

**CITY OF ABILENE  
PLANNING COMMISSION  
AGENDA**

January 4, 2022 at 4:00 p.m.  
Abilene Public Library  
209 NW 4<sup>th</sup> St. Abilene, KS 67410

<b>Agenda Item</b>
1. Call to Order
2. Roll Call: ___ Rod Boyd ___ Travis Sawyer ___ Brenda Finn-Bowers, Chair ___ Bill Marshall, Vice Chair
3. Approval of Agenda
4. Approval of the Meeting Minutes – December 7, 2021
<b>Business</b>
5. Public Hearing for <b>PC 22-01</b> to rezone from “R-3, High Density Residential” to “R-1, Low Density Residential” all parcels in the East Highlands development, Abilene, KS. *Staff report and recommendation *Open Public Hearing *Applicant Comments *Public Comments *Close Public Hearing *Commission Discussion & Action
6. Annual election of Chair and Vice Chair
7. Planning Commission Comments and Staff Updates
8. Adjournment

**Abilene Planning Commission Minutes**  
**Abilene Public Library**  
**209 NW 4<sup>th</sup> St., Abilene, KS**  
**December 7, 2021 at 4:00 p.m.**



**1. Call to Order** by Chair Finn-Bowers

**2. Roll Call** – Planning Commissioners Present: Rod Boyd, Vice Chair Bill Marshall (by phone), Chair Brenda Finn-Bowers, Travis Sawyer

Not Present: Jeffrey Higgins

Staff Present: Planning & Zoning Administrator Kari Zook, City Inspector Travis Steerman

Applicants Present: Mike Blaske, David Strong

**3. Approval of Agenda**

Motion by Commissioner Sawyer to approve the agenda, seconded by Commissioner Boyd. Motion carried unanimously 4-0.

**4. Minutes**

Motion by Commissioner Boyd to approve the August 3, 2021 minutes, seconded by Commissioner Sawyer. Motion carried unanimously 4-0.

**Business**

**5. Public Hearing** for approval of a rezoning application, **PC 21-12**, from Windy Trails RV, LLC owned by David Strong to rezone the parcel located at 1900 BLK NW 14<sup>th</sup> St., Abilene, KS from I-1 Light Industrial District to C-3 General Commercial District. The staff report and recommendation were discussed. The public hearing was opened at 4:03 p.m. David Strong and project architect Mike Blaske provided details and the site map of the intended RV park. No public were in attendance, thus no comments. The public hearing was closed at 4:16 p.m. Motion by Commissioner Boyd to recommend approval of the rezoning request, seconded by Commissioner Sawyer. Motion carried unanimously 4-0.

**6. Public Hearing** for approval of conditional use permits application, **PC 21-12**, from Windy Trails RV, LLC owned by David Strong to allow a travel trailer park and self-storage at the site address of 1900 BLK NW 14<sup>th</sup> St., Abilene, KS. The staff report and recommendation were discussed. The public hearing was opened at 4:18 p.m. David Strong and project architect Mike Blaske provided details and the site map of the intended RV park. No public were in attendance, thus no comments. The public hearing was closed at 4:19 p.m. Commissioners discussed the amenities included in the park and the regulations pertaining to Section 9-11 Travel Trailer Parks being met. Motion by Commissioner Sawyer to recommend approval of the conditional use

permits request under the following conditions: the applicant shall comply with all applicable building codes and regulations listed in Section 9-11 Travel Trailer Parks, and the applicant shall install a fire hydrant on the property. Seconded by Commissioner Boyd. Motion carried unanimously 4-0.

### **7. Planning Commission Comments and Staff Updates**

Staff noted that Commissioner Jeffrey Higgins has missed three consecutive meetings with no contact. Per the Planning Commission Bylaws Article 3 Section 5, the commission may recommend to the City Commission a removal of any member who has three consecutive absences from regular meetings. Motion by Vice Chair Marshall to remove Jeffrey Higgins as a Planning Commissioner, seconded by Commissioner Boyd. Motion carried unanimously 4-0.

### **8. Adjournment**

Motion by Commissioner Boyd to adjourn, seconded by Commissioner Sawyer. Motion carried unanimously 4-0.

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Brenda Finn-Bowers, Chair  
Bill Marshall, Vice Chair

ATTEST:

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Kari Zook  
Planning & Zoning Administrator

# Staff Report



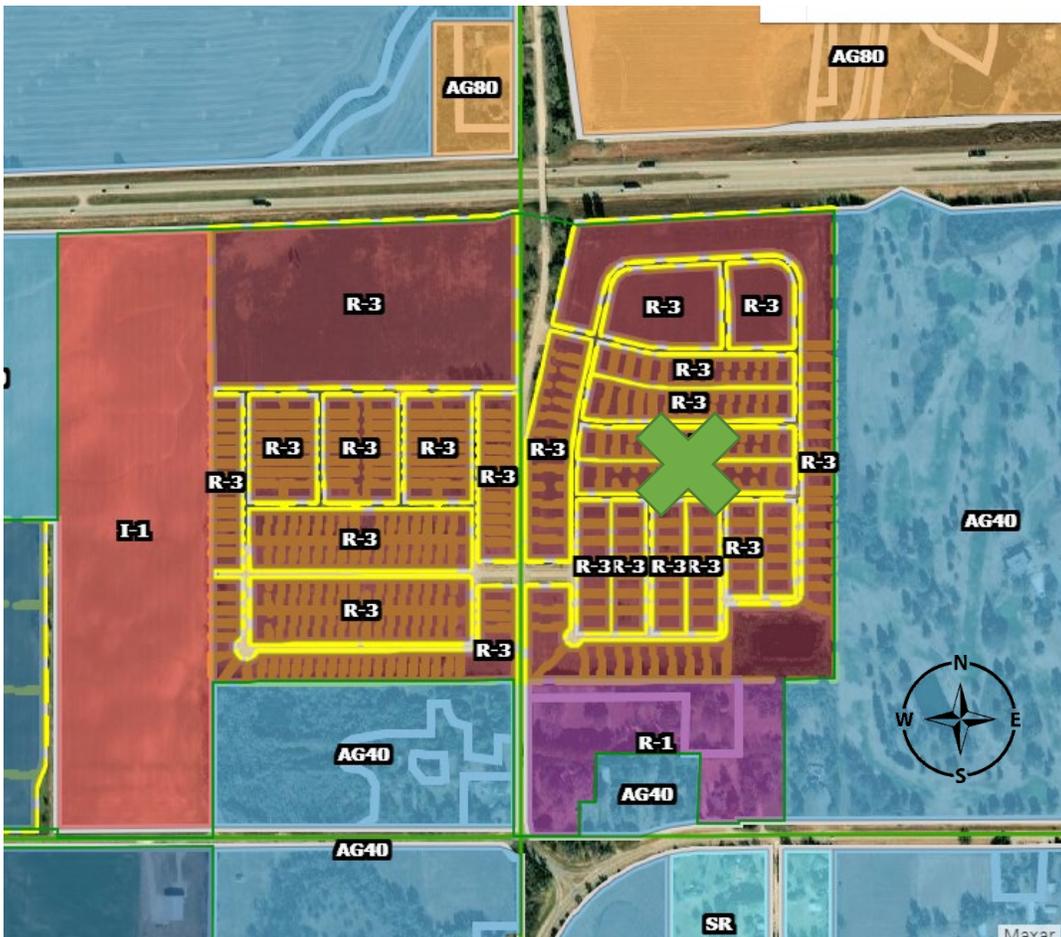
**TO:** Planning Commission  
**FROM:** Kari Zook, Planning & Zoning/Community Development Director  
**SUBJECT:** PC 22-01 – Rezoning East Highlands  
**DATE:** January 4, 2022

**APPLICANT/OWNER:**

City of Abilene Land Bank  
 Application date received 11/29/21

**BACKGROUND:**

The applicant is requesting rezoning from “R-3, High Density Residential District” to “R-1, Low Density Residential District” all parcels in the East Highlands development, Abilene, KS.



Direction	Zoning Classification	Land Use(s)
North	AG80	I-70/Farmland (outside city limits)
East	AG40	Great Life golf course (outside city limits)
South	R-1	Low density residential
West	R-3	Highlands West Development

The notice of public hearing was published in the Abilene Reflector Chronicle on December 10, 2021 and written notices were sent by mail on December 10, 2021 to property owners within 1,000 feet of the site address as required by Article 26, Section 26-102 of the zoning regulations.

#### COMMENTS:

Departmental comments: The East & West Highlands annexation was completed in August 2006 (Ordinance 3068). In April 2007, the West Highlands was rezoned from Residential Suburban (R-S) to Planned Unit Development (PUD) (Ordinance 3085). The PUD overlay district intent is to encourage innovation in residential, commercial, and industrial development by allowing greater variety in type, design, and layout of buildings; to encourage a more efficient use of land reflecting changes in technology of land development; to encourage the expansion of urban areas incorporating the best features of modern design while conserving the value of the land; and to provide a procedure which relates the type, design, and layout of development to the particular site and the particular demand at the time of development in a manner consistent with the preservation of property values within established neighborhoods. The East Highlands was not included in that rezoning and is listed on the Dickinson County zoning map as being zoned R-3. The city code adopted in July 2014 states that all land annexed into the City shall receive R-1, low density residential zoning. No documentation on file states that the East Highlands have been given this zoning since annexation occurred before the new city code was adopted. This rezoning process will clean up the records and will officially rezone the East Highlands to R-1 to encourage larger single-family homes to develop in the near future. The West Highlands will remain zoned R-3/PUD overlay district to allow single to multi family structures.

Citizen comments: Several property owners called/stopped by city hall to discuss this rezoning. Main concern was that low-income housing would be developed in the Highlands. Others wanted to clarify the distinction between R-3 and R-1.

#### STAFF RECOMMENDATION:

Staff recommends approval of rezoning per the findings below:

- Future land use map indicates the Highlands development as low density residential. This change in classification will be consistent with the intent and purpose of the future land use map.
- The character of the East Highlands development will encourage larger lots with single-family homes adjacent to the golf course.
- The length of time this development has sat vacant and undeveloped is approximately 15 years. With the option of replating the lots to a larger square footage, this may encourage higher end single family homes to develop.
- All public services and water/sewer infrastructure exists on the properties.

#### ACTION:

The Planning Commission may:

1. Approve the rezoning with the findings as stated by staff.
2. Approve the rezoning with amendments to the findings submitted by staff.
3. Disapprove the rezoning with findings.

#### NOTES:

Upon conclusion of the public hearing, there is a 14-day protest period in which a protest of the recommendations can be filed. The City Commission will review the application and issue a final approval/disapproval at the conclusion of this protest period during their next regularly scheduled meeting.

