



AGENDA
CITY OF AUGUSTA
PLANNING COMMISSION – SPECIAL MEETING
September 6, 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. BUSINESS

1. Z2016-15: SITE PLAN FOR MODLIN ADDITION

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

2. Z2016-15: PRELIMINARY MASTER DRAINAGE PLAN FOR MODLIN ADDITION

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

C. ADJOURN



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: September 6, 2016
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager / Zoning Administrator
 Prepared By: Cody Sims, Assistant City Manager / Zoning Administrator
 Agenda Title: **Z2016-15: Site Plan for the Modlin Addition**

RECOMMENDED ACTION:

Recommend approval of the Site Plan for the Modlin Addition.

BACKGROUND:

Pursuant to the requirements established in the Central Commercial (CC) zoning district, all applications for building permits shall be subject to a Site Plan review in accordance with the zoning regulations. A Site Plan shall be required if the development enlarges the size of the original structure by more than 50%, or in the event of new construction of multiple family residential structures, new commercial structures, or new industrial structures more than 2,000 square feet in size.

ANALYSIS:

The purpose of the Site Plan is to construct a new building adjacent to the existing Twisted Oz Motorcycle museum. The proposed building will be 50' x 80' with a building height of 22'. The current plan is to construct the building with 10' separation; however, Mr. Modlin has indicated he is considering providing an additional 10' separation, for a total of 20' separation between Twisted Oz and the proposed building. This is permissible as there is enough room to accomplish this without encroaching upon the Utility and Drainage Easement that traverses the property. With the three (3) buildings on site, the total required parking is 37 stalls. The plan, as presented, provides 38 parking stalls. No additional signage is proposed for the site. After a thorough review of the Site Plan, it is staff's opinion the Site Plan does meet the intent of the zoning regulations.

FISCAL IMPACT/FUNDING SOURCE:

The Site Plan submission fee is \$500, as established in Resolution No. 2016-23. The cost is to recover costs incurred by the city during departmental review of the proposal. The project will require additional fees for building and trade permits.

Zoning Administrator Approval Date: 09/01/16

Attachments (*list in packet assembly order*):

1. *Site Plan*
2. *Site Plan Checklist*

City of Augusta

Community Development Department

Site Plan Review Checklist



Case No.

Applicant or Agent Name

Date Submitted

Development Name

Site Plans shall be prepared by a registered professional civil engineer, architect, or landscape architect at a scale of 1 inch equals 20 feet, on standard 24 x 36 inch sheet.

Name of project, address, boundaries, date, north arrow and scale of the plan.

Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.

Name and address of all owners of record of abutting parcels.

All existing lot lines, easements, and right-of-way. Include area in acres or square feet, abutting land uses and structures.

The location and use of all existing and proposed structures within the development. Include all dimensions of height and floor area, and show all exterior entrances and all anticipated future additions and alternations. For developments in the Commercial District (C), indicate design details to make new construction compatible with existing structures.

The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs and fences. Location, type, and screening details for all waste disposal containers shall also be shown.

~~The Community Development Department may require location, height, intensity, and bulb type of all external lighting features. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.~~

The location, height, size, materials and design of all proposed signage.

~~The Community Development Department may require a landscape plan showing all existing open space, trees, forest cover and water sources, and all proposed changes to these features including size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, drainage retention areas and wells.~~

The location of all present and proposed utility systems including: sanitary sewage system, water supply system, telephone, cable and electrical systems, storm drainage systems including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swells.

Plans to prevent the pollution of surface or groundwater, erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.

Existing and proposed topography shown at no more than two-foot contour intervals. All elevations shall refer to the United States Geodetic Survey (USGS) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (FEMA) requirements.

Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.

Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-family developments, or for developments in heavy traffic areas to include: 1). The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; 2). The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and 3). The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.

PDF copy of the Site Plan

Completed Application for Planning Commission Action

Reviewed by:

Date



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: September 6, 2016
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager / Zoning Administrator
 Prepared By: Cody Sims, Assistant City Manager / Zoning Administrator
 Agenda Title: **Z2016-16: Preliminary Master Drainage Plan for the Modlin Addition**

RECOMMENDED ACTION:

Recommend approval of the Preliminary Master Drainage Plan for the Modlin Addition.

BACKGROUND:

On May 26, 2015 the Planning Commission approved a one-step final plat for the Modlin Addition on the West 7th Avenue corridor. The intent of the one-step final plat was to facilitate a land sale. Pursuant to Section 404 of the Subdivision Regulations, a Preliminary Plat and Drainage Plan shall not be required for any Final Plat where only one additional lot of ten (10) acres or less and no public street or easement of access is to be dedicated. In order to manage drainage until a drainage plan was necessary, a cross-lot drainage agreement was agreed upon by Lee Frye and Kelly Modlin. As a condition of Final Plat approval, a note was included in the Owner's Certificate of the Final Plat, which stated:

A final drainage plan shall be filed with the Butler County Register of Deeds before any building permit can be issued for any new structure and/or addition to any existing structure increasing the structure's total size by 50% and/or 2,000 square feet or more.

ANALYSIS:

Young & Associates, located in Derby, KS, has produced a Preliminary Master Drainage Plan to determine how surface drainage on the Modlin Addition will be appropriately managed. Much of the drainage will be directed to an existing drainage easement on site that will route surface drainage to a drainage channel on the south side of the property.

Staff reviewed the Preliminary Master Drainage Plan with the City Engineer on Thursday, September 1, 2016. After a thorough review, the City Engineer did not have any technical concerns with what is

presented on the plan. In addition, staff reviewed the Preliminary Master Drainage Plan to established criteria and determined the plan meets the intent of the subdivision regulations.

FISCAL IMPACT/FUNDING SOURCE:

The Preliminary Master Drainage Plan submission fee is \$500, as established in Resolution No. 2016-23, which also covers the cost of the Final Master Drainage Plan. The cost is to recover costs incurred by the city during departmental review and City Engineer review of the proposal. The project will require additional fees for building and trade permits.

Zoning Administrator Approval Date: 09/01/16

Attachments (*list in packet assembly order*):

1. *Preliminary Master Drainage Plan*