward is to complete the subdivision with a one-step final plat and drainage plan, rather than a lot split. Along with the subdivision of land, the new property will have to be rezoned to R-6B – Rural Residential (5 – 9.99 Acres).

**ANALYSIS:**

Approval of the final plat for Wildcat Crossing will require a zoning district reclassification for the newly created tract of land with the legal description of Lot 1 Block 1 of Wildcat Crossing Addition located at 6713 SW 50<sup>th</sup> Street. Lot 1 Block 1 must be rezoned to R-6B (5 – 9.99 Acres) as it contains approximately 7.5 acres of land. The remaining tract of land from which Lot 1 Block 1 was subdivided shall remain AG-2. Refer to the attached Golden Factors for an analysis of the reclassification request.

If the zoning district reclassification request is approved, the request will enter into a 14-day protest period as required by Kansas law. The protest period will begin at 8:00am on Tuesday, February 27<sup>th</sup> and end at 5:00pm on Monday, March 12<sup>th</sup>. Along with the final plat, the zoning district reclassification will be presented to the City Council for final consideration on March 19, 2018.

**FISCAL IMPACT/FUNDING SOURCE:**

None

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**Zoning Administrator Approval Date:** 02-23-18

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

1. *Golden Factors*



# The Golden Factors

Meeting Date: 2/26/2018

Applicant Name: Dennis D. Dodds      Property Address: 6713 SW 50<sup>th</sup> Street

Current Zoning Classification: AG - Agricultural

Proposed Zoning Classification: R6B - Rural Residential (5 to 9.99 Acres)

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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. 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 is reasonable. It is not necessary that findings on all of the factors be favorable to approve or be unfavorable to deny the zoning change. Also, not all the factors carry the same weight and the weight may vary from case to case.

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

*The character of the neighborhood is rural with agricultural and rural residential properties surrounding*

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

*Nearby property are zoned: AG-2 – Agricultural (40+ Acres); varying classifications of rural residential (R-6A – R-6D)*

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

*The subject property is currently zoned AG-2; however, with the subdivision of land and the creation of a 7.5 acre tract, AG-2 is not a suitable zoning classification. AG-2 is established to provide agricultural uses, including single-family dwellings and accessory agricultural buildings, on parcels of land containing 40 acres or more located in the “Growth Area.” Lot 1 Block 1 of Wildcat Crossing will be significantly less than 40 acres for residential purposes, thereby requiring a reclassification to R-6B.*



## The Golden Factors

- 4. Extent to which removal of the restrictions will detrimentally affect nearby property:**  
*Staff does not anticipate any detrimental effect to nearby property. Agricultural and residential zones are the two most restrictive zones. The proposed zoning classification of R-6B is aligned with current surrounding uses.*
- 5. Length of time the subject property has remained vacant as zoned:**  
*Prior to the subdivision of land through the Wildcat Crossing final plat, the subject property (Lot 1 Block 1) was part of a larger tract of surrounding AG-2 land.*
- 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:**  
*Relative gain to the public health, safety and welfare is expected to be minimal. Due to the location of the property (Growth Area), the population density is relatively low. As a result, hardships on other individual landowners is not expected.*
- 7. Recommendation of professional staff:**  
*Professional staff recommends approval of the zoning district reclassification request from AG-2 to R-6B.*
- 8. Conformance with the Comprehensive Plan:**  
*The Comprehensive Plan is supportive of higher restriction zones in a largely residential and agricultural areas in order to preserve and protect property values and limit the unintended consequences of permitted uses.*



**CITY OF AUGUSTA  
PLANNING COMMISSION  
AGENDA REPORT**

Meeting Date: February 26, 2018  
 Department: Community Development  
 Submitted By: Cody Sims, Assistant City Manager  
 Prepared By: Cody Sims, Assistant City Manager  
 Agenda Title: **Z2018-3: Preliminary Master Drainage Plan for Wildcat Crossing**

**RECOMMENDED ACTION:**

Recommend approval of the Preliminary Master Drainage Plan produced by Goedecke Engineering, Co. for Wildcat Crossing located at 6713 SW 50<sup>th</sup> Street.

**BACKGROUND:**

The property owner wishes to sub-divide approximately 7.5 acres of land from an existing 80-acre parcel located at 6713 SW 50<sup>th</sup> Street. Along with the final plat, the subdivision requires a master drainage plan to indicate how storm drainage will be evacuated from the property to proper drainage channels. The City of Augusta utilizes a two-phase drainage planning process, which will require a final master drainage plan to be produced and approved by the Planning Commission immediately following approval of the preliminary master drainage plan. After approval, the final master drainage plan must be filed with the Butler County Register of Deeds.

**ANALYSIS:**

After reviewing the preliminary master drainage plan for Wildcat Crossing, all information required in the Subdivision Regulations has been included in the plan. Although the subdivision is located in the Growth Area, the preliminary master drainage plan does not require further review by Butler County.

**FISCAL IMPACT/FUNDING SOURCE:**

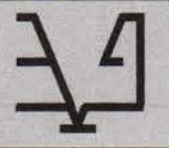
The development is located on the northern extent of the Growth Area, between SW Ohio Street Road and Shumway Road. There are currently no plans to extend the city limits or public infrastructure to this location.

**Zoning Administrator Approval Date:** 02-22-18

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

1. *Wildcat Crossing Preliminary Master Drainage Plan*

Preliminary Master Drainage Plan  
Wildcat Crossing

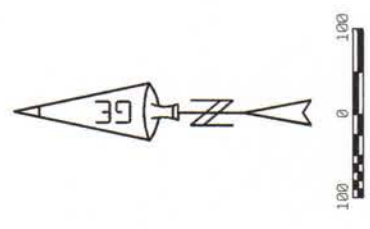
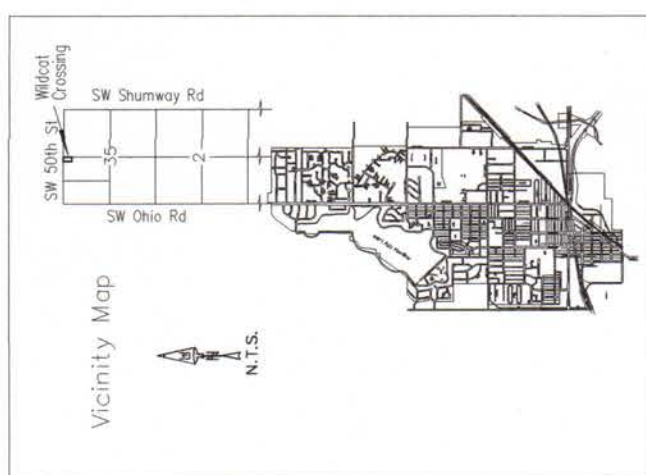


GOEDECKE ENGINEERING CO.  
285 S. Main, El Dorado, Kansas 67042  
Box 629  
316-321-3773 Fax 316-321-4199

CONSULTANT:  
ADDRESS:  
TELEPHONE:  
DATE:

PROJECT NO. 85091
REVISION
AS NOTED DATE
1/11/18
DATE
1
NO. DATE
BY
APPROVED

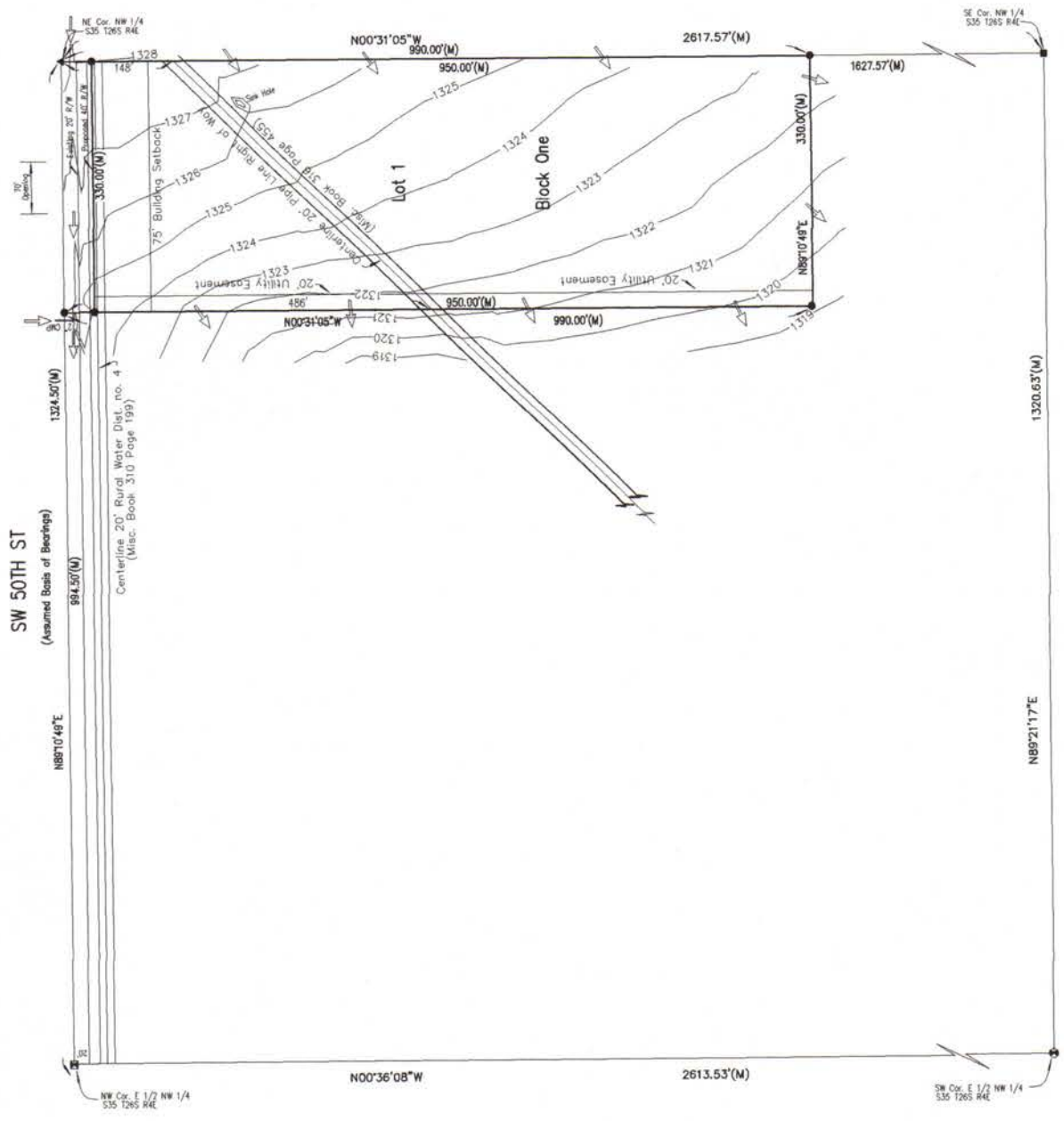
Sheet No. 1



Benchmark: Chisled Square, SW Cor. Headwall ROP  
W. Side of Ohio St. 2.35' S. of SW 50th St.  
Elevation: 1283.78 (NGVD29)  
One Foot Contour Interval

Direction of Drainage

Note:  
Drainage at site will remain unchanged.  
The adjoining land on east (approximately 400' wide) will sheet drain onto this site.  
Drainage from the road on the north will flow in the road ditch within the road right of way.  
Drainage from Wildcat Crossing will sheet drain to the south and west onto adjoining land owned by plater.



NO.	DATE	REVISION