

AGENDA
CITY OF AUGUSTA
PLANNING COMMISSION
May 14, 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. ELECTION OF CHAIR PRO TEM

1. Elect a Chair Pro Tem to run the May 14, 2018 Planning Commission Meeting
 - a) Commission Motion / Vote

C. MINUTES

1. **APRIL 9, 2018 PLANNING COMMISSION MINUTES**
Approval of minutes for the April 9, 2018 Planning Commission meeting.
 - a) **Commission Motion / Vote**

D. BUSINESS

1. **Z2018-7: PUBLIC HEARING FOR ZONING DISTRICT RECLASSIFICATION FOR PROPERTY LOCATED ADJACENT TO 610 STATE STREET**
The public hearing for the zoning district reclassification for property located adjacent to 610 State Street is being rescheduled until Friday, June 1, 2018. The rezone is required to change the zoning district classification for property recently split that will be the site of the Dalton Palmer Memorial Park. **NO FURTHER ACTION REQUIRED AT THIS TIME.**
2. **Z2018-8: PRELIMINARY PLAT FOR THE AUGUSTA WIND ADDITION LOCATED AT 1612 NORTH OHIO STREET**
Consider approval of a Preliminary Plat produced by Abbot Land Survey in support of a commercial development located at 1612 North Ohio Street.
 - a) Staff Report
 - b) **Commission Motion / Vote**

3. Z2018-9: FINAL PLAT FOR THE APPCON 2ND ADDITION LOCATED AT 603 AND 609 WEST 7TH AVENUE

Consider approval of a Final Plat produced by Baughman & Company in support of a commercial development located at 603 and 609 West 7th Avenue.

- c) Staff Report
- d) **Commission Motion / Vote**

E. MATTERS FROM / FOR COMMISSION

- 1. A public hearing has been scheduled for Friday, June 1, 2018 at 8:00am at Augusta City Hall to consider a zoning district reclassification from M – Main Street District to PR-1 – Public/Private Recreational District – Division 1 for the development of a new city park adjacent to 610 North State Street.

F. ADJOURN



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: May 14, 2018
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager
 Prepared By: Cody Sims, Assistant City Manager
 Agenda Title: **Election of Chair Pro Tem**

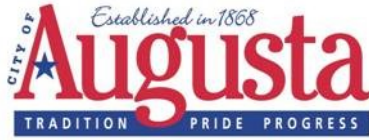
RECOMMENDED ACTION:

Elect a Chair Pro Tem to run the May 14, 2018 Planning Commission Meeting.

BACKGROUND:

Dave Bisagno and Connie Thurman serve as the Chair and Vice-Chair of the Augusta Planning Commission; however, due to their absence from the May 14, 2018 Planning Commission meeting, the Planning Commission will have to select a Chair Pro Tem to run the meeting before moving on to any other business. The Chair Pro Tem will be responsible for introducing each item of the agenda, as well as facilitating discussion after staff's presentation of the business item. Once questioning has concluded, and a motion and a second has been made, the Chair Pro Tem will be responsible for calling the vote. The Chair Pro Tem will also be responsible for calling for a motion and a second to adjourn the meeting once all agenda items have been completed. I will be able to provide guidance to the Planning Commission to make the process as simple as possible.

Zoning Administrator Approval Date: 05-10-2018
Attachments (*list in packet assembly order*):



Planning Commission Minutes

April 9, 2018

8:00am

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

Members Absent:

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

Visitors Present: Shane Scott
Bill Morris

Minutes:

Hoefgen made a motion to approve the minutes from the March 12, 2018 and March 30, 2018 meetings; Keller seconded the motion. Motion carried without opposition.

Business:

Z2018-4 Site Plan for Sugar Shane's Café: Hoefgen made a motion to approve the Site Plan for Sugar Shane's Cafe; Thurman seconded the motion. Motion carried without opposition.

Adjourn:

Hoefgen made a motion to adjourn at 8:28am; Thurman seconded the motion. Motion carried without opposition.

/s/Susan Smith, Secretary



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: May 14, 2018
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager
 Prepared By: Cody Sims, Assistant City Manager
 Agenda Title: **Z2018-7: Public Hearing for Zoning District Reclassification for Property Located Adjacent to 610 State Street**

BACKGROUND:

On March 30, 2018 the Planning Commission conducted a public hearing to take input for a proposed amendment to the Zoning Regulations. The amendment defined new park space requirements for the PR-1 zone in the Main Street District in support of a new public park that will be developed just south of the Frisco Depot Welcome Center. The Planning Commission's recommendation to approve the amendment was reviewed by the City Council and approved at the April 2, 2018 City Council meeting and published in the Butler County Times-Gazette on April 7, 2018. Pursuant to the requirements of the adopting ordinance, the zoning regulation amendment became effective on May 7, 2018. Originally scheduled for May 14, 2018, the zoning district reclassification public hearing is being rescheduled to Friday, June 1, 2018. **NO FURTHER ACTION REQUIRED AT THIS TIME.**

Zoning Administrator Approval Date: 05-10-18
Attachments (*list in packet assembly order*):
 1. *NONE*



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: May 14, 2018
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager
 Prepared By: Cody Sims, Assistant City Manager
 Agenda Title: **Z2018-8: Preliminary Plat for the Augusta Wind Addition Located at 1612 North Ohio Street**

RECOMMENDED ACTION:

Approval of a Preliminary Plat produced by Abbott Land Survey in support of a commercial development located at 1612 North Ohio Street.

BACKGROUND:

For the past several months, staff has been working with Abeln & Associates Architects, P.A. in Overland Park, Kansas on a new commercial development located in front of the old Wal-Mart building on Ohio Street.

ANALYSIS:

The Preliminary Plat is subdividing the Wal-Mart portion of Reserve C from the Country Club 1st Addition into a two-lot subdivision known as *Augusta Wind Addition*. Lot 1, Block A is the proposed site of the new commercial development. The Preliminary Plat was distributed to city departments for review prior to the Planning Commission meeting. The only comment received came from the Department of Public Safety – DPS requests a new fire hydrant be installed on the water main in front of the proposed development, outside of the collapse zone of the structure. After reviewing the Preliminary Plat requirements in the Subdivision Regulations, the surveyor has incorporated all requirements into the Preliminary Plat; however, moving forward with the Final Plat, the water line along the south property line of Lot 2 needs to be included in a new utility easement in the event maintenance and/or repair is needed to water infrastructure. Other than the fire hydrant and utility easement, staff has no further concerns with the Preliminary Plat and recommends approval.

FISCAL IMPACT/FUNDING SOURCE:

The applicant has paid the City of Augusta Community Development Department \$1,500 for the planning process. The payment breakdown is as follows:

\$500	Preliminary / Final Plat
\$500	Preiliminary / Final Master Drainage Plan
\$500	Site Plan / Conditional Use Permit

Zoning Administrator Approval Date: 05-10-2018

Attachments (*list in packet assembly order*):

1. *Preliminary Plat*



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: May 14, 2018
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager
 Prepared By: Cody Sims, Assistant City Manager
 Agenda Title: **Z2018-9: Final Plat for the AppCon 2nd Addition Located at 603 and
 609 West 7th Avenue**

RECOMMENDED ACTION:

Approval of a Final Plat produced by Baughman & Company in support of new commercial development located at 603 and 609 West 7th Avenue.

BACKGROUND:

For over a year, staff has been working with developers out of Wichita to redevelop the vacant and dilapidated commercial property located at the southeast corner of 7th and Lulu. In December 2017 the former Patty's Place restaurant was demolished, making way for new development on Augusta's main entry corridor.

ANALYSIS:

Baughman & Company has submitted a one-step Final Plat for consideration that will lead to new commercial development at the southeast corner of 7th and Lulu. The Final Plat combines Lot 2 of Appcon Addition and the former Patty's Place lot into the Appcon 2nd Addition, and then creates a two lot subdivision for commercial development. Easement has been widened at the southwest corner of Lot 2 (used to be 10' wide) and has been extended along the south property line to Lulu Street. Along 7th Avenue, the narrow entrance nearest to Lulu Street is being eliminated, which will have a positive impact on safety and aesthetics. The site is being engineered by K.E. Miller Engineering, P.A., which will include a Preliminary and Final Master Drainage Plan. The Final Plat was submitted to all City departments for review – no comments were returned. Baughman & Company has included all required information on the Final Plat and, as such, staff recommends approval. If approved by the Planning Commission, the Final Plat will be presented to the Governing Body for final approval at the May 21, 2018 City Council meeting. Staff is working with Baughman on petitions for public infrastructure improvements. As they are completed, they will be presented to the City Council for acceptance.

FISCAL IMPACT/FUNDING SOURCE:

Baughman & Company has paid \$500 for the Final Plat pursuant to the requirements of the adopted Fee Schedule.

Zoning Administrator Approval Date: 05-10-2018

Attachments (*list in packet assembly order*):

1. *Final Plat*