AGENDA
HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION
THURSDAY, JULY 18, 2024
9:00 AM
CITY COMMISSION CHAMBERS - GARDEN CITY, KANSAS

Note: If you require any accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.

Workshop

I. Chairman calls regular meeting to order

II. Approval of Minutes

II.A. Planning Commission Minutes- June 20, 2024
PC Minutes- June 20, 2024.pdf

III. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

IV. General Staff Report and Update

IV.A. General Staff Report- July 18, 2024
General Staff Report- July 18, 2024.pdf

V. Submittal of Exhibits for the Record

A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

VI. New Business

VI.A. GC2024-29 Residential Parking Requirements Amendment
Residential Parking Ordinance with changes shown
Residential Parking Ordinance

VII. Adjourn

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

June 20, 2024

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, June 20, 2024, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Germann called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Anliker, Member Collins via Teams Meeting, Member Crist, Member Crocket, Member Michel, and Member Rupp. Also present were Staff Charles, Staff Presisto, and Staff Thompson.

2. **APPROVAL OF MINUTES –** May 16, 2024

Member Anliker made a motion to approve the minutes from May 16, 2024. *Member Crockett* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

3. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

OPEN PUBLIC COMMENT for items not on agenda.
CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Charles presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

a. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.
b. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
c. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
d. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
e. All application files in their entirety including Staff Reports

6. NEW BUSINESS

Staff Charles- Requested to move agenda items 6 through 14 to the beginning of the agenda in the interest of time as they are not public hearing items to allow everyone enough time for a public hearing.

MEMBER ANLIKER MADE A MOTION TO MOVE AGENDA ITEMS 6 THROUGH 14 TO THE BEGINNING OF THE AGENDA. MEMBER RUPP SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

FC2024-5: Final Plat, O'Reilly's Garden City

Staff Charles- Presented staff report.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE O'REILLY GARDEN CITY FINAL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER MICHEL SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

FC2024-16 Parcel Plat- McGraw Second Addition

Member Anliker recused herself from FC2024-16.

Staff Presisto- Presented staff report.

MEMBER CROCKETT MADE A MOTION TO RECOMMEND APPROVAL OF THE MCGRAW SECOND ADDITION PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Abstain	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

FC2024-17 Parcel Plat- Grandview Circle Addition

Staff Thompson- Presented staff report.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE GRANDVIEW CIRCLE ADDITION PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER ANLIKER SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

FC2024-19 Parcel Plat- Lots 3 & 4, Block 5, Country Acres Addition- Phase One

Staff Thompson- Presented staff report.

MEMBER MICHEL MADE A MOTION TO RECOMMEND APPROVAL OF LOTS 3 & 4, BLOCK 5, COUNTRY ACRES ADDITION PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

GC2024-20 Lot Split- Minor Subdivision Lot Split Lot 1A, 1B, and 1C

Staff Presisto- Presented staff report.

Stephen Coslik, Applicant- Don't have anything to add. Everything was explained well.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE LOT SPLIT LOT 1A, 1B, AND 1C PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER ANLIKER SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

GC2024-26 Preliminary Plat-Sligo Station Addition

Staff Presisto- Presented staff report.

MEMBER ANLIKER MADE A MOTION TO RECOMMEND APPROVAL OF THE SLIGO STATION ADDITION PRELIMINARY PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER CRIST SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

GC2024-27 Final Plat-Sligo Station Addition

Staff Presisto- Presented staff report.

MEMBER MICHEL MADE A MOTION TO RECOMMEND APPROVAL OF THE SLIGO STATION ADDITION FINAL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

FC2024-28 Parcel Plat-Deann Gillen-Lehman Addition

Member Anliker recused herself from case FC2024-28.

Staff Thompson- Presented staff report.

MEMBER CROCKETT MADE A MOTION TO RECOMMEND APPROVAL OF THE DEANN GILLEN-LEHMAN ADDITION PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER CRIST SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Abstain	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

GC2024-30 Replat-Smith's Pit Second Addition

Staff Thompson- Presented staff report.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE SMITH'S PIT SECOND ADDITION REPLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER ANLIKER SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

GC2023-13 Rezoning from "R-C" Condominium-Townhouse District to "C-2" General Commercial District with a "PCD" Planned Unit Development Overlay District for the property generally located at 1801 Palace Drive, Garden City, Kansas.

Staff Presisto- Presented staff report.

James McGowen, Representative for Applicant- This is a project that we have had in the pipeline for a few years now and it is something that we believe really fosters what Garden City is about, bringing the community together. At the completion of this project with the multi-use we can live, play and eat all in the same area. It is something we'd really like to see in the Garden City area. A lot of bigger towns are doing items like this, and we believe it will help foster more growth.

OPEN PUBLIC COMMENT

Chris Woods, Neighboring Property Owner- I met with James and Tim (applicant) once before for my folks there. They would like to know how many apartments there are and what size.

James McGowen- Currently right now we have a mix between a studio one bedroom and two bedrooms but as we are still in the design process that could change. Right now, it's more heavily favored towards one-bedroom apartments.

Chris Woods- One of my biggest concerns is not really with their property. It is with the city and the alley way. We've had issues over the years as far as drainage back there. In hindsight, when we first put in those apartments a lot of drainage went to the alley. When Dwight put up his building on College Avenue, that prevented some of it and we still had some other issues. We would like to see the City pave that or do something more than what they've got now, but I know that is not an issue with their property. We feel that would be a good plus for us there. We don't have issues with their property and what they are doing at this time. We are good with that.

CLOSE PUBLIC HEARING

Member Rupp- Are there any plans to do something with the drainage in the alley way?

Staff Charles- The alley that they are using is just your typical alley improved to our alley standards. A lot of the people in the apartment are using that as their primary entrance. Typically for any development if they are using that as a primary entrance, they pave that. The city typically is not the one that would pave an alley or pay for all the improvements for the alley. We can certainly get this information to public works. I know they do go in and grade it quite often, but it does have a lot of wear and tear when people are using it as their primary access instead of the access off Harding.

Member Crocket- Will there be access to that parking lot from the alley?

Staff Charles- No, so they have some potential plans to expand their PCD and there is another lot over here that they are looking at developing but at this time there will be no access through that alley.

Chair Germann- Would something like the Neighborhood Revitalization help with the property owner as far as to pave the alley?

Staff Charles- The Neighborhood Revitalization is for the actual property and not the improvements in the right-of-way. We can certainly get Mr. Woods information to Public Works and get that discussion going to see what they would like to do in the future.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING FROM "R-C" CONDOMINIUM-TOWNHOUSE DISTRICT TO "C-2" GENERAL COMMERCIAL WITH "PCD" PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER ANLIKER SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

FC2024-21 Rezoning from "R-I" Rural Industrial District to "R-R" Rural Residential District, for property generally located at 5657 W. Seven Mile Road, Finney County, Kansas

Staff Thompson- Presented staff report.

OPEN PUBLIC COMMENT
CLOSE PUBLIC COMMENT

MEMBER CRIST MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONE FROM "R-I" RURAL INDUSTRIAL DISTRICT TO "R-R" RURAL RESIDENTIAL DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

FC2024-22 Rezoning from "C-2" General Commercial District to "I-2" Medium Industrial District, for property generally located at 1914 Buffalo Jones Avenue, Garden City, Kansas

Staff Thompson- Presented staff report.

Linda De La Cruz, Applicant- We would like to open a boarding facility. Back in August the only boarding facility that was here closed. We purchased this property with hopes to open that up. We have nothing here, something in Scott City, Leota, Cimarron, Dodge City, but absolutely nothing here. Every day I get someone calling me or coming by. It is something that I feel this community does need. We are hoping, praying, that you give us that change of zoning.

Chair Germann- Do you have a limit as to how many dogs that you would be able to board?

Linda De La Cruz- We don't want to go past thirty. Right now, our kennels are going to be inside because we have a facility to keep them inside for about twenty-one. We also will have kennels outside, but those will only be used for when they need to go outside and take care of their business. They will be boarded inside. There is heating, there will be cooling, and they will be licensed through the state.

Chair Germann- So they would have certain exercise periods but not just loose out there.

Linda De La Cruz- They will be outside. I think we have six or seven kennels outside, so we separate the large dogs from the smaller dogs. They will have an area where they can exercise and play and be inside the kennels.

Member Crist- What will be the proximity of those kennels to the small building that you are asking to be rezoned? Is it all going to be contained within that little building?

Linda De La Cruz- There is quite a big yard out there and it will be all fenced in. It is kind of separate from the other property that we have. But it will all be enclosed.

Member Crist- But it will all be within the confinement of that building.

Linda De La Cruz- Yes. I do have other property in the back where I can take them to do other walks but there will be an area for them to exercise there.

OPEN PUBLIC COMMENT
CLOSE PUBLIC COMMENT

Chair Germann- Did staff receive any phone calls on this at all?

Staff Charles- No.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING FROM "C-2" GENERAL COMMERCIAL DISTRICT TO "I-2" MEDIUM INDUSTRIAL DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER CRIST SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

GC2024-23 Rezoning from "A" Agricultural District (County Zoning) to "R-3" Multiple-Family Residential District (City Zoning) for the property generally located at the West half of Section 3, Township 24, Range 32 West, Garden City, Kansas

Staff Presisto- Presented staff report.

James McGowen, Representative for the Applicant- For this part I believe we have outlined a really good area for the City to expand in its natural progression in heading to the north east and what I believe helps with this with the multi-family is, you cannot see it on the map, but there is a flood zone between the developed areas and the current houses that are there on the east side and so for those that are already there, there will be an actual barrier with that flood zone.

Member Rupp- So you're saying that within the flood zone there will be no development?

James McGowen- At this time there are no plans.

Member Rupp- That is a large piece of the property.

Chair Germann- Is that the 2009 (floodplain map)?

Staff Charles- Yes.

OPEN PUBLIC HEARING

Tina Burgardt, Representative for District Drainage 2- I am the chair for District Drainage 2 which is at the bottom end that runs right in the middle of the section of the flood plain. We have concerns of high-density residential runoff. We have a metering box at 156 (Hwy). If there is enough from this that cannot get through, it is going to back up there and it can exude into the flood plain. There is also another issue with the commercial thing. We will need extra space to reshape the ditch if you are going to put multi-family housing in there. The ditch at this point is not safe if children get in it. The banks are rather steep. It works for agricultural use. So, the runoff has to remain at that level. We can't go beyond that level, but we would like to be able to talk to the developer about being able to get some extra right-of-way to reshape the ditch, so it is safer if some children crawl down there. You are not going to keep them out. If there is water, they are going to be there. You just saw in Wichita where a child wandered away and was drowned in a drainage facility or some water facility that was close by. That is a concern to me as a chair. We don't want that kind of liability. We have reached out and made some phone calls, our engineer did, and we haven't received any comment back or any contact from the developer yet on that one. That is our concern, that the drainage remains at an agricultural level.

Chair Germann- Would that be something that the city would look into as far as engineering?

Staff Charles- The developer will be responsible for coming up with their plans on how they intend to maintain the current drainage and any additional drainage, how they are going to either retain or detain that drainage. So, once they get to the developing stage when they start submitting plans, we'll ask for further drainage study and

some of that information. When they purchased the property, our engineer had some discussions with some of the developers and since then have worked with their surveyors as well.

Tina Burgardt- As a person that lives in that district, I need to make a comment to you. We have the event center up there on Mary Street. I live close to a quarter of a mile, not quite caddy corner from that and when there are dances and events up there, we hear the boom, boom, boom all night long until about 12:00, 1:00, 1:30, 2:00 in the morning. If you are considering putting multi-family housing over there you are going to need to be considering children. It would be hard for parents to get those children to sleep at night. And they are going to rent it when they can. The other issue up there, we get from there big shuttles that you carry in the back of your pickup with water. I'm not sure what they use them for, but I know that it is coming from there and in a big wind they are blown all the way over to my house. And like I said, I am almost a mile away. So, there are some safety concerns there and quality of life concerns.

John Murry, Neighboring Property Owner- He originally put in for an event center and then he went in and said that he was going to do the paintballs and if you drive up by there that place looks like a trash dump. He should never have been allowed to do that. If he's going to be allowed to do that, he should have to put a fence around the whole thing so that nobody can see it because it is just trashy. To go back to this other thing, we do have problems even in our development with problems draining and draining down through there. So, if they're going to do this the city needs to be looking at all new commercial ones. They need to put in some retention ponds to hold the excess water that is going to come off there. That would help with that. I need to know how many units you are going to put in. There are going to be multi-family so basically, they are apartments, or are they going to be duplexes? What are they going to be?

James McGowen- There's plans for a mix of both.

John Murry- You don't plan on putting any in this flood district? Even in the future?

James McGowen- Not at this time.

John Murry- Where are you going to enter that? Off Jennie Barker?

James McGowen- Yes.

John Murry- So you are going to have the extra traffic coming off there coming onto Mary Street from there.

James McGowen-Yes.

John Murry-So you are going to bring the sewer out there and water from town?

James McGowen- Yes.

John Murry- You are not going to have any wells like Southwind?

James McGowen- No.

John Murry- That's what I needed to know. We moved out there to be rural and now the city has moved out to us. We would like to know; you guys only send out to one thousand feet (owner notifications). We are right on the other side of the thousand feet, and you ought to let the whole development know if you are going to send stuff out to people. The only reason I know is because of my daughter.

Kay Hoskinson, Neighboring property owner- We are familiar with the drainage, of course we haven't had any rain, but down by Liberal they got seven to ten inches so it could happen anytime. It is a flood zone as you can see. I'm concerned about the same things that my fellow residents have brought up and the fact that if you are going to incorporate this into the city, are you going to extend it to Antelope Hills? Also, access from the highway I'm sure is not available to this area. Because we are the ones closest to the highway, we signed an agreement with the State about the highway giving up all access to the 156 Highway. So, it all has to come off Jennie Barker. I'm sure that the state is not going to allow, because the next item on your agenda is commercial. I'm sure the state is not going to allow access from 156. Especially from our intersection down there at Jennie Barker, Mary and Highway 156 intersection. I can't imagine allowing anything to happen there. Those are my comments that I hope you take into consideration.

John Murry- We have had big rains, and this area fills up with water and can be a big pond right there for a while until it drains out. We have seen that as being a pond further up, so there is a problem when it rains heavily. That is on their side of the property.

Christina Powell, Neighboring Property Owner- Kind of like John said earlier, we all moved out there to be rural. So, we have horses, we have four wheelers, we have all the things that rural families do in their houses out there. We don't want that to change with the development to the west. Our concern is, are we going to stay rural? Are there going to be rules about what we can do? It's a whole rural life and we don't want that disturbed.

Audra Peitz, Neighboring Property Owner- We moved out there strictly for horsing and we live right in front of where the Happy Express is and I can tell you that when we go out there and ride, because we have a big arena out there and we compete, there is always a risk we take having our horses out there with that type of noise. We haven't had any problems lately, but we have had EMS out there because a horse gets spooked, and it has been brought on by the Happy Express. With the development you guys will think that they will stay on their side but when those kids come out of that place drinking, they come through our area, and we have a lot of value out at our place, and we can't afford to replace it all when things start happening. We have two daughters and three grandchildren, and I don't want to see anything happening to them even with the flood zones knowing that when we get rain out there, we are at a slant and our arena is in water. So, it may take weeks for us to get back out there to ride our horses. I just hope that you will take that into consideration to our side because there is a reason we moved out there.

CLOSE PUBLIC COMMENT

Member Rupp- Thank you for coming out. If I lived in your development, I would be right beside you and I appreciate you coming forward and expressing your concerns. Anytime you do a development there will be detention and retention ponds. They will have to reroute the water situation. You can't just build a development and not have a plan for your runoff water. So, I think that will solve that question. The good thing is that the city is moving in that direction. Utilities are going that way so it's a tough deal. The city does need housing. We do need that, and it will open a lot of lots. We are running out of lots in town.

Member Michel- My question is the blue area is where you are going to build your development?

Chair Germann- Yes.

Member Michel- It looks like every bit of that development will be in the flood plain.

Staff Charles- Wilson and Company are engineers that we consult with that have done a flood study. As some of you know our time is coming up that we will get a visit from FEMA to get our maps updated. Our maps haven't been updated for quite some time. So, in anticipation of that Wilson has done a drainage study we have gotten that information to developers and worked with their surveyors on getting some things worked out. They don't have anything submitted but I will say that they do have some stuff in the works. So, the city and the engineers are working with their developers to figure out what they need to do for their drainage.

Member Michel- As this flood plain shows now it is not correct?

Staff Charles- What is showing now is the 2009 map. This is the one that we use as our best available information. If you like we can pull up some of that study information that Wilson and Company has done. It is not public information that we have just given out, as it is just a study, and we are looking to use that study for city limits as the best available information instead of using the 2009 maps.

Member Crist- Wouldn't it be prudent to have all that information before the rezoning is authorized?

Staff Charles- As a rezoning I will direct you to the criteria of a rezoning. What they are asking right now is just to rezone the property to have residential out there. The rezone request does not ask to take into consideration what they plan to do for layout or where their drainage or how they will detain or retain for the development because it is all preliminary information. Right now, they are just requesting that you consider rezoning to see if that is something they can do in the future.

Chair Germann- Like Lance was saying. We both live in rural areas, and we are not that far from town. We moved there because we like that rural life, but growth happens, and change happens, and we understand that someday this will very likely be happening in our neighborhood as well. I just want you to know that we empathize, but it is impossible for a community to grow and jumping it has to be consistent. The utilities and things have to come directly and pass through and there are challenges with that, and we certainly appreciate your input, and we are very thankful for each of you coming out because that does help us with our decisions in moving forward and helping us with our decisions. At this point it is just a rezone, but it does help us in making our determination as well.

Member Collins- I think you hit it on the nail. It is the price of progress.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING REQUEST FROM "A" AGRICULTURAL DISTRICT (COUNTY ZONING) TO "R-3" MULTI-FAMILY RESIDENTIAL DISTRICT (CITY ZONING). MEMBER ANLIKER SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Nay	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

Member Crist left the meeting.

GC2024-24 Rezoning from "A" Agricultural District (County Zoning) to "C-2" General Commercial District (City Zoning) for the property generally located at the West half of Section 3, Township 24, Range 32 West, Garden City, Kansas.

Staff Presisto- Presented staff report.

James McGowen, Representative for Applicant- There are currently no plans in place. We would like to be able to do commercial development in the future and as we were rezoning one, we thought it prudent to rezone the other. There has been some talk about what could possibly be brought in but at this time it is just for future use.

OPEN PUBLIC COMMENT

Tina Burgardt- Representative for Drainage District 2- Again, drainage is the issue, and we realize you will have some of that, but drainage off a parking lot is different and I hope that it does not throw us into some of this City storm water drainage where you have chemicals and this type of thing coming off the parking lot. Without having any idea of what kind of commercial development it is, it might not affect it at all, but it may be something that will cause Drainage District 2 to have to go in and do some other types of things that we are not designed to do since we will be the main channel of drainage no matter who or what you build.

Kay Hoskinson, Neighboring Property Owner- I doubt that you have access from the highway. That limits you to access off Jennie Barker and that power structure that is there is going to be an interesting access point for them to consider. You don't have much access. Who owns that area? Is that all owned by Wheatlands? What is their concern? Is that all City and is that open to development?

Member Michel- That is the Garden City substation. A lot of that is utility rights-of-way. That would have to be designed into the development.

CLOSE PUBLIC COMMENT

Staff Charles-Jennie Barker Road, when they annexed this very large piece of property, the City did the road as well. Whoever develops first, Jennie Barker will get improved. We have been in talks with KDOT and if some weren't aware a portion of 156 has been annexed into the city when we annexed the tract here. The city does have ability, and some say to where the entrance goes. They will have a minimum off Hwy 156.

Member Rupp- If in the development they decide that there is going to be water going down the ditch and they need to improve the ditch. Is it the developer's responsibility to pay for the upgrades?

Staff Charles- We would work with the developers on what they would do when they submit their plans. DD2 will be notified about whatever improvements they will need to make. We won't just let it go as is and we'll make sure that DD2 is involved in those drainage discussions on how they plan to detain or retain the water.

MEMBER MICHEL MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING REQUEST FROM "A" AGRICULTURAL DISTRICT (COUNTY ZONING) TO "C-2" GENERAL COMMERCIAL DISTRICT (CITY ZONING). MEMBER COLLINS SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Yea	Yea	Not Present	Yea	Not Present	Yea	Not Present	Yea

Motion passed.

7. COMMISSION MEMBER REPORTS

Member Michel- Expressed his concerns with the lack of enforcement regarding the semi-truck parking.

Staff Charles- Updated the members regarding the contact that staff had with the County regarding the concerns.

Chair Germann- Notified members that there is an opening on the Finney County Board of Zoning Appeals.

ADJOURN

The meeting was adjourned at 10:15 A.M.

Trent Maxwell	Secretary	Vicki Germann	Chairman
Aleecya Charles	Staff	Sean Collins	Vice-Chairman

GENERAL STAFF REPORT AND UPDATE
July 18, 2024

City of Garden City, Kansas
Neighborhood & Development Services Department

Site Plans Approved: May 11, 2024 – July 12, 2024

Site Plan	SP#	Landscape	Address	Project
New Grain Bins	SPFC24-09	N	3680 W Jones Ave.	LNC

Lot Splits & Parcel Plats Approved Administratively: May 11, 2024 – July 12, 2024

Jurisdiction	Request	Description	Applicant/Surveyor
County	Parcel Plat	Best Farms Second Addition	Deanna Paris Klein Surveying Services

Commercial Certificate of Occupancies Issued: May 11, 2024 – July 12, 2024

Project	Address
Garden City Airport Terminal Addition	2225 S Air Service Road
Dirty Dough Interior Remodel	2312 E Kansas Avenue, Suite B

Discussion:

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Aleecya Charles, Assistant Neighborhood & Development Services Director
DATE: July 18, 2024
RE: GC2024-29: Residential Parking Requirements Amendment

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the amendment to the Garden city Zoning Regulations regarding parking requirements and any other cross references.

BACKGROUND:
On May 7, 2024, staff held a pre-meeting session with the City Commission to discuss current residential zoning regulations, incentives, and potential changes to increase residential development. During that presentation, staff presented reduced parking requirements to our current residential zoning districts. Staff has researched other similar areas to Garden City and found that our residential parking requirements were significantly higher than those similar areas.

During the presentation, the City Commission directed staff to move forward with changing the current residential parking requirement minimums. The proposed parking requirements are the minimum requirements, allowing builders, developers and homeowners to exceed the minimum parking requirements. Staff consulted with our consulting engineers from Wilson & Company and Finney County Economic Development prior to presenting this proposal to the City Commission.

The proposed changes are attached and as follows:

Single-Family Dwelling	Two (2) spaces per unit
Two-Family Dwelling	Two (2) spaces per unit
Multiple-Family Dwelling	1.5 spaces per 1-bedroom unit; 1.75 spaces per 2-bedroom unit. Any total number of off-street parking spaces resulting in a decimal shall be rounded to the nearest whole number.

The current parking requirements specify where the parking spaces shall be located. Removing the location requirements allows for a variety of parking space locations and the ability to design a different residence style.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the amendment as presented.
2. The Planning Commission may not recommend approval of the amendment.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the amendment as presented.

FISCAL NOTE:

ATTACHMENTS:
Residential Parking Ordinance with changes shown
Residential Parking Ordinance

MODIFICATIONS MADE
New Language
Deleted Language
Minor Edits

(Published in the Garden City Telegram on the _____ day of _____, 2024)

ORDINANCE NO. _____-2024

AN ORDINANCE OF THE CITY OF GARDEN CITY, KANSAS AMENDING THE ZONING REGULATIONS OF THE CITY OF GARDEN CITY, KANSAS TO REDUCE THE OFF-STREET PARKING REQUIREMENT FOR "R-1" SINGLE FAMILY RESIDENTIAL DISTRICTS, "R-2" SINGLE FAMILY RESIDENTIAL DISTRICTS, AND "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICTS: AMENDING SECTIONS 5.090, 6.090, 7.090, AND 24.060 OF THE ZONING REGULATIONS; REPEALING CURRENT SECTIONS 5.090, 6.090, 7.090, AND 24.060 OF THE ZONING REGULATIONS; ALL TO THE ZONING REGULATIONS AND THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS:

SECTION 1. Amendment. Section 5.090 of the Zoning Regulations of the City of Garden City, Kansas, is hereby amended to read as follows:

5.090 PARKING REQUIREMENTS. For uses other than specified above see Article 24. Any use within the "R-1" Single Family Residential District shall comply with the parking requirements set out in Article 24. Four (4) off-street parking spaces shall be provided for each dwelling unit. Two (2) spaces shall be located behind the front building line of each dwelling unit.

SECTION 2. Amendment. Section 6.090 of the Zoning Regulations of the City of Garden City, Kansas, is hereby amended to read as follows:

6.090 PARKING REQUIREMENTS. For other uses other than specified above see Article 24. Any use within the "R-2" Single Family Residential District shall comply with the parking requirements set out in Article 24. Four (4) off-street parking spaces shall be provided for each dwelling unit. Two (2) spaces shall be located behind the front building line of each dwelling unit.

SECTION 3. Amendment. Section 7.090 of the Zoning Regulations of the City of Garden City, Kansas, is hereby amended to read as follows:

7.090 PARKING REQUIREMENTS. For other uses other than specified below see Article 24. Any use within the "R-3" Multiple Family Residential District shall comply with the parking requirements set out in Article 24.

(A) Single-Family Dwelling and Two Family Dwelling – Duplex: Four (4) off-street parking spaces shall be provided for each dwelling unit. Two (2) spaces shall be located behind the front building line of each dwelling unit.

(B) Three Family Dwelling – Triplex and Four Family Dwelling - Fourplex and Apartments: Two (2) spaces shall be provided for each dwelling unit. All parking shall be located behind the front building line.

SECTION 4. Amendment. Section 24.060 of the Zoning Regulations of the City of Garden City, Kansas, is hereby amended to read as follows:

24.060 PARKING SPACES PROVIDED. Except as otherwise provided in this Zoning Regulation the number of off-street parking spaces for various uses will shall be as follows:

Planning Commission Draft

USE	REQUIRED PARKING SPACES
1. Auditorium	One (1) parking space for each four (4) seats up to eight hundred (800) seats, plus one (1) parking space for each eight (8) seats over eight hundred (800) seats.
2. Automobile Sales and Services Garages.	One (1) space for each four hundred (400) sq. ft. of retail floor area.
3. Banks and Business and Professional Offices.	One (1) space for each two hundred (200) sq. ft. up to one thousand (1,000) sq. ft., and one (1) space for each four hundred (400) sq. ft. of additional space thereof.
4. Bowling Alleys.	Five (5) spaces for each lane or alley.
5. Churches.	One (1) space for each five (5) seats in the auditorium or one (1) space for each seventeen (17) classroom seats, whichever is the larger.
6. College or University.	One (1) space for each three (3) faculty, staff members and other employees, plus one (1) additional space for each fifteen (15) students enrolled.
7. Dance Halls, Assembly Halls, and Exhibition Halls, without fixed seats.	One (1) space for each one hundred (100) sq. ft. used for assembly.
8. Dormitory, Fraternity, or Sorority Houses	One (1) space for each three (3) active members or residents, plus one (1) space for each three (3) full time employees.
9. Dwellings, Single Family including Duplexes, and Manufactured Home Subdivision Single-Family Dwelling.	Four (4) spaces shall be provided for each dwelling unit. Two (2) parking spaces shall be located behind the front building line and may be in the side or rear yard. Two (2) spaces per unit.
10. Two-Family Dwelling	Two (2) spaces per unit.
11. Multiple-Family Dwelling.	Two (2) spaces shall be provided for each dwelling unit. All parking shall be located behind the front building line of each structure. 1.5 spaces per 1-bedroom unit; 1.75 spaces per 2-bedroom unit. Any total number of off-street parking spaces resulting in a decimal shall be rounded to the nearest whole number.

Planning Commission Draft

12. Manufactured Home Park	There shall be provided at least two (2) off-street parking spaces to be located on the manufactured home space. There shall be no on-street parking within the park except for moving trucks/vans, emergency vehicles or for temporary (15 minute) loading/unloading of vehicles. In addition, there shall be provided 1½ visitor's off-street parking spaces for every five (5) manufactured homes. Visitor parking spaces shall be located within convenient walking distances to home spaces.
13. Funeral Homes and Mortuaries.	Four (4) spaces for each parlor or one (1) space for each one hundred (100) sq. ft. of floor area.
14. Furniture and Appliance Stores.	One (1) space for each eight hundred (800) sq. ft. of floor area.
15. Hospitals.	One (1) space per two (2) beds plus one (1) space per three (3) employees plus one (1) space per staff doctor.
16. Clinics with Beds, Nursing Homes, Rest Homes, and Institutional Homes.	One (1) space for each three (3) beds shall be located behind the front building line in the side or rear yard.
17. Hotel or Motel.	One (1) space for each living or sleeping unit. For a facility with a restaurant, see restaurant requirements.
18. Industrial Uses.	One (1) space per two (2) employees on maximum shift and one (1) space for each company vehicle.
19. Manufacturing Uses, Research Testing Laboratories, Creameries, Bottling Establishments, Bakeries, Canneries, Printing and Engraving Shops, Etc.	One (1) space per two (2) employees on maximum shift and one (1) space for each company vehicle.
20. Medical Clinics or Offices.	Three (3) spaces for each examination room plus one (1) for each doctor and employee.
21. Dental Clinics or Offices.	Two (2) spaces for each examination room plus one (1) for each dentist and employee.
22. Motor Vehicle and Machinery Repair, Sales or Wholesaling.	One (1) parking space for each eight hundred (800) sq. ft. of floor area.
23. Offices not providing customer services or sales on the premises.	One (1) parking space for each four hundred (400) sq. ft. of gross floor area.

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24. Personal Services Establishments in Commercial Zones, including: a. Barber Shops. b. Beauty Shops. c. Shoeshine and Shoe Repair Shops d. Custom Dressmaking, Furrier, Millinery and Tailor Shops.	One (1) space for each two hundred (200) sq. ft. of floor area.
25. Physical Fitness Facility or Center.	One (1) space per two hundred (200) square feet of gross floor area, plus one (1) space for each employee.
26. Professional Offices for Attorneys, CPA's, Architects, Engineers, Etc.	Four (4) spaces per one thousand (1000) sq. ft. of gross floor area. For offices less than one thousand (1000) sq. ft. the minimum requirement shall be four (4) spaces.
27. Public Buildings.	One (1) space for each three (3) employees, plus one (1) space for each one hundred (100) sq. ft. used for public assembly.
28. Restaurants, Taverns, and Night Clubs.	One (1) space for each three (3) seats.
29. Retail Stores, except as otherwise specified herein.	One (1) parking space four hundred (400) sq. ft. of retail floor area, including designated outdoor sales areas.
30. Rooming and Boarding Houses, Lodging Houses, Clubs, and Fraternity Housing having sleeping rooms.	One-half (1/2) parking space for each tenant or one (1) space for each vehicle kept by a roomer, boarder, or tenant which is being parked on the premises, whichever is greater.
31. Schools; Private, Vocational, Etc.	One (1) parking space for each employee and one (1) space for each three (3) students of driving age.
32. Theaters.	One (1) parking space for each four (4) seats up to eight hundred (800) seats, plus one (1) parking space for each eight (8) seats over eight hundred (800) seats.
33. Transitional Supportive Housing	One (1) parking space for each employee on the maximum shift, plus one (1) space for each two hundred (200) sq. ft. of office space, plus one (1) space per four (4) beds.
34. Warehouses and Wholesale Storage Buildings (dead storage or high-volume Distribution)	Two (2) parking spaces for each employee on the maximum shift.

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SECTION 5. Repeal; Limitation. The Zoning Regulations of the City of Garden City, Kansas, specifically and separately, Sections 5.090, 6.090, 7.090, AND 24.060, as previously existing, are hereby repealed, to be replaced as specified in this Ordinance. All sections of said regulations not specifically amended or deleted herein shall remain in full force and effect.

SECTION 6. Severability. If any section, clause, sentence, or phrase of this Ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this Ordinance.

SECTION 7. Headings. The headings used in this Ordinance are intended for convenience of reference only and shall not affect the interpretation or construction of this Ordinance or any part hereof.

SECTION 8. Effective Date; Publication. This Ordinance shall be in full force and effect from and after its publication, or a publication of a summary thereof, in the Garden City Telegram, the official city newspaper.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this ____ day of _____, 2024.

_____
MANUEL F. ORTIZ, Mayor

ATTEST:

_____
CELYN N. HURTADO, City Clerk
KORI A. LONGORIA, Deputy City Clerk

APPROVED AS TO FORM AND CONTENT:

_____
JENNIFER V. CUNNINGHAM, City Attorney

Planning Commission Draft

(Published in the Garden City Telegram on the _____ day of _____, 2024)

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3. Banks and Business and Professional Offices.	One (1) space for each two hundred (200) sq. ft. up to one thousand (1,000) sq. ft., and one (1) space for each four hundred (400) sq. ft. of additional space thereof.
4. Bowling Alleys.	Five (5) spaces for each lane or alley.
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Planning Commission Draft

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this ____ day of _____, 2024.

_____
MANUEL F. ORTIZ, Mayor

ATTEST:

_____
CELYN N. HURTADO, City Clerk
KORI A. LONGORIA, Deputy City Clerk

APPROVED AS TO FORM AND CONTENT:

_____
JENNIFER V. CUNNINGHAM, City Attorney

Planning Commission Draft