



AGENDA
PLANNING COMMISSION
 Tuesday, April 5, 2016 – 5:00 p.m.
City Council Chambers
 125 East Avenue B, Hutchinson, Kansas

1. ROLL CALL

- | | | |
|--|---|-----------------------------------|
| <input type="checkbox"/> Macklin | <input type="checkbox"/> Woleslagel | <input type="checkbox"/> Bisbee |
| <input type="checkbox"/> Hamilton (Vice Chair) | <input type="checkbox"/> Peirce (Chair) | <input type="checkbox"/> Obermite |
| <input type="checkbox"/> Carr | <input type="checkbox"/> Hornbeck | <input type="checkbox"/> Peterson |

2. APPROVAL OF MINUTES – Meeting of March 15, 2016.

3. CORRESPONDENCE & STAFF REPORTS – Motion to accept documents into the official record.

4. NEW BUSINESS

a. 16-SD-04 and 16-SV-01: North Pointe Subdivision, Preliminary Plat, Final Plat, and Subdivision Variance (2803 N Lorraine St and 1225 E 30th Ave)

Request by James L. Strawn for the following:

1. Subdivision variance to allow for existing overhead powerlines to remain overhead
2. Approval of the preliminary plat of the North Pointe subdivision
3. Recommendation of approval of the final plat of the North Pointe subdivision
(Staff Representative: Casey Jones, Senior Planner)

5. PUBLIC HEARINGS

a. 16-CUP-02: Conditional Use Permit for Self-Storage Units (2803 N Lorraine St)

Request for a conditional use permit for construction of three self-storage buildings at 2803 N Lorraine Street, submitted by James L. Strawn
(Staff Representative: Casey Jones, Senior Planner)

6. UPCOMING CASES

- a. Preliminary Plat and Final Plat - Meadowlake Reserve Area Division – On hold
- b. Zoning Amendment - C-2 to C-3 (302-324 E 30th Ave and 3009 N Elm St) [April 19, 2016]

7. CITY COUNCIL UPDATE

The following cases are scheduled for consideration by the City Council on April 5, 2016. An update will be provided at the meeting:

- a. 16-ZA-03, NW Corner of E Bigger St and S Elm St – Rezone from R-4 to P/I

8. OPEN COMMENTS FROM THE AUDIENCE (Please limit comments to five minutes.)

9. ADJOURNMENT

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Denker	620-694-2638	Stephanie Stewart	620-694-2635
	Charlene Mosier	620-694-2639		

UNOFFICIAL MINUTES
CITY PLANNING COMMISSION
TUESDAY, MARCH 15, 2016 – 5:00 p.m.
CITY COUNCIL CHAMBERS
125 EAST AVENUE B

1. The Planning Commission meeting was called to order with the following members present: Terry Bisbee, Janet Hamilton, Todd Carr, Tom Hornbeck, Darryl Peterson, Harley Macklin, Mark Woleslagel, Robert Obermite and Ken Peirce. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the March 1, 2016, meeting were approved on a motion by Bisbee, seconded by Woleslagel, passed unanimously.

3. CORRESPONDENCE & STAFF REPORTS

The documents and staff reports were accepted into the official record on a motion by Hamilton, seconded by Peterson, passed unanimously.

4. PUBLIC HEARINGS

- 4a. 16-ZA-03: Request to rezone two lots at the NW Corner of Bigger Street and Elm Street from R-4 Residential Neighborhood Conservation District to P/I Public and Institutional District to construct a parking lot for Lincoln Elementary School.

Peirce asked if there were any outside contacts or conflicts of interest; there were none. Peirce did note that he is employed by the school district as a substitute teacher; however, he did not have a conflict.

Jones reviewed the staff report for the case. In 2015 Unified School District No. 308 acquired two vacant lots at the northwest corner of Elm Street and Bigger Street across from Lincoln Elementary School. The applicant is requesting to rezone these lots from R-4 Residential Neighborhood Conservation District to P/I Public and Institutional District to construct a parking lot with 30 spaces to provide additional off-street parking for the school, staff and visitors. Jones said the site plan and landscape plan for the proposed parking lot were approved by the Development Review Committee contingent upon rezoning.

Photos of the property were shown. The Zoning and Future Land Use Map and photos of on-street parking by the school were also shown. The lots are currently vacant. Two homes were demolished on these lots in 2009. The proposed parking lot would alleviate congestion and provide a safe area for parking. There is no traffic signal at the Elm Street and Bigger Street intersection; however, there is a traffic signal on the Maple Street and Bigger Street intersection. Jones pointed out that a new sidewalk installed by the City through a “safe

walk to school program” is located along Bigger Street. A new vinyl fence would be installed on the west side of the parking lot. ADA spaces are currently located on the street closer to the school building than the proposed parking lot. No additional ADA spaces are needed in the proposed parking lot. A new alley approach will be constructed into the parking lot and a new driveway will be installed onto Bigger Street. An existing driveway approach on Elm Street will be removed and the curbing will be replaced. Landscaping will be installed as shown on the approved landscape plan.

Jones said staff recommends approval of the request.

Peirce asked the applicant for their presentation. Robert Williams, Director of Support Services for USD 308, said the bus loading will be changed to Elm Street and the student drop off will be on Bigger Street so that students will not have to use the crosswalk.

Macklin asked if the main purpose of the proposed parking lot will be for staff as it would be safer for adults to cross the street than for students. Williams said that would be the goal.

There were no comments from the audience. Peirce asked for a motion.

Motion by Macklin, seconded by Bisbee, to recommend to the City Council approval of this request to rezone lots 2 and 4, Block 3, G.C. Millar’s South Addition, from R-4 Residential Neighborhood Conservation District to P/I Public and Institutional District based the following factors:

- 1. Character of the neighborhood;**
- 2. Zoning and uses of nearby property;**
- 3. Suitability of the property for the proposed zoning classification and use;**
- 4. Impacts on nearby properties;**
- 5. Length of time the property has remained vacant;**
- 6. Relative gain to the public health, safety, and welfare, as compared with the hardship to the land owner if the application were denied;**
- 7. Availability of public utilities to serve the development;**
- 8. Conformance to the Comprehensive Plan; and**
- 9. Recommendations of the professional staff.**

The motion passed with the following vote: Yes – Woleslagel, Hamilton, Obermite, Carr, Hornbeck, Peterson, Bisbee, Macklin, Peirce.

The City Council will consider this recommendation on April 5, 2016.

5. UPCOMING CASES

- 5a. Preliminary Plat and Final Plat – Meadowlake Reserve Area Division.
On hold.
- 5b. Preliminary Plat and Final Plat – North Pointe (2803 N. Lorraine St.).
April 5, 2016.

- 5c. Conditional Use Permit – Self Storage Facility (2803 N. Lorraine St.).
April 5, 2016.
- 5d. Rezoning of Property on the NW corner 30th Ave. and Elm – April 19, 2016.
- 5e. Special Use Permit for a tavern (1221 E. 4th Ave.) - April 19, 2016.
- 5f. Special Use Permit for a tavern (1321 E. 4th Ave.) – April 19, 2016.

6. CITY COUNCIL UPDATE

McCarron said the City Council approved the Kisiwa West final plat; however, the sewer easement still needs to be completed.

7. OPEN COMMENTS FROM THE AUDIENCE – None.

McCarron said the topic of considering accessory structures to be built that are larger than the primary structure will be discussed at the April 19, 2016, meeting.

RFP’s have been mailed out for the public engagement portion of the Comprehensive Plan.

8. ADJOURNMENT – The meeting adjourned at 5:30 p.m.

Respectfully Submitted,
Charlene Mosier

Approved this _____ day of _____

Attest: _____



**Planning Commission
Staff Report**

PC Meeting Date: 4/5/2016

March 30, 2016

TO: Hutchinson Planning Commission

FROM: Casey Jones, AICP, CFM, Sr. Planner *CJ*

SUBJECT: **16-SD-04, North Pointe
Preliminary Plat and Final Plat
and
16-SV-01, North Pointe
Request for a Subdivision Variance**

OWNER: James L. Strawn

AGENT: Raymond Bretton, Alpha Land Surveys, Inc.



REQUEST:

The applicant requests approval of the preliminary plat and a recommendation of approval of the final plat for **North Pointe**. This subdivision consists of two tracts of land at **2803 North Lorraine Street** (North Pointe Center) and **1225 East 30th Avenue** (Fast Lane Car Wash) in the City of Hutchinson. These two existing tracts will be reconfigured into three lots totaling 5.355 acres. The existing car wash will be located on Lot 1 (0.685 acres), a proposed self-storage facility will be located on Lot 2 (2.075 acres), and the existing North Pointe Center will be on Lot 3 (2.595 acres).

The applicant proposes to construct a self-storage facility on Lot 2 and has submitted a conditional use permit application for this use (See #16-CUP-02). Approval of the conditional use permit will be contingent upon approval of the North Pointe plats. According to the *Hutchinson Zoning Regulations, Sec. 27-105.E.*, the property is required to be platted prior to any new construction.

The applicant also requests a variance from the *Hutchinson Subdivision Regulations, Sec. 9-619. Underground Utilities*. This section requires all existing overhead utilities to be moved underground in any new subdivision. There are overhead electric lines crossing Lot 1 and Lot 3, and the applicant requests a variance so that these lines can remain in place.

The subdivision is located in the Northeast Quarter of Section 6, Township 23 South, Range 5 West of the 6th Principal Meridian. The preliminary plat, final plat, and subdivision variance applications are attached to this report.

STAFF RECOMMENDATION:

As of 2:00 p.m., March 30, 2016, Staff awaits receipt of a report from a licensed engineer confirming that the proposed water line meets the capacity required by the Fire Chief as noted in the "Development Review Comments" on Page 2 of this report.

Staff recommends that consideration of the North Pointe preliminary plat, final plat, and subdivision variance be tabled until the applicant has provided the above-requested information and revised plats with the corrections listed below.

Once the requested information and revised plats are provided, Staff would recommend approval of the preliminary plat and final plat. Staff is not recommending approval of the subdivision variance for the overhead electric lines.

The following revisions to the preliminary plat are required:

1. Add the following note: "All new utilities shall be located underground. Existing aboveground utilities shall be placed underground unless a subdivision variance is granted."
2. Label the "30th Avenue right-of-way line" where it abuts Lot 1.
3. Correct the spelling of "Alpha" at the found ½" rebar at the SW corner of the property.
4. Provide separate easements for utilities and drainage on Lots 2 and 3.
5. The shed on Lot 2 is located in an easement and it crosses a lot line. Add a note indicating that the shed will be removed from the property or moved to an approved location.

The following revisions to the final plat are required:

1. Label the "30th Avenue right-of-way line" where it abuts Lot 1.
2. Provide separate easements for utilities and drainage on Lots 2 and 3.

Three motions are required in the order listed below:

MOTION FOR SUBDIVISION VARIANCE:

Motion to (table / approve / approve with conditions / approve with modifications / deny) the request for a variance from the *Hutchinson Subdivision Regulations, Sec. 9-619. Underground Utilities*, for the North Pointe Addition based on finding that the factors for approval are (met / not met).

If the Planning Commission approves the subdivision variance, the applicant will need to revise the final plat and add a reference including the date the variance was granted, the nature of the variance, and the case number (16-SV-01).

MOTION FOR PRELIMINARY PLAT:

Motion to (table / approve / modify and approve / deny) the preliminary plat for the North Pointe Addition.

MOTION FOR FINAL PLAT:

Motion to [table / recommend to the City Council (approval / approval with modifications / denial)] of the final plat for the North Pointe Addition.

Prior to City Council consideration of the final plat, the applicant will need to submit a revised final plat (one paper copy and one PDF) and a signed final plat mylar to the Planning Department a minimum of one week prior to the desired City Council meeting.

DEVELOPMENT REVIEW COMMENTS:

The Development Review Committee (DRC) met on March 8, 2016, to provide comments on the plats that were received on February 16, 2016. Comments were sent to the applicant following the meeting. Those comments are attached as **Exhibit A**. Based on the DRC comments, the applicant provided revised plats on March 24, 2016, which were distributed to the DRC members for review and comment on March 25th.

On March 29, 2016, Staff received the following comment from Kim Forbes, Fire Chief, and advised the applicant that this information needs to be provided to the City:

A **licensed engineer's report** confirming that the proposed dead end 8 inch water line will deliver 4,500 to 6,000 gallons of water to be delivered by the 2 proposed fire hydrants for structural firefighting purposes. If the dead end 8 inch water line is not capable of delivering this amount of water, a larger size water line may be required or a looped water line may be required.

The above information will need to be provided and be reviewed and approved by Staff before the Planning Commission can take action on the preliminary plat, final plat, and subdivision variance requests.

SUBDIVISION VARIANCE ANALYSIS:

Overhead Electric Lines. Existing, overhead electric lines cross over the south side of Lot 1 and the east side of Lot 3. The applicant has requested a subdivision variance from the following section of the Subdivision Regulations, which requires existing electric lines to be placed underground.

According to **Sec. 9-619 of the *Hutchinson Subdivision Regulations***, "Wherever existing utility facilities are located aboveground, except where existing on public rights-of-way, they shall be removed and placed underground throughout any new subdivision. In cases where property is being replatted, a subdivision variance may be granted for this section, if the [subdivision variance] findings in **Sec. 9-702.B.** can be made."

Staff Analysis of the Required Subdivision Variance Findings (from Sec. 9-702.B.):

1. The granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property or improvements in the neighborhood where the subdivision is located.

Mixed. The overhead electrical lines are an existing feature of the property. Overhead electrical lines are more susceptible to failing due to high winds and ice than those that are buried below ground. Downed lines represent a safety hazard to the public. Overhead electrical lines are also not visually appealing. Therefore, while they are existing and aboveground, the lines would be safer if they were placed underground.

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not generally applicable to other property in the vicinity.

Mixed. The overhead electrical lines are already in place on the property. Moving the electrical lines underground will represent an additional cost to the owner. While Westar did not comment on this request, in one other subdivision, Westar indicated that, where powerlines on either side of the subdivision were also located aboveground, it was their preference that lines in between remain aboveground.

3. Because of the particular physical surroundings, shape or topographical conditions of the subdivision property, an extraordinary hardship to the owner would result, as distinguished from a mere inconvenience, if the standards of the Subdivision Regulations were applied.

Mixed. The powerline along Lorraine Street that traverses Lot 3 continues overhead both to the

North and South of this subdivision. To the North, the powerline crosses unplatted property. To the South, the powerline abuts the Brentwood Addition, and it is unclear whether the powerline is in the right-of-way or on private property. If this line on Lot 3 were undergrounded, the existing segments outside of the subdivision would continue to be located above ground. The same would be true of the existing overhead power line crossing Lot 1. To the East and West of Lot 1, the power line crosses private properties not owned by the applicant.

4. The variance will not in any manner cause the need for variances of the zoning regulations, comprehensive plan, official street classification map or other adopted plan or regulation of the City.

Mixed. The regulations provide a mechanism for obtaining variances because there are times when the regulations cannot be uniformly applied to all properties, especially where there are unique circumstances. The subdivision regulations require existing powerlines to be moved underground unless they are located in the public right-of-way. Further, all new powerlines are required to be placed underground. It is staff's opinion that the general spirit and intent of the regulations is for powerlines to be located underground wherever feasible. However, this property poses a unique situation due to the aboveground lines that continue both north and south of the subdivision along Lorraine Street and east and west of the subdivision on both sides of Lot 1.

PRELIMINARY PLAT AND FINAL PLAT ANALYSIS:

1. Lot Dimensions, Frontage, and Street Access (C-4 District / Arterial Streets)

The proposed lots are compliant with the minimum size and access requirements of the *Hutchinson Zoning Regulations*. In the C-4 District, the minimum lot size is 5,000 square feet, and the minimum street frontage is 25 feet per lot. The streets used for access to the property (30th Avenue and Lorraine Street) are already constructed and in place. Lot 2 has no street frontage but will have access to 30th Avenue via a platted access easement across Lots 1 and 3.

2. Drainage Study

An approved drainage study is required. The drainage study is still under review by Staff. The platting process can move forward without an approved drainage study. However, an approved drainage study is required prior to the issuance of a building permit.

3. Utilities

Water. Lots 1 and 3 currently have adequate water service. Water service will need to be extended to serve Lot 2 (location of the proposed self-storage facility) as noted by the Fire Chief.

Sanitary Sewer. Lot 3 currently has adequate sanitary sewer service. Lots 1 and 2 have no sanitary sewer service though adequate access is available and the necessary easements are in place.

Electric Power. The property has existing overhead electric lines along the South side of Lot 1 and the East side of Lot 3. The applicant has requested a subdivision variance to keep from having to place these lines underground. All three lots have adequate access to electric power.

Drainage Easements. The proposed drainage easements on Lots 2 and 3 are collocated with utility easements, but this is not permitted. According to the *Hutchinson Subdivision Regulations, Sec. 9-608.A.5.*, drainage easements shall not be collocated with other utility easements. These easements will need to be revised on the preliminary plat and final plat.

4. Revisions and Corrections

Several revisions to the preliminary plat and final plat are required. These revisions are listed on Page 2 of this report.

EXHIBITS:

- A. Development Review Comments, 3/8/2016
- B. Current Zoning Map
- C. Photographs of the Subject Property
- D. Subdivision Variance Application
- E. Preliminary Plat Application
- F. Final Plat Application
- G. Preliminary Plat – Revised 3/24/2016
- H. Final Plat – Revised 3/24/2016

CC: Jana McCarron, AICP, Director of Planning and Development
Stephanie Stewart, Planning Technician
Charlene Mosier, Planning Technician

Development Review Comments

16-SD-04: North Pointe, Preliminary and Final Plats

A Development Review Committee meeting was held on March 8, 2016, to review the North Pointe plats that were submitted to the City on 2/16/2016, and the following comments were received:

Revised Plats Required. Based upon the comments received, a revised preliminary plat and final plat are required. Please provide 13 full-size copies and a PDF of the revised Preliminary Plat and Final Plat no later than 3/23/2016 in order for this item to be considered at the 4/5/2016 Planning Commission meeting.

PRELIMINARY PLAT

Casey Jones, Planning and Development Department

1. **Overhead Electric Lines.** On the Preliminary Plat, provide a note indicating the owner's intentions for the overhead electric lines. Overhead electric lines are shown crossing over the south side of Lot 1 and the east side of Lot 3. According to Sec. 9-619 of the *Hutchinson Subdivision Regulations*, "Wherever existing utility facilities are located aboveground, except where existing on public rights-of-way, they shall be removed and placed underground throughout any new subdivision. In cases where property is being replatted, a subdivision variance may be granted for this section, if the findings in Sec. 9-702.B. can be made." Those findings are as follows:
 1. *The granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property or improvements in the neighborhood where the subdivision is located.*
 2. *The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, and are not generally applicable to other property in the vicinity.*
 3. *Because of the particular physical surroundings, shape or topographical conditions of the subdivision property, an extraordinary hardship to the owner would result, as distinguished from a mere inconvenience, if the standards of the Subdivision Regulations were applied.*
 4. *The variance will not in any manner cause the need for variances of the zoning regulations, comprehensive plan, official street classification map or other adopted plan or regulation of the City.*

The owner must **either obtain a Subdivision Variance or move the electric lines underground.** The Subdivision Variance Application is available at the following web site:

<http://www.hutchgov.com/587/Online-Applications>

In order to place a Subdivision Variance request on the 4/5/2016 Planning Commission agenda (we will allow it to be fast-tracked), the Subdivision Variance Application must be filed with the City **by Monday, March 23, 2016.** The application fee is \$165.00.

2. Block Naming. Change the block name to Block “A” instead of Block “1” per the City’s subdivision regulations.
3. Closure Report. Why is the closure report on the preliminary plat different from the closure report on the final plat?
4. Legend.
 - a. The legend includes a symbol for light poles, but none are shown. Are there any street lights adjacent to this property? If so, please show them on the Preliminary Plat.
 - b. Add “Benchmark” symbol to the legend.
6. Typos.
 - a. In “Benchmark Data,” the word “chiseled” is misspelled.
 - b. At the found ½” rebar at the SW corner of the property, “Alpha” is misspelled.
7. Building setback from Lorraine Street. Move the setback label; it is on top of another label.

Kim Forbes, Fire Chief

A water line and two fire hydrants capable of delivering up to 6,000 gallons of water per minute are required for this development. The Fire Department will work with the developer on placement of the fire hydrants. Show the proposed water line and fire hydrants on the preliminary plat.

Jeff Peterson, Interim Director of Engineering

1. A 20’ utility easement (instead of 10’) will be required on the north side of Lot 2.
2. Provide a drainage study for the proposed subdivision for review and approval.

Barry Becker, Asst. to Director of Public Works

No comments.

Meryl Dye, Assistant City Manager

No comments.

FINAL PLAT

Jeff Peterson, Interim Director of Engineering

1. A 20’ utility easement (instead of 10’) will be required on the north side of Lot 2.

Casey Jones, Planning and Development Department

1. Block Naming. Change the block name to Block “A” instead of Block “1” per the City’s subdivision regulations.
2. 30th Avenue Right-of-Way Line. Label the 30th Avenue right-of-way line and note “Condemnation Case No. 24294.”
3. Owner’s Certificate and Dedication and Notary Certificate. Update the owner’s corporation name and personal name.

4. Closure Report. Why is the closure report on the final plat different from the closure report on the preliminary plat?
5. Typos.
 - a. At the found ½” rebar at the SW corner of the property, “Alpha” is misspelled.
 - b. Easements Note: In the second line, pluralize the word “easement” (...and said easements may be employed...).

Barry Becker, Asst. to Director of Public Works

No comments.

Meryl Dye, Assistant City Manager

No comments.

Additional comments

1. Mylar. Following Planning Commission approval of the Final Plat, please provide a revised, signed mylar a minimum of one week prior to the desired City Council meeting. Mylar must be signed by the Land Surveyor, Review Surveyor, Owner, and Notary prior to submission.

Entered by:

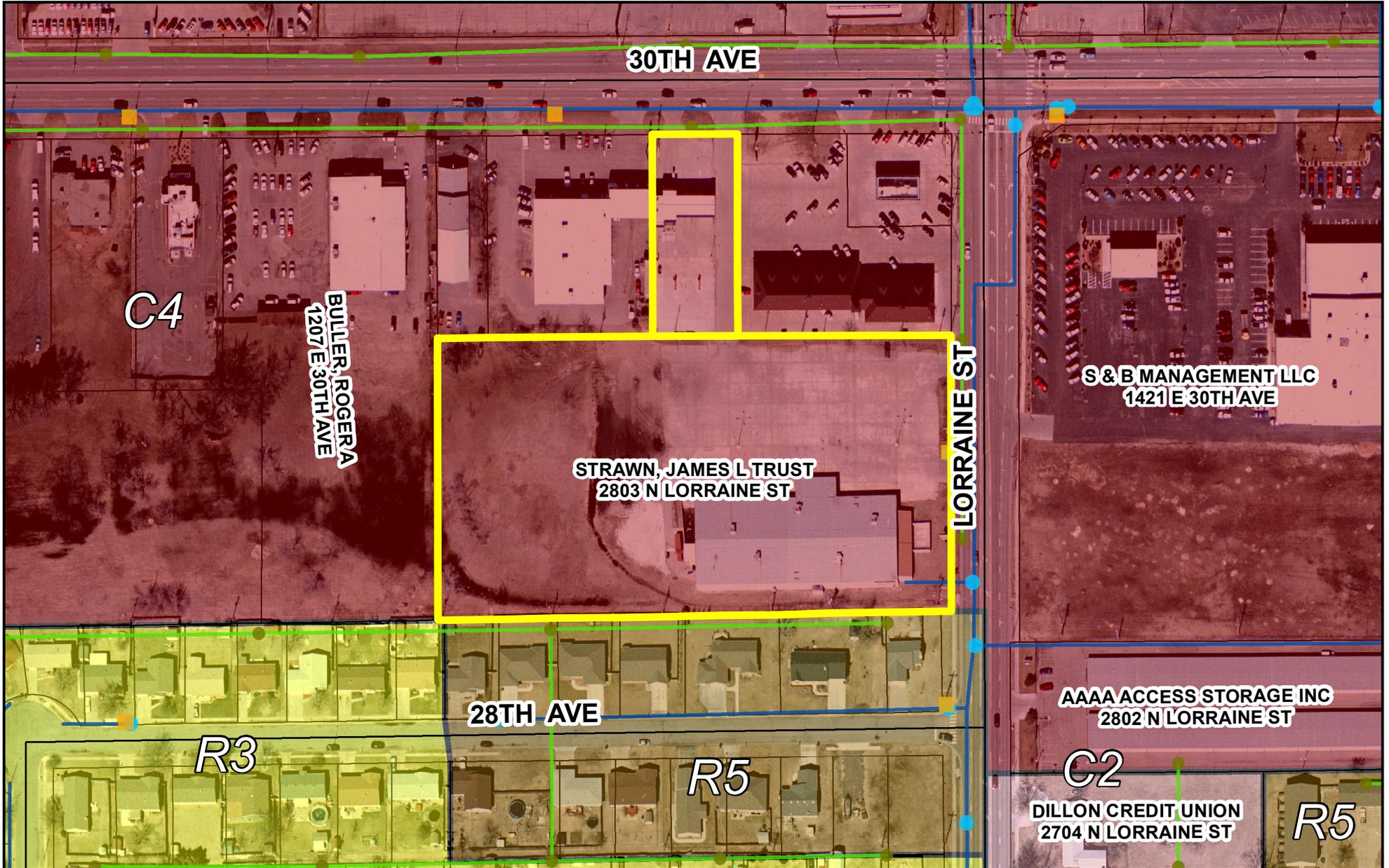


Casey A. Jones, AICP, CFM
Senior Planner
CaseyJ@hutchgov.com
620-694-2667

March 8, 2016

Date

16-SD-04: Zoning Map



0 30 60 120 Feet

2803 N. Lorraine St., Hutchinson, KS



North Pointe Center on Lot 3 – Looking East toward Lorraine Street



North Pointe Center Parking Lot on Lot 3 – Looking toward the Northeast



North Pointe Center Sign and Overhead Powerlines on Lot 3 – Looking South along Lorraine Street



Access Drive over Lot 1 to Lot 3 and Overhead Powerlines – Looking South from 30th Avenue



Parking Spaces Marked "Government Parking" on Lot 3 – Looking toward the North



View of Lot 2 – Looking Southwest from Lot 3



View of Lot 2 – Looking West-Northwest from Lot 3



View of Lot 2 and Adjacent Houses Looking Southwest from Lot 3



View of Lot 2 and Adjacent Business Looking Northwest from Lot 3



2016 SUBDIVISION VARIANCE APPLICATION



CITY OF HUTCHINSON

CITY OF HUTCHINSON
Planning and Development Department
 125 E. Avenue B, Hutchinson, KS 67501
 620-694-2639 phone ~ 620-694-2673 fax

FOR OFFICE USE ONLY

DATE RECEIVED: 3-15-16 CASE #: 16-SV-01 FEE PAID (\$165): pd 3-15-16

PROJECT INFORMATION

Name of the Proposed Subdivision NORTH POINTE Addition

Approximate Address _____

Legal Description of land to be subdivided
PORTION OF NE QUARTER OF SEC 10, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF
THE 14TH PRINCIPAL MERIDIAN, HUTCHINSON, RENO COUNTY, KANSAS

Applicant JIM Strawn Company STRAWN INVESTMENTS

Mailing Address 507 N. Whiteside HUTCH, KS 67501

Phone 720-462-7152 E-Mail jim@strawn1.com

Property Owner JIM Strawn

Mailing Address 507 N. Whiteside HUTCH, KS 67501

Phone 720-462-7152 E-Mail JIM@STRAWN1.COM

Agent Information _____ Company _____

Mailing Address _____

Phone _____ E-Mail _____

Surveyor/Engineer/Architect (attach additional pages, if needed)
 _____ Company _____

Mailing Address _____

Phone _____ E-Mail _____

- SUBMITTAL REQUIREMENTS**
- Completed Subdivision Variance Application.
 - 5 folded, full-size copies of the Preliminary Plat with the desired variance from the subdivision regulations annotated.
 - 1 electronic version (PDF) of the Preliminary Plat submitted via Email to Stephanie.Stewart@hutchgov.com. *emailed 3.15.16*
 - \$165 application fee.
 - Proof of Taxes and Special Assessments; and Certification from the Reno County Treasurer that all Taxes and Assessments are paid.
 - Copy of the deed (available from the Reno County Register of Deeds).



PURPOSE AND FACTORS

This request is for a variance from the requirements of Section 9- 019A of the *Hutchinson Subdivision Regulations*. Underground utilities general requirement

The following factors are considered by the Planning Commission to help make a determination in the requested variance case. Please complete sections 1 through 4 below. Attach additional pages, if desired.

1. The granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property or improvements in the neighborhood where the subdivision is located:

No. It isn't detrimental, they are existing power lines & have been there a long time. They are high off the ground & not in the way.

2. The following conditions, upon which the request for a variance is based, are unique to the property and are not generally applicable to other property in the vicinity:

All of the surrounding area has above ground electric. If the right of way lines were inches over, I would not have to fill out this variance to begin with.

3. Because of the particular physical surroundings, shape or topographical conditions of the subject property, an extraordinary hardship to the owner would result, as distinguished from a mere inconvenience, if the standards of the Subdivision Regulations were applied:

The cost of putting in underground utilities along with the fact if its said underground utilities have to be installed the land will remain undeveloped.

4. The variance will not in any manner cause the need for variances from the zoning regulations, comprehensive plan, official street classification map or other adopted plan or regulation of the city:

No, it will not cause any of those things.



Planning and Development Department

125 E. Avenue B, Hutchinson, KS 67501

(620) 694-2639 Fax: (620) 694-2673

SUBDIVISION VARIANCE APPLICATION PROCESS

1. Submit the completed **Subdivision Variance Application** and **all** required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 4. The Subdivision Variance Application shall be submitted in conjunction with a Preliminary Plat application.
2. Following receipt of a complete **Subdivision Variance Application**, planning staff will:
 - a. Set date a date for a meeting with the Planning Commission.
 - b. Transmit application materials to the Development Review Committee (DRC) for their review.
 - c. The DRC will meet to discuss the project and provide written comments to the applicant. Based upon the comments received, revised drawings may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. In accordance with the attached schedule, the Planning Commission will review the Subdivision Variance application at the same time as the Preliminary Plat application. The Planning Commission may approve, approve with conditions, approve with modifications or deny the subdivision variance.
4. If the Planning Commission approves the subdivision variance, the applicant may prepare a final plat application incorporating the subdivision variance. The final plat drawing shall contain a record of the subdivision variance, including the date granted, the nature of the variance and the case number.
5. If the Planning Commission denies the subdivision variance, the applicant shall, dependent upon the nature of the variance request, prepare a revised preliminary plat that meets the requirements of the Subdivision Regulations.

UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 35 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION ON THE SUBDIVISION VARIANCE.

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.
(Signature of property owners)


Signature _____ Signature _____

James Strawn
Printed Name _____ Printed Name _____



2016 PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY
DATE RECEIVED: Feb. 16, 2016 CASE #: 16-SD-04 FEE PAID: \$100
(1-4 lots = \$100.00)
(5 or more lots = \$100.00 + \$15 per lot)

PROJECT INFORMATION

Name of the Proposed Subdivision North Pointe

Approximate Address 2803 North Lorraine

Legal Description of land to be subdivided (Attach additional pages, if needed.)
A portion of the Northeast Quarter of Section 6, Township 23 South, Range 5 West, Reno County, Kansas.

Applicant

Name James Strawn Company
Mailing Address 507 North Whiteside Street, Hutchinson, KS 67501
Phone 620-662-7152 E-Mail

Property Owner

Name same as above
Mailing Address
Phone E-Mail

Surveyor/Engineer/Architect/Agent (Attach additional pages, if needed.)

Name Raymond Bretton Company Alpha Land Surveys, Inc.
Mailing Address 216 Weest Second Avenue, Hutchinson, KS 67501
Phone 620-728-0012 E-Mail raymond@alphalandsurveys.com

SUMMARY OF SITE CHARACTERISTICS

- 1. Zoning C-4 Special Commercial District
2. Lot Area Minimum Required Minimum Provided 29,848 SF Average Provided 77,753 SF
3. Flood Zone Zone "X"
4. Soil Characteristics
5. Existing or Proposed Covenants & Restrictions (None) (Yes, see attached)
6. Availability of Utilities and other Public Facilities All utilities are existing on this property.
7. Traffic volumes on adjacent streets
15750 on 30th west of Lorraine, 13700 on 30th east of Lorraine and 10690 along Lorraine



8. **Acreage to be dedicated or used for:**

Right of Way none Paved Streets & Sidewalks none
 Utility Easements see plat Drainage Easements & Reserve Areas see plat
 Park land and trails none Schools none

SUBMITTAL REQUIREMENTS

- Completed Preliminary Plat Application.** (See Preliminary Plat Design Requirements)
- Preliminary Plat Application Fee (1-4 lots = \$100.00 // 5 or more lots = \$100.00 plus \$15.00 per lot).**
- 5 folded, full-size copies of the Preliminary Plat.**
- 1 copy of a Preliminary Drainage Study, including Water Quality, if total acreage in the subdivision is one acre or greater.**
- 1 electronic version (PDF) of the Preliminary Plat submitted via email to: Stephanie.Stewart@Hutchgov.com.**
- Traffic Impact Study.** Please contact the City Engineer to determine if a traffic impact study is required.
- Water/Stormwater Feature Specifications.** Design information including depth, relationship to water table, methodology for filling/draining, composition of lining, etc.
- Other documentation, as required by City Staff.**

SUBDIVISION PUBLIC IMPROVEMENTS

Sec. 9-603 and Sec. 9-614 of the Hutchinson City Code require the following to be provided for public improvements associated with the subdivision:

<u>Improvement</u>	<u>Timing of Installation</u>	<u>Proposed Financing</u>
Streets	_____	_____
Water	_____	_____
Sanitary Sewer	_____	_____
Stormwater	_____	_____
Sidewalks	_____	_____
Other	_____	_____

PRELIMINARY PLAT APPLICATION PROCESS

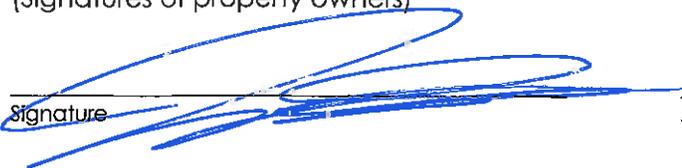
1. Submit the attached **Preliminary Plat Application** and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page four of this application.
2. Following receipt of a complete **Preliminary Plat Application**, planning staff will:
 - a. Set date a date for a public meeting before the Hutchinson Planning Commission.
 - b. Transmit application materials to the Development Review Committee (DRC) for their review.
 - c. The DRC will meet to discuss the project. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Planning Commission will conduct a public meeting on the project, typically in accordance with the attached schedule. The Planning Commission may approve the Preliminary Plat, deny the Preliminary Plat, approve the Preliminary Plat with modifications or table the item pending receipt of additional information or completed studies.
4. **Following Preliminary Plat approval, the applicant may commence preparation of a Final Plat for the subdivision.**



UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 45 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.

(Signatures of property owners)

A large, stylized handwritten signature in blue ink, written over a horizontal line.

Signature

Signature

The name "James Strawn" is printed in blue ink below a horizontal line.

Printed Name

Printed Name



2016 FINAL PLAT APPLICATION

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>Feb 16, 2016</u>	CASE #: <u>16-SD-04</u>	FEE PAID: <u>NO FEE</u>
		(Final plat only: \$100)
		(With preliminary plat: No fee)

PROJECT INFORMATION

Name of the Proposed Subdivision North Pointe

Approximate Address 2803 North Lorraine

Legal Description of land to be subdivided

A portion of the Northeast Quarter of Section 6, Township 23 South, Range 5 West, Reno County, Kansas.

Applicant

Name James Strawn Company _____

Mailing Address 507 North Whiteside Street, Hutchinson, KS 67501

Phone 620-662-7152 E-Mail _____

Property Owner

Name same as above

Mailing Address _____

Phone _____ E-Mail _____

Surveyor/Engineer/Architect

Name Raymond Bretton Company Alpha Land Surveys, Inc.

Mailing Address 216 Weest Second Avenue, Hutchinson, KS 67501

Phone 620-728-0012 E-Mail raymond@alphalandsurveys.com

SUBMITTAL REQUIREMENTS

- Completed Final Plat Application. (See Final Plat Design Requirements)
- 5 folded, full-size copies of the Final Plat.
- 5 full-size copies of Final Landscaping Plans for drainage basins, holding ponds and subdivision buffers.
- 1 electronic version (PDF) of the Final Plat and Landscaping Plans submitted via Email to: Stephanie.Stewart@Hutchgov.com.



- Proof of Taxes and Special Assessments and Certification from the Reno County Treasurer that all taxes and special assessments for the property have been paid.
- Signed and Notarized Mylar (may be submitted after Planning Commission approval).
- Check in the amount of \$26.00 per Final Plat page made payable to Reno County Register of Deeds
- 1 copy of the Final Drainage Study, including Water Quality (if applicable).
- Final copy of Restrictions and Covenants (if proposed for the subdivision).
- 2 copies of Construction Drawings, including water, sewer and street plans.
- 2 copies of Engineering Cost Estimates for public improvements.
- Assurance for Construction or Installation of required improvements (surety bond, letter of credit, escrow of funds, property escrow, public agency financing, etc.)

FINAL PLAT APPLICATION PROCESS

1. Submit the **Final Plat Application** and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 3.
2. Following receipt of a complete **Final Plat Application**, planning staff will:
 - a. Set date a date for a meeting with the Hutchinson Planning Commission.
 - b. Transmit application materials to the Development Review Committee (DRC) for their review.
 - c. The DRC will meet to discuss the project. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Planning Commission will review the Final Plat and make a recommendation to the City Council, typically in accordance with the attached schedule. The Planning Commission may recommend approval, denial or approval with modifications.
4. **Following Final Plat consideration by the Planning Commission, the plat will be forwarded to City Council for approval. The attached schedule is optimal and assumes that all required construction drawings, studies and financing have been submitted and approved by the appropriate City Departments. Subdivisions requesting special assessments will require additional time for approval.**
5. Once the Final Plat is approved, Planning staff will obtain the appropriate City signatures and will take the plat mylar, along with the recording fee and proof of taxes paid to the County Recorder. Please allow a minimum of 3 working days for plat recordation.

UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 45 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.

(Signature of property owners)


Signature

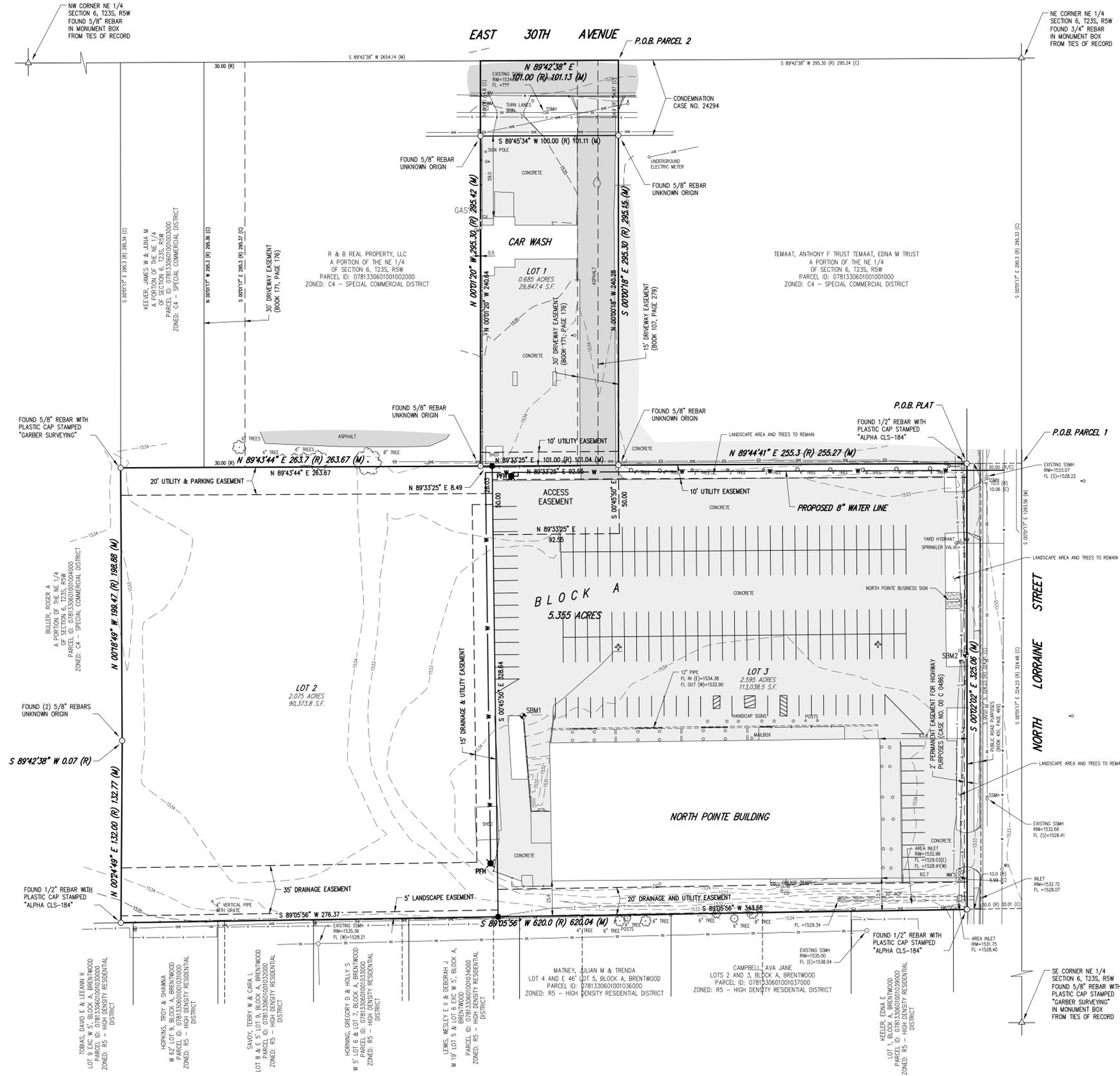
Signature

Samos Strawn
Printed Name

Printed Name

NORTH POINTE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, HUTCHINSON, RENO COUNTY, KANSAS.



BENCH MARKS

SBM1:
CHISELED "X" CUT IN CONCRETE THAT IS 19.7 FEET NORTH AND 19.2 FEET WEST OF THE NORTHWEST CORNER OF THE BUILDING
ELEV 1534.94(NAVD88)

SBM2:
"M" IN MUELLER ON TOP OF FIRE HYDRANT APPROXIMATELY 185 FEET NORTH OF THE SOUTHEAST PROPERTY CORNER.
ELEV 1535.90(NAVD88)

UTILITY NOTES

UTILITIES SHOWN HEREON WERE LOCATED BY THE UTILITY COMPANIES OR THEIR AGENTS RELATING TO KANSAS ONE-CALL TICKET NUMBER 15390011 AND 15390000 DATED AUGUST 14, 2015.

FLOOD NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS. COMMUNITY PANEL NUMBER 2015SC0248.E. EFFECTIVE DATE JANUARY 6, 2010.

PROPERTY INFORMATION

PROPERTY WAS SURVEYED ON AUGUST 26, 2015.

EXISTING ZONING:
C-4 SPECIAL COMMERCIAL DISTRICT

PROPOSED ZONING:
C-4 SPECIAL COMMERCIAL DISTRICT

BASE FLOOD ELEVATION:
N/A

CLOSURE REPORT

ERROR CLOSURE: 0.0038
ERROR NORTH: 0.0021
PERIMETER: 2487.46

COURSE: N 56°50'21" W
ERROR EAST: -0.0032
PRECISION: 1 : 642791

OWNER / SUBDIVIDER

JAMES L. STRAWN
507 NORTH WHITESIDE
HUTCHINSON, KS 67501
PHONE: 620-662-7152

SURVEYOR

LLOYD P. DORZWEILER, LS 885
ALPHA LAND SURVEYS, INC.
216 WEST SECOND AVENUE
HUTCHINSON, KS 67501
PHONE: 620-728-0012

ORIGINAL DESCRIPTIONS

PARCEL 1:
A TRACT COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH P.M., RENO COUNTY, KANSAS; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 295.3 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH WITHOUT DEFLECTION 324.23 FEET TO A POINT THAT IS 619.53 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WITH A DEFLECTION ANGLE 89 DEGREES 08 MINUTES RIGHT-WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 660.0 FEET, AS PREVIOUSLY SURVEYED AND LATER PLATTED AS THE NORTH LINE OF BRENTWOOD ADDITION TO THE CITY OF HUTCHINSON; THENCE WITH A DEFLECTION ANGLE 90 DEGREES 52 MINUTES RIGHT-NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 132.0 FEET; THENCE WITH A DEFLECTION ANGLE 90 DEGREES 52 MINUTES LEFT-WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 0.07 FEET; THENCE WITH A DEFLECTION ANGLE 90 DEGREES 52 MINUTES RIGHT-NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 199.47 FEET TO A POINT THAT IS 295.3 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE WITH A DEFLECTION ANGLE 89 DEGREES 44 MINUTES RIGHT-EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 660.0 FEET TO THE PLACE OF BEGINNING, IN RENO COUNTY, KANSAS.

LESS AND EXCEPT ALL THAT PART TAKEN OR USED FOR PUBLIC ROAD PURPOSES, LYING EAST OF A LINE WHICH IS 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER; ALSO EXCEPT A TRACT OF LAND FOR RIGHT OF WAY PURPOSES IN SAID NORTHEAST QUARTER AS CONVEYED BY DOCUMENT FILED JUNE 6, 1980, RECORDED IN BOOK 451, PAGE 469, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 295.3 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEGINNING IN THE WEST LINE OF LORRAINE STREET; THENCE CONTINUING WEST PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 324.23 FEET, MORE OR LESS, TO THE NORTH LINE OF BRENTWOOD ADDITION TO HUTCHINSON, KANSAS; THENCE EAST ALONG THE NORTH LINE OF BRENTWOOD ADDITION A DISTANCE OF 10.00 FEET TO THE WEST LINE OF LORRAINE STREET; THENCE NORTH ALONG SAID WEST LINE OF LORRAINE STREET A DISTANCE OF 324.23 FEET, MORE OR LESS, TO A POINT OF BEGINNING, HUTCHINSON, RENO COUNTY, KANSAS.

PARCEL 2:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH P.M., RENO COUNTY, KANSAS; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 295.30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 101.00 FEET; THENCE WITH A DEFLECTION ANGLE 89°43'15" LEFT-SOUTH (PREVIOUSLY DESCRIBED AS 89°44' PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 295.30 FEET; THENCE WITH A DEFLECTION ANGLE 90°16'45" LEFT-EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 101.00 FEET; THENCE WITH A DEFLECTION ANGLE 89°43'15" LEFT-NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 295.30 FEET TO THE POINT OF BEGINNING.

ORIGINAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, RENO COUNTY, KANSAS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°01'17" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 295.3 FEET (295.3 FEET RECORD); THENCE SOUTH 89°44'11" WEST 40.06 FEET (40.0 FEET RECORD) TO THE WEST LINE RIGHT-OF-WAY LINE OF NORTH LORRAINE STREET FOR THE POINT OF BEGINNING; THENCE SOUTH 00°02'02" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH LORRAINE STREET 325.06 FEET TO THE NORTH LINE OF BRENTWOOD ADDITION, HUTCHINSON, KANSAS; THENCE SOUTH 89°05'56" WEST ALONG THE NORTH LINE OF SAID BRENTWOOD ADDITION 620.04 FEET (620.0 FEET RECORD); THENCE NORTH 00°24'49" EAST 132.77 FEET (132.77 FEET RECORD); THENCE SOUTH 89°42'38" WEST 0.07 FEET; THENCE NORTH 00°18'49" WEST 198.88 FEET (199.47 FEET RECORD); THENCE NORTH 89°43'44" EAST 263.67 FEET (263.7 FEET RECORD); THENCE NORTH 00°01'20" WEST 295.42 FEET (295.30 FEET RECORD) TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°42'38" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 101.13 FEET (101.00 FEET RECORD); SAID POINT BEING 295.24 FEET (295.3 FEET RECORD) WEST OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°01'18" EAST 295.15 FEET (295.30 FEET RECORD); THENCE NORTH 89°44'11" EAST 255.27 FEET (255.3 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 5.355 ACRES.

LEGEND OF SYMBOLS & ABBREVIATIONS

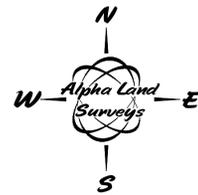
△	SECTION SUBDIVISION CORNER FOUND	∞	CLEANOUT
○	FOUND 1/2" REBAR WITH PLASTIC CAP	⊗	STORM WATER SEWER MANHOLE
◐	STAMPED "ALPHA CLS-184"	⊕	WATER METER
●	SET 1/2" REBAR WITH PLASTIC CAP	⊖	WATER VALVE
◑	STAMPED "ALPHA CLS-184"	⊗	FIRE HYDRANT
●	CHISELED "X" CUT IN CONCRETE	⊕	MONITOR WELL
⊕	POWER POLE	⊕	SPRINKLER HEAD
⊖	TELEGRAPH POLE	⊕	GUARD POST
⊕	LIGHT POLE	⊕	SITE BENCHMARK
⊖	GUY ANCHOR	⊕	OVERHEAD ELECTRIC
⊕	UNDERGROUND ELECTRIC BOX	⊕	UNDERGROUND ELECTRIC
⊖	UNDERGROUND TELEPHONE PEDESTAL	⊕	UNDERGROUND TELEPHONE
⊕	UNDERGROUND CABLE TELEVISION PEDESTAL	⊕	GAS LINE
⊕	TREE / SHRUB	⊕	UNDERGROUND TELEVISION CABLE
⊕	GAS METER	⊕	SANITARY SEWER LINE
⊕	MANHOLE	⊕	WATER LINE
⊕	SANITARY SEWER MANHOLE	⊕	FENCE



VICINITY MAP

(NOT TO SCALE)

Received 3-24-2016
Hutchinson Planning and Development Dept.



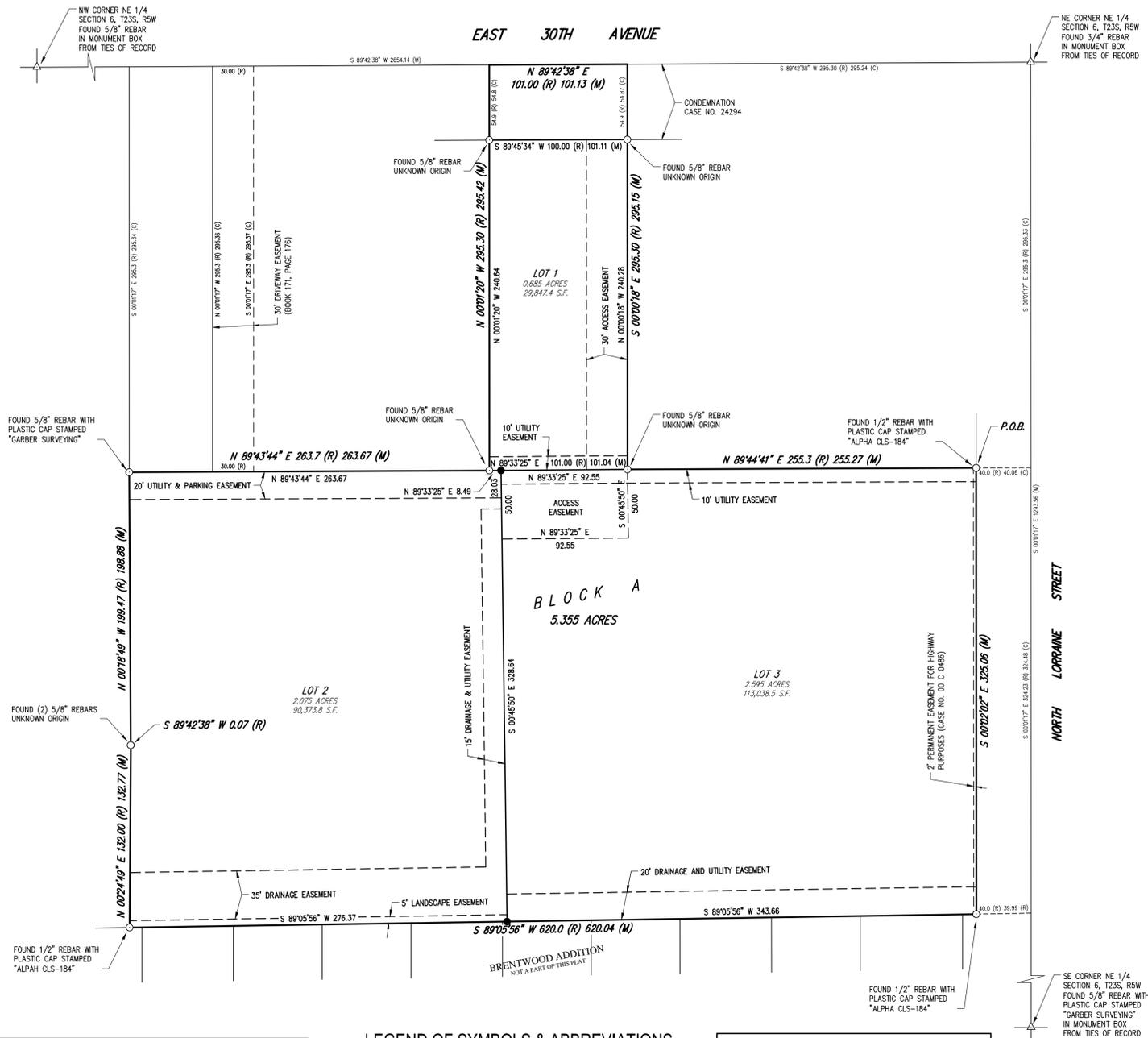
SURVEY TYPE: PRELIMINARY PLAT	
Alpha Land Surveys, Inc. 216 WEST SECOND AVENUE HUTCHINSON, KANSAS 67501 PH: (620) 728-0012 FAX: (620) 728-0413	
SURVEY DATE: 08/26/2015	PLOT DATE: 03/20/2016
DRAWN BY: RB	PROJ. NO.: 150137P
CHECKED BY: LPD	SHEET 1 OF 1

FINAL PLAT

NORTH POINTE

Exhibit H: Final Plat

A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, HUTCHINSON, RENO COUNTY, KANSAS.

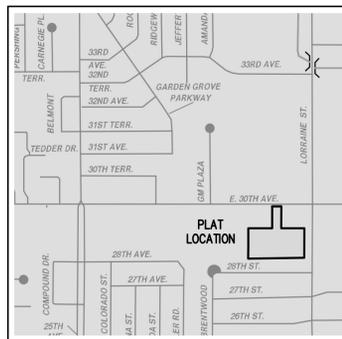


CLOSURE REPORT					
TYPE	FROM	TO	DIRECTION	DISTANCE	EASTING
					0.0000
TRAV	1	2	S 00°02'02" E	325.06	-325.0599
TRAV	2	3	S 89°05'58" W	620.04	-334.8111
TRAV	3	4	N 00°24'49" E	132.77	-202.8446
TRAV	4	5	S 89°42'38" W	0.07	-202.8449
TRAV	5	6	N 00°18'49" W	198.88	-316.7579
TRAV	6	7	N 89°43'44" E	263.67	-1.9203
TRAV	7	8	N 00°01'20" W	295.42	-295.4997
TRAV	8	9	N 89°42'38" E	101.13	294.0106
TRAV	9	10	S 00°00'18" E	295.15	-1.1394
TRAV	10	11	N 89°44'41" E	255.27	-0.0021

CLOSURE:
 CLOSING LINE: N 56°52'1" W 0.0038 FROM 11 TO 1
 LATITUDE (N): 0.0021 PERIMETER: 2487.46
 DEPARTURE (E): -0.0032 ERROR OF CLOSURE: 1:647291

LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT FOUND
POURED CONCRETE AROUND MONUMENT
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- P.O.B. POINT OF BEGINNING
- ° DEGREES
- ' FEET OR MINUTES
- " INCHES OR SECONDS
- S.F. SQUARE
- C. CALCULATED
- R. RECORD
- M. MEASURED
- R/W RIGHT OF WAY



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, RENO COUNTY, KANSAS DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°01'17" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 295.33 FEET (295.3 FEET RECORD); THENCE SOUTH 89°44'41" WEST 40.06 FEET (40.0 FEET RECORD) TO THE WEST LINE RIGHT-OF-WAY LINE OF NORTH LORRAINE STREET FOR THE POINT OF BEGINNING; THENCE SOUTH 00°02'02" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH LORRAINE STREET 325.06 FEET TO THE NORTH LINE OF BRENTWOOD ADDITION, HUTCHINSON, KANSAS; THENCE SOUTH 89°05'56" WEST ALONG THE NORTH LINE OF SAID BRENTWOOD ADDITION 620.04 FEET (620.0 FEET RECORD); THENCE NORTH 00°24'49" EAST 132.77 FEET (132.0 FEET RECORD); THENCE SOUTH 89°42'38" WEST 0.07 FEET; THENCE NORTH 00°18'49" WEST 198.88 FEET (199.47 FEET RECORD); THENCE NORTH 89°43'44" EAST 263.67 FEET (263.7 FEET RECORD); THENCE NORTH 00°01'20" WEST 295.42 FEET (295.30 FEET RECORD) TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°42'38" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 101.13 FEET (101.00 FEET RECORD), SAID POINT BEING 295.24 FEET (295.3 FEET RECORD) WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°00'18" EAST 295.15 FEET (295.30 FEET RECORD); THENCE NORTH 89°44'41" EAST 255.27 FEET (255.3 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 5.355 ACRES.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION; THAT ALL OF THE SUBDIVISION REGULATIONS OF THE CITY OF HUTCHINSON, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THE PLAT; AND THAT ALL OF THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL AT _____, KANSAS, THIS _____ DAY OF _____, 20____.

LOYD P. DORZWEILER, L.S. #885

REVIEW SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT ON THIS _____ DAY OF _____, 20____. THIS PLAT HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

DANIEL E. GARBER, L.S. #683

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS AND OTHER PUBLIC WAYS UNDER THE NAME OF "NORTH POINTE A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, HUTCHINSON, RENO COUNTY, KANSAS"; THAT ALL HIGHWAYS, STREETS, ALLEYS, EASEMENTS AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS, RENO COUNTY, KANSAS.

LOT 1, FASTLANE EXPRESS CAR WASH, LLC, JAMES L. STRAWN, TRUSTEE

LOTS 2 AND 3, JAMES L. STRAWN TRUST, JAMES L. STRAWN, TRUSTEE

DATE SIGNED: _____

JAMES L. STRAWN, TRUSTEE

NOTARY CERTIFICATES

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JAMES L. STRAWN, WHO IS KNOWN TO ME TO BE THE SAME PERSON AND EXECUTED THE FOREGOING PLAT AND THE WITHIN INSTRUMENT OF WRITING.

IN TESTIMONY WHEREOF:

IN HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR MENTIONED ABOVE. MY COMMISSION EXPIRES: _____

_____, NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

THIS PLAT WAS APPROVED BY THE CITY OF HUTCHINSON PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____, AND WAS RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL OF HUTCHINSON, KANSAS.

DATE SIGNED: _____

BY _____
 KEN PEIRCE, CHAIRMAN

ATTEST:

JANA MCCARRON, SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF HUTCHINSON, KANSAS THIS _____ DAY OF _____, 20____.

DATE SIGNED: _____

BY _____
 JADE PIROS DE CARVALHO, MAYOR

(SEAL)

ATTEST:

KAREN WELTMER, CITY CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
) SS
 COUNTY OF RENO)

RECORDED THIS _____ DAY OF _____, 20____ A.D. _____ (A.M.) (P.M.)

FEE PAID: _____, FILED IN PLAT FILE: _____, SLEEVE: _____.

BONNIE RUEBKE, REGISTER OF DEEDS

ENTERED IN THE TRANSFER RECORD THIS _____ DAY OF _____, 20____.

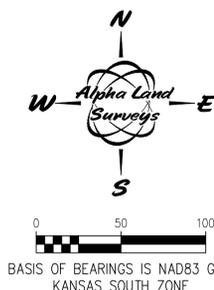
DONNA PATTON, COUNTY CLERK

EASEMENTS

EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER, WATER LINES, GAS LINES, ELECTRIC LINES AND POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS, COMMUNITY PANEL NUMBER 2015CO284F. EFFECTIVE DATE JANUARY 6, 2010.



Received 3-24-2016
 Hutchinson Planning and
 Development Dept.

SURVEY TYPE: FINAL PLAT	
Alpha Land Surveys, Inc. 216 WEST SECOND AVENUE HUTCHINSON, KANSAS 67501 PH: (620) 728-0012 FAX: (620) 728-0413	
SURVEY DATE: 08/26/2015	PLOT DATE: 03/20/2016
DRAWN BY: RB	PROJ. NO.: 150137P
CHECKED BY: LPD	SHEET 1 OF 1



Planning Commission Staff Report

Public Hearing: 4/5/2016

March 30, 2016

TO: Hutchinson Planning Commission

FROM: Casey Jones, AICP, CFM Senior Planner

SUBJECT: 16-CUP-02: Request for a conditional use permit to establish a climate-controlled self-storage facility on property at 2803 N Lorraine St in the C-4 Special Commercial District



OWNER/APPLICANT: James L. Strawn

REQUEST:

The applicant requests a conditional use permit for construction of a self-storage facility on property located at 2803 N Lorraine St. This property is zoned C-4 Special Commercial District. According to Sec. 27-406 of the Hutchinson Zoning Regulations, self-storage facilities require a conditional use permit in the C-4 District. Since this property has not been platted, the applicant has also submitted an application to subdivide the property (See #16-SD-04). Approval of the conditional use permit will be contingent on approval and recording of the final plat.

The applicant proposes to construct three freestanding self-storage buildings. Each building would be 10 feet in height. Two of the buildings would be 40' x 200' (or 8,000 square feet in size). The third building would be 100' x 200' (or 20,000 square feet in size). The facility will be accessible from 30th Avenue or Lorraine Street across private property that is also owned by the applicant. An access easement to 30th Avenue will be dedicated on the final plat, and this will provide a legal means of access to the property in the future in the event of a change in ownership. Driveways around the buildings will be paved with concrete. A 5' landscape buffer with juniper trees and a 35' drainage easement containing grass would be provided along the South property line, where the property abuts the rear yards of several houses. A 15' drainage easement containing a 7' grass strip would be provided along the East property line, the side facing Lorraine Street. A 6' fence would be installed around the perimeter of the facility, with chain link on the North, South, and West, and wrought iron on the East.

STAFF RECOMMENDATION:

Staff recommends approval of this request contingent upon the applicant providing the City with sufficient evidence, as determined by the Fire Chief and City Engineer, that adequate fire flow to the facility can be provided. At the time of this report, this information has not been submitted and this item will need to be Tabled by the Commission. Should the necessary documentation be provided by the applicant in advance of the meeting date and approvals be granted by staff, the Commission may consider the request with the following recommended conditions:

Required conditions:

1. This conditional use permit shall only be used for construction of a self-storage facility on the property at 2803 North Lorraine Street;
2. Approval of this conditional use permit is contingent upon approval and recording of a final plat for the property.
3. A building permit shall be obtained prior to any construction;
4. An approved drainage study is required prior to issuance of a building permit;
5. The parcel shall be developed in accordance with the approved site plan, landscape plan, and architectural elevation drawings;
6. All driveways and parking spaces shall be paved with concrete or asphalt;
7. Rooftop and ground mounted mechanical equipment shall be screened from public view with a compatible architectural treatment, such as metal panels, stucco panels, a parapet wall, or similar treatment, as required by Section 27-908.E.8. of the Hutchinson City Code;
8. Exterior lighting must be shaded from adjacent residential properties as required by Section 27-909 of the Hutchinson City Code;
9. A sign permit shall be obtained prior to installation of any signs;
10. A certificate of occupancy shall be obtained prior to using each building. All site improvements, including landscaping, shall be installed prior to the issuance of a final certificate of occupancy.

Staff recommended condition:

1. Hours of operation shall be limited to the hours between 6:00 a.m. and 11:00 p.m.

MOTION:

Motion to recommend to the City Council (approval / denial) of this request for a conditional use permit for a self-storage facility at 2803 North Lorraine Street based upon due consideration of the following factors:

Factors:

1. Character of the neighborhood;
2. Zoning and uses of nearby property;
3. Suitability of the property for the proposed zoning classification and use;
4. Impacts on nearby properties;
5. Length of time the property has remained vacant;
6. Relative gain to the public health, safety, and welfare, as compared with the hardship to the land owner if the application were denied;
7. Availability of public utilities to serve the development;
8. Conformance to the Comprehensive Plan; and
9. Recommendations of the professional staff.

ANALYSIS:

The following is staff's analysis of development standards for the subject property. The analysis assumes that the North Pointe subdivision variance, preliminary plat and final plat requests are approved. See concurrent submittals 16-SV-01 and 16-SD-04.

Item	Standard	Standard Met?
1. Front yard setback	Front yard: No setback is required on an arterial street in the C-4 District, and the self-storage facility will be located on a lot that has no street frontage.	Met. The proposed structures are set back more than 375 feet from Lorraine Street.
2. Side and rear yard setback	Side and rear yard setbacks in the C-4 District shall be a minimum of 10 feet.	Met. The proposed structures are set back 28 feet from the North and West lot lines, 42 feet from the East lot line, and 65 feet from the South lot line.
3. Building Height	In the C-4 District, the maximum building height is 35 feet.	Met. The proposed buildings are 10 feet in height.
4. Maximum Lot Coverage	In the C-4 District, principal structures can cover a maximum of 60 percent of the lot.	Met. The three proposed buildings will cover 39.8 percent of the lot.
5. Driveways	Concrete or asphalt driveways are required. 2-way drives shall be a minimum of 24 feet in width.	Met. Driveways will be paved with concrete, and driveways between buildings will be 25 feet in width.
6. Parking	A self-storage facility is required to provide a minimum of 1 parking space per employee plus 3 parking spaces. (In this case, 4 spaces are required.)	Met. Four parallel parking spaces are provided along the North lot line. A parking easement will be dedicated on the North Pointe final plat.
7. Planting Plan and Screening	A landscape plan or planting plan is required. Where a non-residential use is adjacent to a residential use, landscaping is required along the adjoining lot line.	Met. A 7' grass strip will be provided along the East lot line. Along the South lot line, the applicant will provide a 35' grass drainage swale and a 5' landscape buffer containing 18 Canaert Junipers spaced 15' on center.
8. Mechanical Equipment Screening	New ground-mounted and rooftop mechanical equipment must be screened.	Met. The applicant is not planning to add any new mechanical equipment at this time.
9. Screening of Trash Bins	Large trash bins shall be screened on all four sides.	Met. No large trash bins are proposed at this time.
10. Exterior Lighting	Exterior lighting must be shaded from residential uses.	Met. Exterior lighting, if provided, will cast downward and will be shaded from adjacent residential properties.

PUBLIC NOTIFICATION AND COMMENTS:

A public hearing notice was published in the *Hutchinson News* on February 22, 2016. Public hearing notices were also mailed to all 28 owners of the 29 parcels located within 200 feet of the subject property. One comment was received from Holly and Greg Horning, homeowners at 1300 E 28th Ave, who have concerns about fencing for privacy, exterior lighting, and hours of operation. (See comments attached as **Exhibit I**.) Staff recommends adding as a condition of approval that the hours of operation be limited to the hours between 6:00 a.m. and 11:00 p.m. to address this concern.

DEVELOPMENT REVIEW COMMITTEE:

A Development Review Committee meeting was held on March 8, 2016. The Committee's comments to the applicant are attached as **Exhibit G**.

FACTORS:

Following is staff’s analysis of the factors that the Planning Commission must consider when making its recommendation. The analysis assumes that the North Pointe subdivision variance, preliminary plat and final plat requests are approved. See concurrent submittals 16-SV-01 and 16-SD-04. If these requests are not approved, the conditional use permit request must be tabled and reviewed at a later date together with a revised preliminary plat and final plat.

1. Character of the neighborhood.

Met. This neighborhood is comprised of various commercial uses bordering upon single family residential properties. There is an existing self-storage facility in this neighborhood at 2802 North Lorraine Street, which is adjacent to residential apartments.

2. Current zoning and uses of nearby property.

Met.

	ZONING	LAND USE	OWNER
SITE	C-4 Special Commercial District	Undeveloped land	James L. Strawn Trust
NORTH	C-4 Special Commercial District	Auto repair and machine shop; Auto parts store; Car and truck rental business; Automatic car wash	James W. and Juna M. Keever; R & B Real Property LLC; Fastlane Express Car Wash LLC
SOUTH	R-5 High Density Residential District	Single family dwellings	Wesley Lewis II and Deborah Lewis; Greg and Holly Horning; Terry and Cara Savoy; Troy and Shawna Hopkins
EAST	C-4 Special Commercial District	North Pointe Center (offices, restaurant, salon, pool and hot tub sales)	James L. Strawn Trust
WEST	C-4 Special Commercial District	Undeveloped land; used car dealership	Roger A. Buller

3. Suitability of property for the proposed use as presently zoned.

Met. The property is zoned C-4, and self-storage facilities are classified as a conditional use in this district. The property is large enough to provide for adequate drainage, vehicular circulation, building setbacks, and landscaping for the proposed use.

4. Extent of detrimental effects to nearby properties if the application were approved.

Met. A self-storage facility would generate some traffic but would not have the noise associated with some of the adjacent commercial uses, such as the auto repair and machine shop and car wash. The visual impact upon the residences to the South would be partially mitigated by a row of juniper plantings and a 65’ building setback. Any exterior lighting will be required to be shaded from adjacent residential uses.

5. Length of time property has remained vacant.

Met. The property has been undeveloped for many years.

6. Relative gain to the public health, safety, and welfare compared to the hardship imposed upon the landowner if the application were denied.

Health, safety, and welfare: No impacts to health, safety and welfare are anticipated. The property would be developed according to the approved plans, including the drainage, paving, parking, fencing, and landscaping. Water service will be required for fire extinguishing purposes. Met.

Landowner hardship: If the application were denied, the owner would not be permitted to construct a self-storage facility on this site. The location of the site and its distance from the street could make it somewhat difficult to market for commercial development. Met.

7. Conformance of this request to the Comprehensive Plan.

Not Met. The *Comprehensive Plan 2005-2010* calls for commercial uses on this property. A self-storage facility is considered to be a light industrial use though it may be permitted as a conditional use in the C-4 Special Commercial District.

8. Impact on public facilities and utilities.

Met. An electric service line and a gas service line will be installed as shown on the site plan. The Fire Chief has indicated that “a water line and two fire hydrants capable of delivering up to 6,000 gallons of water per minute are required for this development. The Fire Department will work with the developer on placement of the fire hydrants.” As mentioned above, the applicant has not provided the City with sufficient evidence (i.e. stamped by a licensed, Kansas engineer) that the required fire flow can be delivered to the site. Until such time as this evidence is provided, approval of the Conditional Use Permit would be premature. Utility locations and utility easements will be provided on the North Pointe preliminary plat and final plat to ensure that adequate public facilities will be in place to serve the proposed development.

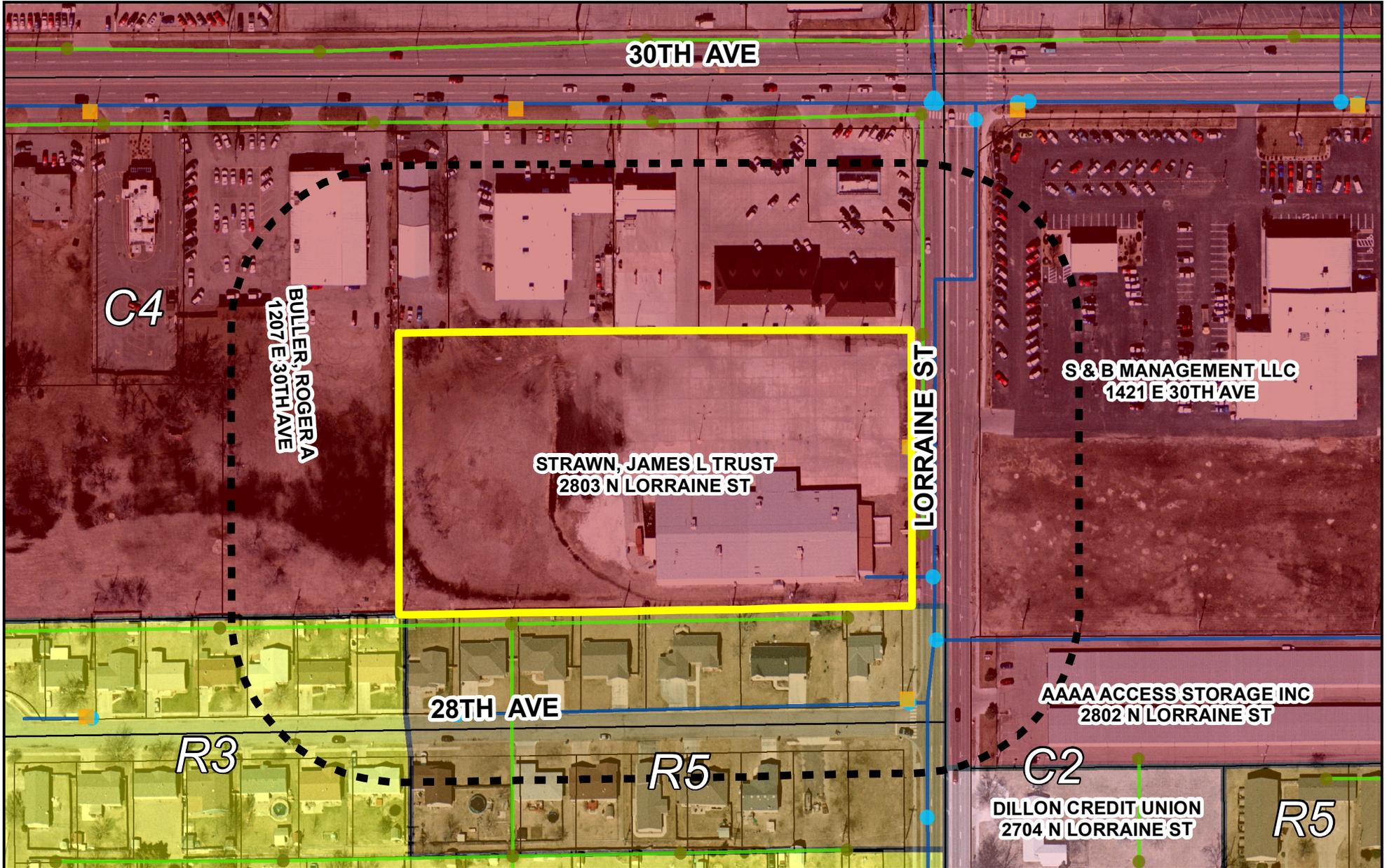
EXHIBITS:

- A. Zoning Map
- B. Future Land Use Map
- C. List of Surrounding Property Owners
- D. Conditional Use Permit Application
- E. Architectural Elevation Drawings and Floor Plan
- F. Site Plan, Landscape Plan, and Utility Plan – Received 2/16/2016
- G. DRC Comments
- H. Comments Received from the Public

CC: Jana McCarron, AICP, Director of Planning and Development
Charlene Mosier, Planning Technician
Stephanie Stewart, Planning Technician

16-CUP-02: Zoning Map

EXHIBIT A



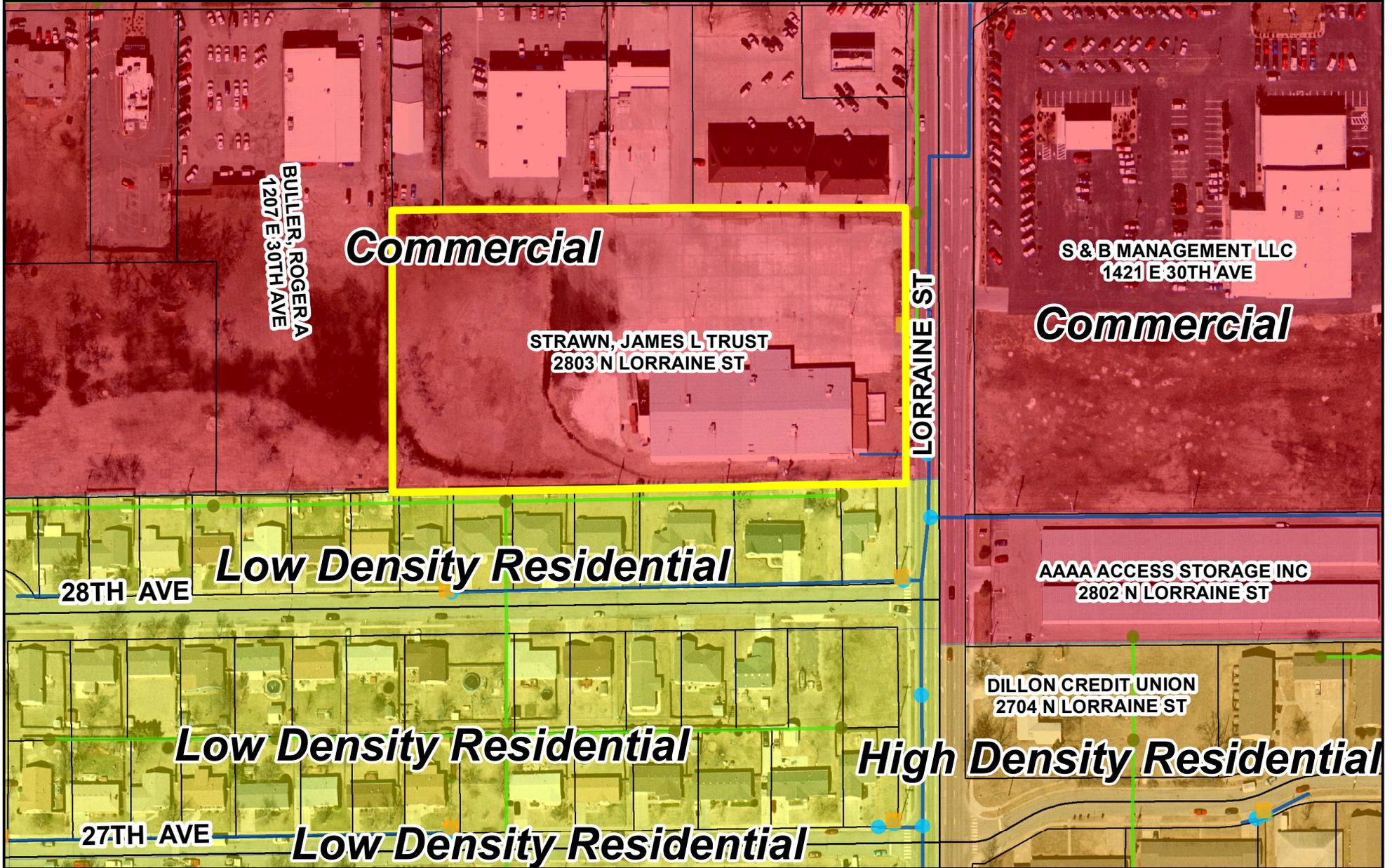
0 30 60 120 Feet

2803 N. Lorraine St., Hutchinson, KS



16-CUP-02: Future Land Use Map

EXHIBIT B



0 30 60 120 Feet

2803 N. Lorraine St., Hutchinson, KS



16-SUP-02
Property Ownership List

EXHIBIT C

OWNER OF RECORD	MAILING ADDRESS	CITY	STATE	ZIP	PROPERTY ADDRESS	PARCEL ID NO
TEMAAT, ANTHONY F TRUST	2802 N VAN BUREN ST	HUTCHINSON	KS	67502	1329 E 30TH AVE	1330601001001020
TEMAAT, ANTHONY F AND EDNA M TRUST	2802 N VAN BUREN ST	HUTCHINSON	KS	67502	2901 N LORRAINE ST	1330601001001000
FASTLANE EXPRESS CAR WASH, LLC	507 N WHITESIDE ST	HUTCHINSON	KS	67501	1225 E 30TH AVE	1330601001002010
R & B REAL PROPERTY, LLC	925 E CENTRAL AVE	WICHITA	KS	67202	1223 E 30TH AVE	1330601001002000
KEEVER, JAMES W & JUNA M	1221 E 30TH AVE	HUTCHINSON	KS	67502	1221 E 30TH AVE	1330601001003000
BULLER, ROGER A	31 STONEBRIDGE CT	WICHITA	KS	67230	1207 E 30TH AVE	1330601001004000
STRAWN, JAMES L TRUST	17 PRAIRIE DUNES DR	HUTCHINSON	KS	67502	2803 N LORRAINE ST	1330601001040000
KEELER, EDNA E	1312 E 28TH AVE	HUTCHINSON	KS	67502	1312 E 28TH AVE	1330601001039000
CAMPBELL, AVA JANE	1308 E 28TH AVE	HUTCHINSON	KS	67502	1308 E 28TH AVE	1330601001037000
MATNEY, JULIAN M & TREND A	1306 E 28TH AVE	HUTCHINSON	KS	67502	1306 E 28TH AVE	1330601001036000
LEWIS, WESLEY E II & DEBORAH J	1302 E 28TH AVE	HUTCHINSON	KS	67502	1302 E 28TH AVE	1330601001034000
HORNING, GREGORY D & HOLLY S	1300 E 28TH AVE	HUTCHINSON	KS	67502	1300 E 28TH AVE	1330601001033000
SAVOY, TERRY W & CARA L	1218 E 28TH AVE	HUTCHINSON	KS	67502	1218 E 28TH AVE	1330601001032000
HOPKINS, TROY & SHAWNA	1216 E 28TH AVE	HUTCHINSON	KS	67502	1216 E 28TH AVE	1330601001031000
TOBIAS, DAVID E & LEEANN K	1212 E 28TH AVE	HUTCHINSON	KS	67502	1212 E 28TH AVE	1330601001030000
WEHRY, BOBBY D & SHARON K	1210 E 28TH AVE	HUTCHINSON	KS	67502	1210 E 28TH AVE	1330601001029000
SELBY, JENNIFER L	1208 E 28TH AVE	HUTCHINSON	KS	67502	1208 E 28TH AVE	1330601001028000
MCDANIEL, KALEB L & KARI L	1206 E 28TH AVE	HUTCHINSON	KS	67502	1206 E 28TH AVE	1330601001027000
WEST BOROUGH PROPERTIES, INC C/O JDM INVESTMENTS	1301 W 30TH AVE STE 100	HUTCHINSON	KS	67502	0 E 28TH AVE	1330601005001000
MARSHALL, JOSEPH G & WELCH, AMY J	1309 E 28TH AVE	HUTCHINSON	KS	67502	1309 E 28TH AVE	1330601005003000
REGIER, SHELBY D & DAWN R	1307 E 28TH AVE	HUTCHINSON	KS	67502	1307 E 28TH AVE	1330601005004000
NISLY, JOSHUA M & MISTY E	5301 97TH ST #APT 3	CORONA	NY	11368	1305 E 28TH AVE	1330601005005000
HARRISON, CHARLES L & ALICIA L	1303 E 28TH AVE	HUTCHINSON	KS	67502	1303 E 28TH AVE	1330601005006000
ROBBEN, RUSSELL J & RACHEL E	1301 E 28TH AVE	HUTCHINSON	KS	67502	1301 E 28TH AVE	1330601005007000
COOPER, CHRISTOPHER A & HEIDI A	1215 E 28TH AVE	HUTCHINSON	KS	67502	1215 E 28TH AVE	1330601005010000
STRECKER, GREGORY A & LAURA A	1211 E 28TH AVE	HUTCHINSON	KS	67502	1211 E 28TH AVE	1330601005011000
ROUNTREE, WILLIAM M	1308 E 27TH AVE	HUTCHINSON	KS	67502	1308 E 27TH AVE	1330601005031000
S & B MANAGEMENT LLC	4910 CORP CENTRE DR STE 121	LAWRENCE	KS	66047	1421 E 30TH AVE	1330502001014000
AAAA ACCESS STORAGE INC	2802 N LORRAINE ST	HUTCHINSON	KS	67502	2802 N LORRAINE ST	1330502001023000
WORDEN, JERRY L & MYRA L	1217 E 28TH AVE	HUTCHINSON	KS	67502	1217 E 28TH AVE	1330601005009000

2016 CONDITIONAL USE PERMIT APPLICATION



CITY OF HUTCHINSON
Planning and Development Department
 125 E Avenue B, Hutchinson, KS 67501
 620-694-2639 phone ~ 620-694-2673 fax

FOR OFFICE USE ONLY

DATE RECEIVED: Feb. 16, 2016 CASE #: 16-CUP-02 FEE PAID (\$165): paid

PROJECT INFORMATION

Project Address 2803 N. Lorraine St. HUTCH, KS 67502

Legal Description _____

Applicant JIM Strawn Company Strawn Investments

Mailing Address 507 N. Whiteside St. HUTCH, KS 67501

Phone 720-662-7152 E-Mail JIM@STRAWN1.COM

Property Owner same as above

Mailing Address _____

Phone _____ E-Mail _____

Surveyor/Engineer/Architect/Agent (attach additional pages, if needed)
 _____ Company _____

Mailing Address _____

Phone _____ E-Mail _____

USE INFORMATION

1. What is the current use of the property?

It is vacant

2. What will the property be used for if the conditional use permit is approved?

Climate controlled self storage

3. List all existing and proposed structures, including the square footage and height of each:

<u>1st Bld.</u>	<u>100' X 200' X 10'</u>
<u>2nd Bld.</u>	<u>40' X 200' X 10'</u>
<u>3rd Bld.</u>	<u>40' X 200' X 10'</u>

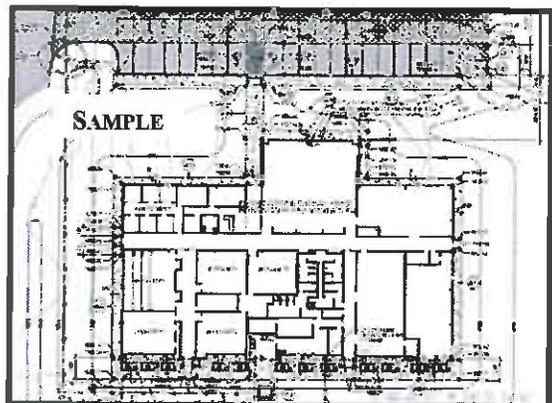
SUBMITTAL REQUIREMENTS

- Completed Conditional Use Permit Application.**
- Conditional Use Permit Application Fee (\$165.00).**
- A written and signed certification from the Reno County Treasurer's office that all property taxes for the property have been paid.**
- Copy of the deed (available from the Reno County Register of Deeds).**
- The names and mailing addresses of all property owners located within 200 feet of the boundaries of the parcel. If the parcel is adjacent to the city limits, the list must also include all the properties located outside the city but within 1,000 feet of the city limits. Please provide this information in print-out form from the Reno County Appraiser.**
- 4 full-size copies of the Site Plan.**
(Site plans must be on paper not less than 18 x 24 inches and drawn at a scale of not less than 1 inch: 50 feet.)
- 4 full-size copies of the Landscaping Plan.**
(Landscaping plans must be on paper not less than 18 x 24 inches and drawn at a scale of not less than 1 inch: 50 feet.)
- 4 full-size copies of Elevation Drawings.**
(Elevation drawings shall be scaled and shall include all elevations of the structure. Proposed materials and colors shall be included on the elevation drawings.)
- 1 reduced version (11"x17") of the Site Plan, Landscaping Plan and Elevation Drawings.**
- 1 electronic version (PDF) of all drawings (Site Plan, Landscaping Plan and Elevations) submitted via email to: Charlene@Hutchgov.com.**
- Drainage Study and/or Traffic Impact Study.** Please contact the City Engineer to determine what studies are required.
- Other documentation, as required.**

SITE PLAN CHECKLIST

THE SITE PLAN DRAWING SHALL CONTAIN THE FOLLOWING:

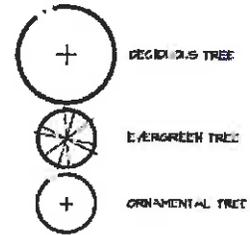
- The name and mailing address of the applicant and owner of record, if not the same as the applicant.
- The legal description of the property.
- Date, scale, north arrow, title and preparer's name.
- Location and dimensions of:
 - Property lines
 - Easements
- Location and dimensions of existing and proposed:
 - Structures
 - Parking spaces and drive aisles
 - Driveways
 - Loading areas
 - Trash receptacles
 - Fences
 - Screening
 - Signs
 - Lighting
 - Stormwater storage and conveyance facilities
 - Utilities (e.g. water, gas, electrical, sanitary sewer)
- Use of existing and proposed structures.
- The approximate location of structures on adjacent properties.
- Location and extent of outdoor display and storage areas, existing and proposed.



LANDSCAPING PLAN CHECKLIST

THE LANDSCAPING PLAN SHALL CONTAIN:

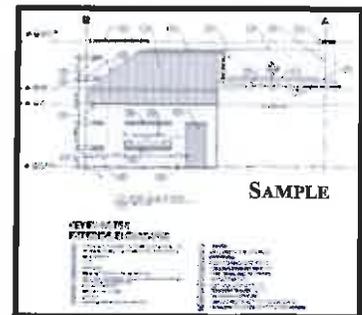
- The name and mailing address of the applicant and owner of record.
- Date, scale, title and preparer's name.
- Location, description and type of existing and proposed plantings.
- Description of the irrigation system, both existing and proposed.
- City of Hutchinson "Landscaping Point Calculation Sheet" available at: www.hutchgov.com (either on the face of the plan or as an accompanying document).



ELEVATION DRAWINGS CHECKLIST

THE ELEVATION DRAWINGS SHALL CONTAIN THE FOLLOWING:

- The name and mailing address of the applicant and owner of record.
- Date, scale, title and preparer's name.
- Height of the structure, both existing and proposed.
- Description of exterior materials, both existing and proposed.
- Drawings of all sides of the building.



CONDITIONAL USE PERMIT STATEMENT

Applicants for Conditional Use Permits must submit a statement justifying how the proposed project meets the factors listed in *Sec. 27-501.D. of the Hutchinson City Code*. The Planning Commission and City Council are required to consider these factors when reaching a decision on a Conditional Use Permit application. The questions below help judge these factors, and space is included for applicant responses. Please feel free to attach additional pages and any other supporting documentation, such as photographs, drawings, maps, statistics, legal documents and letters of support.

1. How will the proposed development be in keeping with the character of the neighborhood?
There is self-storage in the neighborhood now. It has metal style buildings.
2. How will the proposed use be consistent with the zoning and uses on nearby parcels?
*Commercial building on 2 sides & commercial zoning on vacant land to the west
A self storage facility is across Lorraine St.*
3. Why is the parcel suitable for the proposed use?
The property has limited uses due to the location, limited access & limited visibility.
4. Will the proposed use have any detrimental effects on nearby properties, and if so, how will those effects be mitigated?
There will be some vehicles driving in that area that are not now, but that would happen with any new development.

5. Is the property currently vacant? If so, how long has the property been vacant?

Forever.

6. If the application were denied, what hardship would the property owner face?

use of land is extremely limited with the access & the location visibility.
I have spent alot of time & money on drawing studies & design just to ask for a variance of the property.

7. Is the proposed use consistent with the Comprehensive Plan? Please explain.

8. Are existing public facilities and utilities adequate to serve the proposed use? List any new public facilities and utilities that will be required.

9. Additional comments:

CONDITIONAL USE PERMIT APPLICATION PROCESS

1. Submit the Conditional Use Permit Application and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 6.
2. Following receipt of a complete Conditional Use Permit Application, planning staff will:
 - a. Set date a date for a public hearing before the Planning Commission. The public hearing must be held within 60 days of acceptance of the application.
 - b. Notify property owners located within the notification radius of the date, time and place of the hearing. The general public and property owners located within the notification area will be invited to comment upon the application.
 - c. Publish a public hearing notice in the *Hutchinson News*. The notice must be published a minimum of 20 days prior to the public hearing.
 - d. Transmit application materials to the Development Review Committee (DRC) for their review.
 - e. The DRC will meet to discuss the project. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Planning Commission will hold a public hearing on the project, typically in accordance with the attached schedule. The Commission provides a recommendation to the City Council. **The applicant MUST be present at the public hearing in order for the application to be considered. The application will be tabled if the applicant is not present.**
4. The City Council will consider the application at its next, regularly scheduled meeting. (The Council normally meets at 9 AM on the first and third Tuesday of each month). City Council may only override the Planning Commission's recommendation with a 2/3 majority vote.
5. Following Conditional Use Permit approval, the applicant may proceed to the Inspection Department to obtain the appropriate building permits for the project.



UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 60 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.

(Signature of property owners)

Signature

Signature

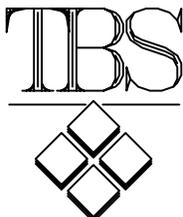
Printed Name

Printed Name

TRACHTE BUILDING SYSTEMS INC.

MINI-STORAGE BUILDING

1/4 12 PITCH BUILDING



Sheet Index

PAGE #	DESCRIPTION
A1	TYPICAL FLOOR PLAN & ELEVATIONS
B1	TYPICAL FOUNDATION PLAN & DETAILS
C1	INTERIOR PARTITION WALL DETAILS
C2	5'-0" ENDWALL CLOSETS
C3	BLANK ENDWALL ELEVATIONS
C4	ROOF FRAMING PLAN & SIDEWALL DETAILS
E1	DOOR SIDEWALL ELEVATIONS
F1	INTERIOR PARTITION DETAILS
F2	EXTERIOR PANEL PAGE
F3	EXTERIOR PANEL PAGE

REVISION

No.

TRACHTE BUILDING SYSTEMS, Inc.
The sheets and all parts shown
are the property of
Trachte Building Systems, Inc.
No part of this drawing may be
reproduced or transmitted in any
form or by any means without the
written permission of Trachte Building Systems, Inc.



NEW DESIGN MINI-STORAGE SYSTEM FOR:
TRACHTE BUILDING SYSTEMS
SUN FRAMING, ETC.
COVER PAGE

Date: 08/02/06

Drawn by: JOE

Scale: N.T.S.

Plot No: P-1234

Order No: 80-1234

Sheet No: 80-1234

Cover

Abbreviations

Terms	Terms	Colors
BEW Blank Endwall	NTS. Not To Scale	IWHT Iced White
BSW Blank Sidewall	O.C. On Center	CRMB Cream Beige
BLDG. Building	OPP. Opposite	CLBC Classic Beige
CNR Corner	PART Partition	SGRY Slate Gray
COL Column	PT Partition	ORAN Sunset Orange
CTR. Center	PSF Per Square Foot	DTAN Desert Tan
DIA. Diameter	PTD. Painted	PLBL Polar Blue
DBL. Double	QTY. Quantity	ROYB Royal Blue
EPDM Elastomeric Membrane	REQD. Required	CONB Cont'l. Brown
EW Endwall	R.O. Rough Opening	GARN Garnet
EXT Exterior	S.D. Self Drilling	EVGN Evergreen
F.O. Finished Opening	STR. Starter	CORD Cedar Red
F.M. Field Modify	TYP. Typical	
GA. Gauge	WWF Welded Wire Fabric	
GALV. Galvanized		
GALVM. Galvalume		
I.D. Inside Diameter		
INT Interior		
MISC. Miscellaneous		
MPH Miles Per Hour		
NOM. Nominal		

Glossary

Anchor Bolts	--- Bolts used to anchor eave/base angles or channels, and base plates to a foundation or other support.
Angle, Eave/Base Channel, Eave/Base	--- An angle or channel used at the base or top of a paneled wall section. Channels are usually used when the wall section is insulated.
Base Plate	--- A plate attached to the bottom of a column or jamb which rests on a foundation or other support, usually secured by anchor bolts.
Bracing	--- Angles or straps used in the plane of the roof and walls to transfer loads, such as wind, seismic and crane thrusts to the foundation.
Bridging	--- Series of bracing used in the roof framing to stiffen purlins.
Clip	--- A plate or angle used to fasten two or more members together.
Column	--- A main member used in a vertical position on a building to transfer loads from main roof rafters, or purlins to the foundation.
Eave	--- The line along the sidewall formed by the intersection of the planes of the roof and wall.
Footing	--- A pad or mat, usually of concrete, located under a column, wall or other structural member, that is used to distribute the loads from that member into the supporting soil.
Girt	--- A horizontal structural member that is attached to sidewall or endwall columns and supports paneling.
Gutter	--- A light gauge metal member at an eave, valley or parapet designed to carry water from the roof to downspouts or drains.
Header	--- The horizontal framing member located at the top of a framed opening, (doors).
Jamb	--- The vertical framing members located at the sides of an opening (doors).
Purlin	--- A horizontal structural member which supports roof covering.
Rafter	--- The main beam supporting the roof system.
Rake Angle	--- Angle fastened to purlins at rake for attachment of endwall or partition panels.
Structural Line	--- Usually chalk lines layed out on the foundation to aid in placing columns and other structural components of a building floor plan. Accurate placement of these lines is critical to erecting a building.
Rake Trim	--- A trim designed to close the opening between the roof and endwall panels.
Ridge	--- The horizontal line formed by opposing sloping sides of a roof running parallel with the building length.

Symbols & Materials

	Revision Indicator
	Notation Reference
	Detail Identification/Reference
	Detail Identification
	Section Identification/Reference
	Part Number Identification
	Rise/Run Identification
	North Arrow
	Concrete
	Earth
	Insulation

Code Summary

CODE	2000 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	TYPE II B
USE GROUP	MODERATE HAZARD STORAGE, S-1
GROUND SNOW LOAD	30 psf
SNOW EXPOSURE CATEGORY	B
SNOW IMPORTANCE FACTOR	1
WIND VELOCITY	90 mph
WIND EXPOSURE CATEGORY	B
WIND IMPORTANCE FACTOR	1
SEISMIC USE GROUP	I
SPECTRAL RESPONSE ACCELERATION (S _s)	0.228 g
SPECTRAL RESPONSE ACCELERATION (S ₁)	0.085 g
SPECTRAL RESPONSE ACCELERATION (S ₂)	0.228 g
SPECTRAL RESPONSE ACCELERATION (S ₃)	0.136 g
SITE CLASS	D
SEISMIC DESIGN CATEGORY	C

General Notes

Structural Fasteners
Trachte structural bolts are SAE J429-Grade-2 or ASTM A307A unless specifically noted. These are typically Trachte Part No's 750110 & 754200. All bolt holes shall be drilled to permit insertion of bolts without undue damage to threads. Bolts shall be placed in all holes and nuts threaded to complete assembly. Connecting joints in steel-to-steel connections shall progress systematically from most rigid part of joint. Snow-Loaded condition is lightweight attached with a few triplets of impact wrench or full effort of torque wrench using ordinary speed wrench to bring connected steel into firm contact.
Specification for Structural Joints Using ASTM A325 or A490 Bolts, June 23, 2000

Self Drilling Fasteners
Use self-drilling screws in the locations, quantities, and methods shown or noted on these drawings. Self-Drilling Fasteners should be used in accordance with SAE J78 specifications for Self-Drilling Screws.
WARNING: When installing Self-Drilling screws, take care to minimize exposed screwpoint length. If roofing screws need to penetrate panels and near recessed corners of eaves.

Structural Bracing
All structural bracing is an integral part of the structural system and should be installed where noted or shown on the Floor Plans & Roof Framing Plans all connections should be consistent with all details related to installation of bracing components. Removal or alteration of bracing without prior authorization is prohibited.

Temporary Bracing
Temporary supports or bracing required to erect the building is the responsibility of the erector to determine, furnish, install and remove.

Permits
It is the responsibility of the Building Owner/ Contractor/ Erector to obtain all appropriate permits and necessary permits from City, County, State, or other agencies as required.

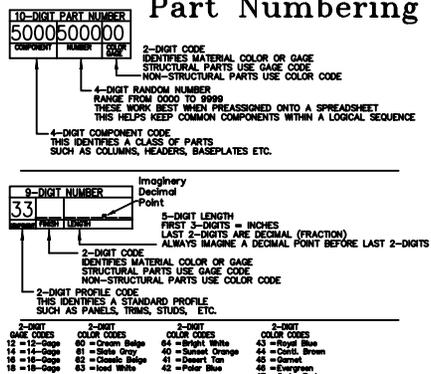
Door Tensioning Device
If door tensioners were ordered with this building you will need to compare the No. of tensioners you've received to the No. of Doors you've received. Standard doors only require 1-tensioner per door. Special orders may require 2-tensioners per door. Be sure to allocate the appropriate No. of Tensioners to each door as per DWG of Material specifics before you begin installing the doors.

Structural Lines
Structural lines are referenced often throughout our drawing details. These relate to the chalk lines that are to be laid out on the foundation. The lines should always be laid out taking into consideration the lateral imperfections commonly associated with foundations. The edge of a foundation is seldom straight enough to use as a base for dimensioning. It is recommended to begin your layout of 10' intervals with a line to "define the first line" in the Trachte Erection Manual. An "X" mark should be placed accurately with the first line.

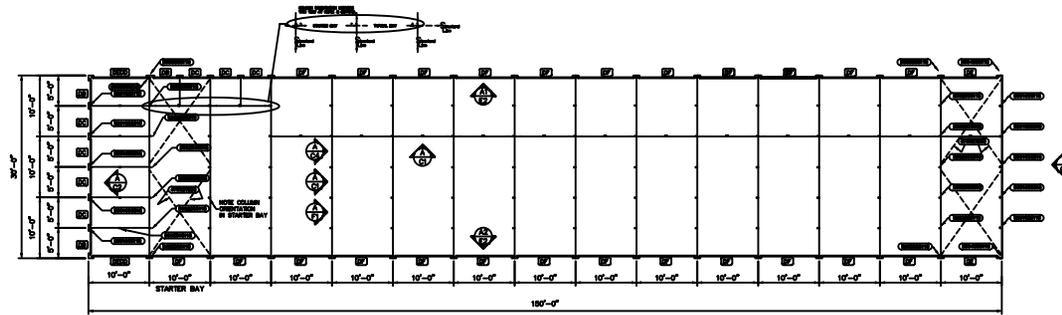
NOTICE:

THIS DRAWING IS THE PROPERTY OF TRACHTE BUILDING SYSTEMS, INC. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF TRACHTE BUILDING SYSTEMS, INC.

Part Numbering



6-DIGIT PART NUMBERS ARE ALSO USED. THESE FOLLOW NO SPECIFIC STRUCTURE. THEY ARE COMMONLY USED FOR FASTENERS, BRACING, DOORS, HEADERS, AND SOME OTHER PARTS.
Most of Trachte's standard color codes are shown. Special colors are not shown. Panel colors may not show the correct color of your finished building. The final erection set of drawings may show the correct colors ordered. The colors may not always be shown within the drawings set but the material listing will always show the correct color for the part listed.



30'-0" X 150'-0" FLOOR PLAN for MINI STORAGE BUILDING

1/8" = 1'-0"

DOOR SCHEDULE							
QTY	CODE	TYPE	SIZE	ROUGH OPENING	MANUF.	DESCRIPTION	COLOR PART #
3	DB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRACHITE	ROLL-UP DOOR	COLORED 94 -
7	DC	ROLL-UP	4'-0" x 7'-0"	4'-0" x 7'-0"	TRACHITE	ROLL-UP DOOR	COLORED 94 -
2	DE	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRACHITE	ROLL-UP DOOR	COLORED 94 -
1	DEDD	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRACHITE	NON-OPERATING DOOR	COLORED 94 -
24	DF	ROLL-UP	9'-0" x 7'-0"	9'-0" x 7'-0"	TRACHITE	ROLL-UP DOOR	COLORED 94 -

ROLL-UP DOORS MEET ASTM E330

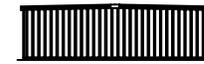


SIDE WALL ELEVATION

(1/8"=1'-0")



END WALL ELEVATION



END WALL ELEVATION



SIDE WALL ELEVATION

(1/8"=1'-0")

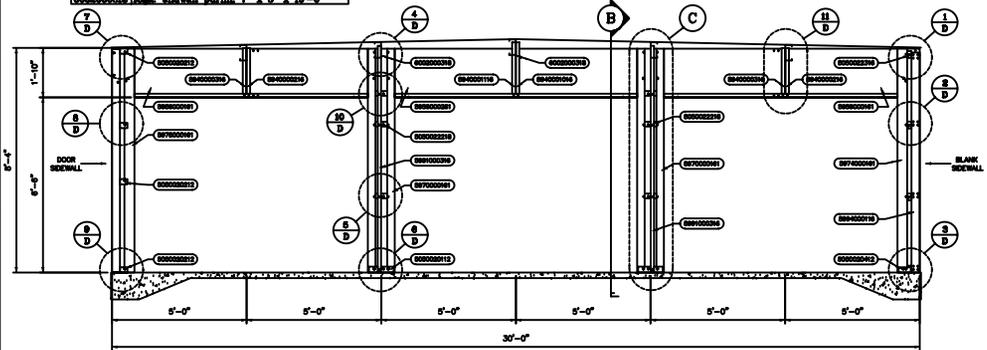
TRACHITE BUILDING SYSTEMS, Inc.
 1166 W. 10th St. Suite 100
 Anchorage, Alaska 99501
 Phone: (907) 561-1111
 Fax: (907) 561-1112
 E-mail: sales@trachite.com
 Web: www.trachite.com



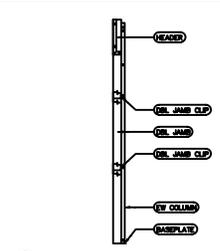
NEW DESIGN MINI-STORAGE SYSTEM FOR
 TRACHITE BUILDING SYSTEMS
 SUN PRIMER, VI.
 TYPICAL FLOOR PLAN & ELEVATIONS

Date: 08/08/06
 Drawn by: JOE
 Check: H.T.S.
 Plot No: P-1234
 Color No: 90-1234

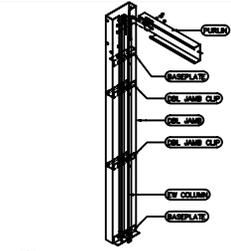
PART # INDEX	
PART #	DESCRIPTION
0000000112	15mm baseplate, double jamb
0000000113	15mm baseplate, corner jamb
0000000114	15mm baseplate, starter jamb
0000000115	15mm baseplate, header bracket
0000000116	15mm double jamb clip
0000000117	15mm starter jamb clip
0000000118	15mm 2" x 5" window jamb anchor
0040000119	15mm LEFT header/purlin bracket 5" / RT
0040000120	15mm RIGHT header/purlin bracket 5" / RT
0040000121	15mm LEFT header/purlin bracket 15" / RT
0040000122	15mm RIGHT header/purlin bracket 15" / RT
0000000123	15mm ST / RT header 5" - 0" arcy
0000000124	15mm ST / RT header 5" - 0" arcy
0070000125	15mm double jamb 5" - 4" arcy
0070000126	15mm starter jamb 15" 5" - 4" arcy
0070000127	15mm str. jamb CTR Palm 5" - 4" arcy
0000000128	15mm endwall column 3.0" x 1.0" 10" / RT
0000000129	15mm blank S.T. column 3.03 x 1.03 x 10" / RT
0000000130	15mm endwall purlin 7" x 5" x 10" - 0"



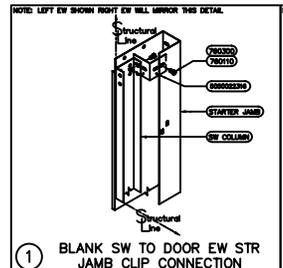
(A) 30' ENDWALL CLOSET W/ 10-0 DOORS (INTERIOR VIEW)



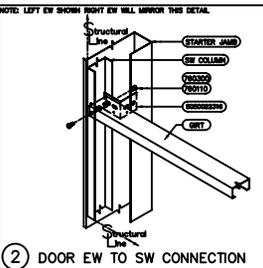
(B) ENDWALL CLOSET SECTION



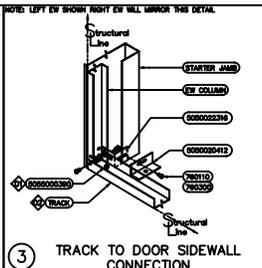
(C) ENDWALL CLOSET SECTION



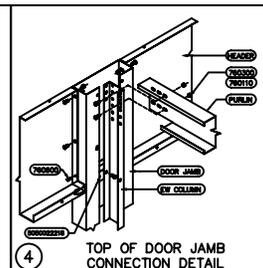
(1) BLANK SW TO DOOR EW STR JAMB CLIP CONNECTION



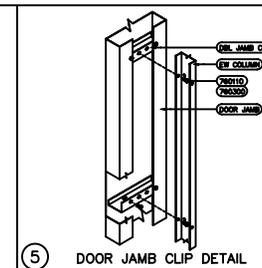
(2) DOOR EW TO SW CONNECTION



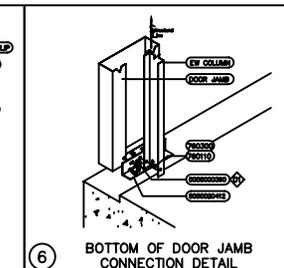
(3) TRACK TO DOOR SIDEWALL CONNECTION



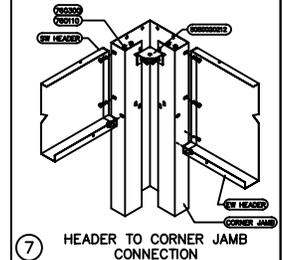
(4) TOP OF DOOR JAMB CONNECTION DETAIL



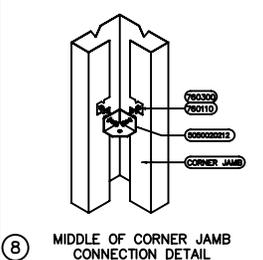
(5) DOOR JAMB CLIP DETAIL



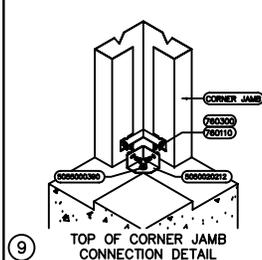
(6) BOTTOM OF DOOR JAMB CONNECTION DETAIL



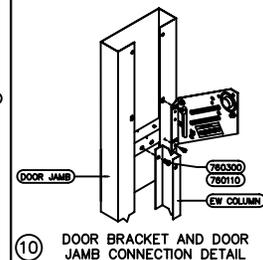
(7) HEADER TO CORNER JAMB CONNECTION



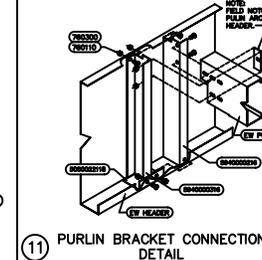
(8) MIDDLE OF CORNER JAMB CONNECTION DETAIL



(9) TOP OF CORNER JAMB CONNECTION DETAIL



(10) DOOR BRACKET AND DOOR JAMB CONNECTION DETAIL



(11) PURLIN BRACKET CONNECTION DETAIL

REVISION	DATE

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END WALL ELEVATIONS

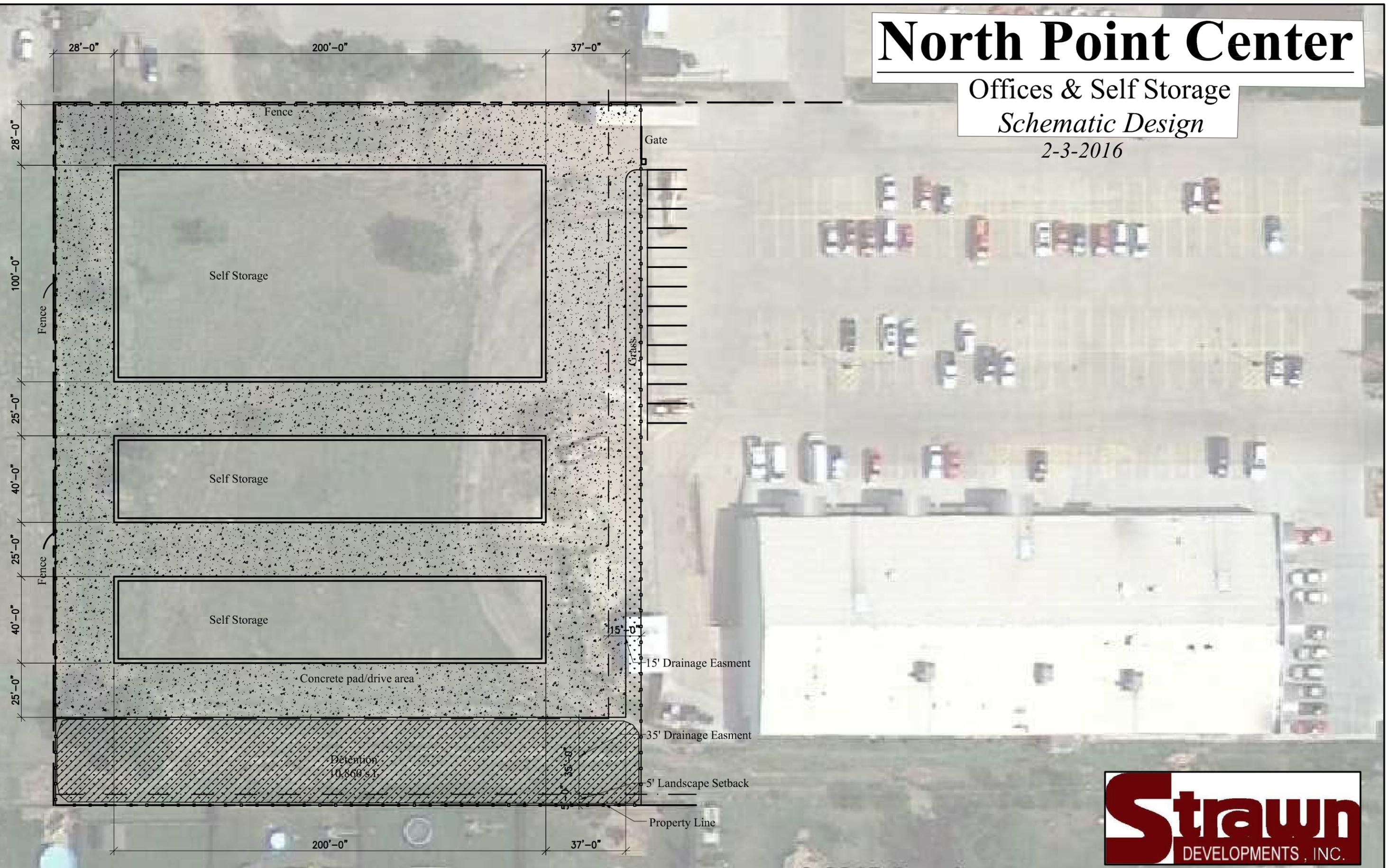
Date: _____
 Drawn by: _____
 Scale: 1/8" = 1'-0"
 Plot No.: _____
 Order No.: _____
 Sheet No.: _____

North Point Center

Offices & Self Storage

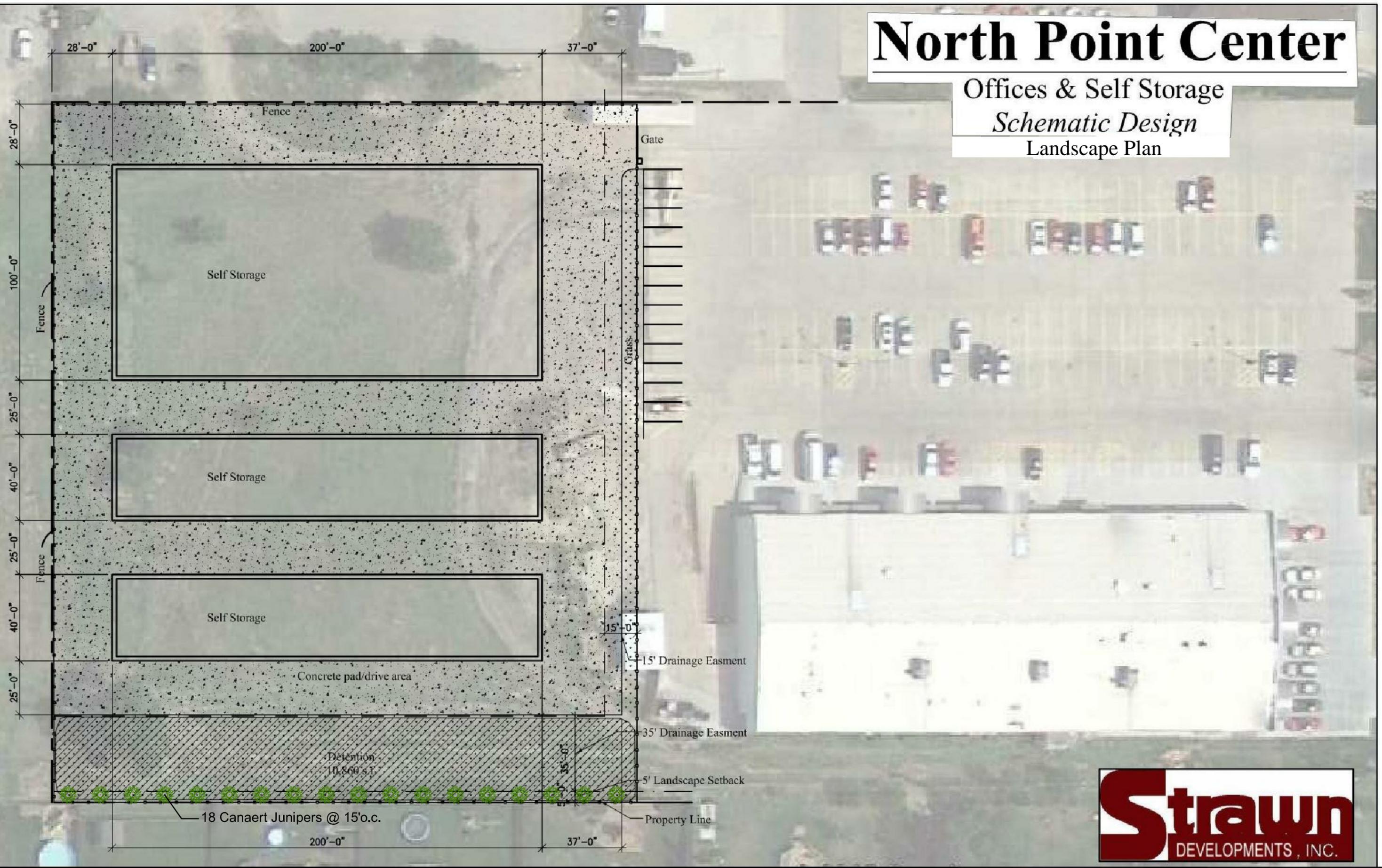
Schematic Design

2-3-2016



North Point Center

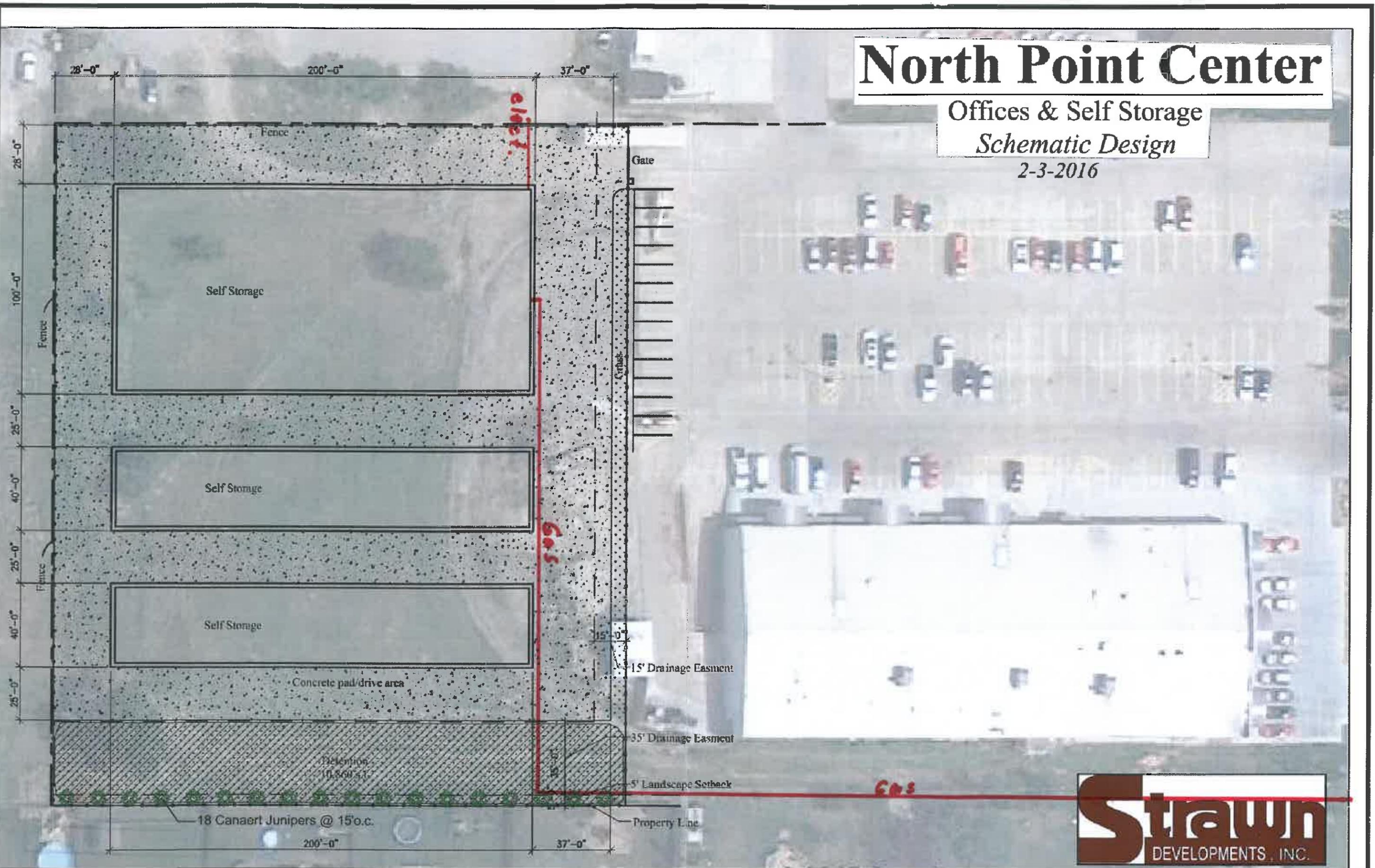
Offices & Self Storage
Schematic Design
Landscape Plan



North Point Center

Offices & Self Storage
Schematic Design

2-3-2016





Planning and Development Department
 PO Box 1567
 Hutchinson KS 67504-1567
 620-694-2639 (ph) // 620-694-2673 (fax)

Comments For: 2803 N Lorraine St, Hutchinson, Kansas
 16-CUP-02: Request for a conditional use permit for a climate controlled self-storage facility in the C-4 District

On March 8, 2016, the Development Review Committee provided the following comments on the above-referenced conditional use permit application, which was submitted to the City on February 16, 2016.

Planning and Development Department Comments

1. General

- a. Permits contingent on platting. Conditional use permit approval and building permit issuance are contingent upon approval of the North Pointe Final Plat.
- b. Conditional use permit approval. The conditional use permit must be reviewed by the Hutchinson Planning Commission and approved by the Hutchinson City Council prior to the issuance of a building permit. The public hearing with the Planning Commission will be held at **5:00 p.m., April 5, 2016, at Hutchinson City Hall.** The City Council meeting is tentatively set for **9:00 a.m., April 19, 2016,** at Hutchinson City Hall. The owner, applicant, or representative must attend the Planning Commission meeting. Attendance at the City Council meeting is strongly encouraged.
- c. Planning staff recommendation. Planning staff recommends approval of the conditional use permit subject to the revisions noted below.
- d. Conformance. If approved by the Hutchinson City Council, construction shall conform to the approved plans. Changes to the plans shall be submitted to the Planning and Development Department for approval prior to making the changes in the field. Significant changes to the approved plans will require submission of a new conditional use permit application and approval by the Planning Commission and City Council.

2. Sign Permit: Permit required. Following approval of the conditional use permit, a sign permit shall be obtained prior to installing any new signs. Signs shall meet the requirements of the Hutchinson City Code, Sec. 27-801 et seq. (Sign Regulations).

3. **Fence Height and Materials: What is the proposed height and type of fence (for example, wrought iron, decorative aluminum, chain link, wood privacy, etc.). Will the same fencing be installed on all four sides? Please indicate on the site plan or provide a written description.**

4. **Parking Spaces:** According to the zoning regulations, 4 parking spaces are required for the mini-storage facility. The site plan shows 13 spaces, but they will be on the adjacent lot, and they are currently marked as "Government Parking Only." A minimum of four spaces are required for exclusive use of the mini-storage lot. Since either lot could be sold in the future, to protect the interests of future owners, the City will require that a **shared parking agreement or parking easement** for the

2803 N. Lorraine St.

16-CUP-02: Conditional Use Permit for a Climate-Controlled Self-Storage Facility in the C-4 District

mini-storage parking be filed at the Register of Deeds. **This will need to be completed prior to the issuance of a building permit.**

4. Comments from other departments

a. Kim Forbes, Fire Chief:

A water line and two fire hydrants capable of delivering up to 6,000 gallons of water per minute are required for this development. The Fire Department will work with the developer on placement of the fire hydrants. Show the proposed water line and fire hydrant locations.

b. Jeff Peterson, Interim Director of Engineering:

A drainage study shall be submitted to the City for review and shall be approved prior to the issuance of a building permit. A 20' utility easement needs to be provided on the north side of the property.

c. Barry Becker, Asst. to Director of Public Works:

A drainage study needs to be provided. Are there going to be offices? If so, water will need to come from 30th Avenue or Lorraine Street.

d. Meryl Dye, Assistant City Manager: No comment.

Entered by:

Date:



March 8, 2016

Casey A. Jones, AICP, CFM

Senior Planner

CaseyJ@hutchgov.com

620-694-2667



Planning & Development Department
PO Box 1567
Hutchinson KS 67504-1567

COMMENT FORM

Rec'd 3-14-16

Project: **#16-CUP-02: 2803 North Lorraine Street**
Request for a conditional use permit for a climate controlled self storage facility

Members of the public are always encouraged to attend hearings and provide comments. The purpose of this form is to make it easy for people who are unable to attend the public hearing to provide comments on a project.

I have reviewed the proposed project and have the following comments:

We reside at 1300 E. 28th, directly south of the proposed storage facility. Our main concerns are regarding our privacy since our backyard faces the facility. We appreciate the juniper trees being planted. That will be helpful. What kind of fence will be built on the south side of the property? What will the lighting be and how will it be directed away from our property? What are the hours of operation?

(Attach additional pages if needed.)

Sally Horning
Signature of owner or authorized representative

3/13/16
Date

In order to have your comments included in the staff report, please return this form by:

Friday, March 25, 2016 to:

By mail
City of Hutchinson
Planning & Development Department
PO Box 1567
Hutchinson KS 67504-1567

In person
Hutchinson City Hall
Planning & Development Department
125 E. Avenue B
Hutchinson, Kansas

By E-mail
charlene@hutchgov.com
By fax
(620) 694-2673 ATTN: Planning

If you have any questions, please contact the Hutchinson Planning Department at 620-694-2639.