



AGENDA
CITY OF AUGUSTA
PLANNING COMMISSION
March 12, 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. FEBRUARY 26, 2018 PLANNING COMMISSION MINUTES

Approval of minutes for the February 26, 2018 Planning Commission meeting.

a) Commission Motion / Vote

C. BUSINESS

1. SITE PLAN FOR SUGAR SHANE’S CAFE

Provide staff direction regarding the Site Plan for Sugar Shane’s Café.

a) Staff Report

b) Commission Motion / Vote

2. AMENDMENT TO THE CITY OF AUGUSTA ZONING REGULATIONS

Receive a notification of a special planning commission meeting scheduled for Friday, March 30, 2018 at 8:00am at Augusta City Hall to hold a public hearing for proposed amendments to Chapter 5 of the Augusta Zoning Regulations.

a) Staff Report

D. MATTERS FROM / FOR COMMISSION

E. ADJOURN



Planning Commission Minutes

February 26, 2018

8:00am

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

Members Absent: NONE

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

Visitors Present: Brent Dodds
Dennis Dodds

Minutes:

Thurman made a motion to approve the minutes from the November 13, 2017 and December 18, 2017 meetings; Blue seconded the motion. Motion carried without opposition.

Business:

Elect Planning Commission Chair and Vice Chair for 2018: Thurman made a motion to approve David Bisagno as Planning Commission Chair for 2018; Blue seconded the motion. Motion carried without opposition. Blue made a motion to elect Connie Thurman as Planning Commission Vice-Chair for 2018; Simon seconded the motion. Motion carried without opposition.

Z2018-2 Final Plat for Wildcat Crossing Addition: Berndsen made a motion to approve the Final Plat for Wildcat Crossing Addition; Simon seconded the motion. Motion carried without opposition.

Z2018-1 Zoning District Reclassification for Property Located at 6713 SW 50th St: Berndsen made a motion to recommend approval to the Augusta City Council a zoning district re-classification for property located at 6713 SW 50th Street from AG-2 Agricultural to R-6B Rural Residential; Simon seconded the motion. Motion carried without opposition.

Z2018-3 Preliminary Master Drainage Plan for Wildcat Crossing Addition: Hoefgen made a motion to approve the Preliminary Master Drainage Plan for Wildcat Crossing; Simon seconded the motion. Motion carried without opposition.

Adjourn:

Thurman made a motion to adjourn at 8:35am; Simon seconded the motion. Motion carried without opposition.

/s/Susan Smith, Secretary



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: March 12, 2018
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager
 Prepared By: Cody Sims, Assistant City Manager
 Agenda Title: **SITE PLAN FOR SUGAR SHANE'S CAFÉ**

RECOMMENDED ACTION:

A considerable amount of information is missing from the Site Plan, as required by Chapter 16 of the Augusta Zoning Regulations. This has been communicated to Bill Morris; however, the short turn-around period prevented him from getting the information included prior to the Planning Commission meeting. As a result, the Planning Commission has two options:

1. Approve the Site Plan contingent upon revision to include all of the required information and resubmitting the final Site Plan to the City before issuance of building permits;
2. Reject the Site Plan until all required information is included and reviewed by the Planning Commission at a future meeting.

BACKGROUND:

A remodel and expansion project is currently being planned for Sugar Shane's Café located at 430 State Street. As part of the planning process, a Site Plan must be produced and submitted to the City of Augusta to be reviewed by the Planning Commission. The following Site Plan was produced by the project architect – William Morris Associates – for consideration by the Planning Commission.

ANALYSIS:

After reviewing the Site Plan for Sugar Shane's Café, several requirements (as defined in Chapter 16 of the Zoning Regulations) have been noted as missing. They are as follows:

1. Pursuant to the requirements of the CID, the two lots must be under singular ownership. While working with Shane Scott during the CID process, he worked with the current property owners to bring the ownership of the two lots under the ownership of Sugar Lion Properties, LLC. This needs to be reflected on the Site Plan.

2. The existing building to the south of the restaurant development is outside of the boundaries of this project. As such, the name and address of the building owner needs to be included on the Site Plan.
3. Area of the subject property should be shown on the face of the Site Plan, preferably in square feet.
4. The dimensions of height for the existing building and the new construction need to be shown in their respective location on the face of the Site Plan, along with the floor area of the existing building, the new construction, and the parking lot.
5. If the development is adding any new exterior lighting, the Site Plan needs to show the location, height, intensity and bulb type of the lighting fixtures.
6. Site Plan needs to show plans for preventing erosion of soil both during and after construction. This is an issue of particular importance to the EPA and KDHE.
7. The Site Plan needs to show existing and proposed topography at not more than two-foot intervals.

In addition, the following concerns were noted during the Site Plan review:

1. While each of the parking spaces contain a bumper block, staff recommends installing a bollard in each stall between the bumper block and adjoining building to prevent vehicles from inadvertently driving through the building wall. At minimum, bollards need to be installed between the bumper block and the property line in all stalls in the vicinity of the gas meter for the adjacent building to the south.
2. Onsite parking area needs to be graded to drain to State Street, rather than draining to the alley behind the restaurant. Drainage infrastructure does not exist in the alley; all public drainage infrastructure is located on State Street (curb/gutter and storm sewer). With sanitary sewer infrastructure in the alley, excessive site drainage could result in Inflow & Infiltration of storm water into the sanitary system, resulting in increased treatment costs at the waste water treatment plant. In addition, we must avoid discharging surface drainage onto surrounding property owners to prevent legal liability. This is a serious concerns that could result in increased maintenance costs for the City moving forward.
3. Due to the increase in traffic in the alley as a result of the onsite parking area, the alley behind the restaurant needs to be paved from the edge of the existing pavement, to the south property

line of the currently vacant property. Without paving, the alley will turn in to a perpetual maintenance issue, resulting in higher costs to the City’s budget. City crews use the alley to maintain sanitary sewer infrastructure and electrical infrastructure. Alley pavement must not cover the existing sanitary sewer manhole lid, nor shall it make a low point at the lid that would otherwise have the tendency to allow storm water into the sanitary sewer.

4. “Do Not Enter” signage should be installed on each side of the exit leading to the alley from the onsite parking area in accordance with MUTCD standards.

5. Optional for the developer. In order to enhance the reliability of electric service for the restaurant, the developer could request a pad mounted transformer be installed on the backside of the new extension of the restaurant. The City of Augusta Electric Department – Distribution Division recommends a 150 kVA 400-amp transformer that would cost the developer approximately \$6,000. At the present time, the electric service for the restaurant comes from an overhead transformer on a power pole behind the restaurant; this transformer also provides power to two other neighboring buildings.

FISCAL IMPACT/FUNDING SOURCE:

At the March 5, 2018 City Council meeting, the City Council conducted a public hearing to take comments regarding the establishment of a Community Improvement District to provide “pay-as-you-go financing” to fund the qualifying improvements for the remodel/expansion project. The project is estimated to cost \$290,000 and will be funded by an additional 2% sales tax authorized in the Community Improvement District for a period of 22 years. At the conclusion of the public hearing, the City Council approved Ordinance No. 2129 authorizing the establishment of the Community Improvement District and Resolution No. 2018-06 which approved the Developer’s Agreement between Sugar Lion Properties, LLC and the City of Augusta. All legal documents pertaining to the Community Improvement District must be submitted to the Kansas Department of Revenue prior to April 1, 2018 in order for the sales tax to be levied beginning on July 1, 2018.

Department Head Approval Date: 03-08-18
Attachments (*list in packet assembly order*):
 1. *Site Plan*



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: March 12, 2018
Department: Community Development
Submitted By: Cody Sims, Assistant City Manager
Prepared By: Cody Sims, Assistant City Manager
Agenda Title: **Amendment to the City of Augusta Zoning Regulations**

RECOMMENDED ACTION:

Receive a notification of a special planning commission meeting scheduled for Friday, March 30, 2018 at 8:00am at Augusta City Hall to hold a public hearing for proposed amendments to Chapter 5 of the Augusta Zoning Regulations.

BACKGROUND:

A publication request has been submitted to the Butler County Times-Gazette to publish notification of a public hearing to take place on Friday, March 30, 2018 at 8:00am at Augusta City Hall to take public input on proposed amendments to Chapter 5 of the Augusta Zoning Regulations. The legal notice will publish on Saturday, March 10, 2018. Pursuant to Kansas law, at least 20 shall pass from the date of publication until the date of the public hearing. The intent of the zoning amendment is to define requirements for downtown park space. The City Council is interested in developing park space on a tract of land immediately south of the Frisco Depot. A legal survey is currently being produced that will split the property. The owner of the property is interested in partnering with the City to develop park space in memory of his son. The City Council has directed staff to have the park space ready for the 150th celebration of Augusta scheduled for late September. Staff will present additional information as part of the public hearing in regards to the site plan and various playground design options.

Zoning Administrator Approval Date: 03-08-18
Attachments (*list in packet assembly order*):
1.