



AGENDA
PLANNING COMMISSION
 Tuesday, September 6, 2016 – 5:00 PM
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 August 16, 2016.

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

4. PLANNING COMMISSIONER TRAINING – Conflict of Interest (Paul Brown, City Attorney)

5. PUBLIC HEARINGS

- a. **16-ZA-08:** Request for a change in zoning for a 27.9-acre tract, Parcel ID Number 1392900001006000, located to the South and West of 1701 E Blanchard Ave from C-4 Special Commercial District and TA Transitional Agricultural Rural District to I-2 Industrial District (Owner/Applicant: Keith Bauer, KB Enterprises of Hutchinson LLC)
(Staff Representative: Casey Jones, Senior Planner)
- b. **16-ZA-07:** Request for amendments to the Hutchinson Zoning Regulations pertaining to wireless communication facilities.
(Staff Representative: Jana McCarron, Planning & Development Director)

6. NEW BUSINESS

- a. **Comprehensive Plan Update**

7. UPCOMING CASES

- a. **16-SDP-06** – Preliminary Plat for the Hampton East Addition
- b. **16-ZA-09** – Red Barn Reflections Rezone (R-3 to TA)

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	Aaron Barlow	620-259-4198



1. **ROLL CALL**

The Planning Commission meeting was called to order at 5 PM by Jana McCarron, Planning and Development Director, with the following members present: Harley Macklin, Todd Carr, Mark Woleslagel, Tom Hornbeck, Terry Bisbee, Robert Obermite, and Darryl Peterson. Ken Peirce and Janet Hamilton were absent. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; and Stephanie Stewart, Planning Technician.

Since neither the Chairperson nor the Vice-Chairperson were present at the commencement of the meeting, Obermite nominated Bisbee to serve as acting chair, seconded by Woleslagel, passed unanimously.

2. **APPROVAL OF MINUTES**

The minutes of the July 19, 2016, meeting were approved on a motion by Carr, seconded by Peterson, passed unanimously.

3. **CORRESPONDENCE & STAFF REPORTS**

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

4. **NEW BUSINESS**

4a. **16-CTY-02: Hutchinson Area of Influence (Designated Notification Area).**

McCarron explained to the Commission that the County had approached the City asking if they would be interested in designating an area of influence for future development. City staff then came together and discussed what areas the City would be interested in receiving notifications of proposed development. The final map was taken to the County for comments. Discussion ensued.

Hamilton arrived at 5:07.

A recommendation for approval to the City Council of a map establishing an Area of Influence Notification in portions of Reno County located near the City with an emphasis on timely notification by the County for Planning Commission review was made on a motion by Hornbeck, seconded by Woleslagel, passed unanimously.

4b. **Study Session: 16-ZA-07: Proposed Wireless Communication Facility Ordinance**

(The public hearing will be September 6, 2016)

Jones explained the draft proposal to amend the current Wireless Communication Facility Ordinance per changes to the State Statute. Staff is proposing to no longer require conditional use permits for wireless communication facilities and make them administration reviews. Discussion ensued.

4c. **2016 Planning Commissioner Training**

- 1) Module 4: Conflict of Interest – City Attorney, Paul Brown, was unavailable for tonight's meeting so it was postponed.
- 2) Module 10: Subdivisions - complete

5. **UPCOMING CASES**

5a. **16-ZA-08: Rezone from C-4 Special Commercial District and TA Transitional Ag Rural District to I-2 Industrial District by Keith Bauer, for Sun Valley, Inc. Truck Shop for equipment, outside repairs and parking.**

Jones informed the commission on the upcoming case and the location.

6. **ANNOUNCEMENTS**

6a. **2017-2037 Comprehensive Plan**

McCarron stated the first section drafts will be brought to the Commission starting September 20, 2016. She recommended taking the survey if they have not.

7. **OPEN COMMENTS FROM THE AUDIENCE** – None.

8. **ADJOURNMENT** – The meeting adjourned at 6:00 PM.

Respectfully Submitted,
Stephanie Stewart, Planning Technician

Approved this _____ day of _____, 2016

Attest:_____



125 E Avenue B | Hutchinson KS 67501
620.694.2639

Staff Report

Planning Commission

PC Agenda Item #: 5a.

Planning & Development Department

Case: 16-ZA-08

August 17, 2016

Hearing Date: Sept. 6, 2016

REQUEST:

Zoning Amendment (Rezone from C-4 and TA to I-2)

Staff

Staff Representative:

Casey Jones, AICP, CFM
Senior Planner *cg*

Subject Property: 00000 E Blanchard Ave, PIN #1392900001006000



Application Information

Applicant:

Keith Bauer
KB Enterprises of Hutchinson KS
LLC
PO Box 1942
Hutchinson KS 67504

Property Owner:

Same as above.

Surveyor:

Alpha Land Surveys
216 W 2nd Ave
Hutchinson KS 67501

Architect/Engineer:

Mann & Company, P.A.
1703 Landon St Ste B
Hutchinson KS 67502

Application Materials:

[Link to Application Materials](#)

Concurrent Applications:

None yet submitted.

STAFF RECOMMENDATION: Approval

MOTION:

Recommend (approval / denial) to City Council of Zoning Amendment request number 16-ZA-08 for rezone of 27.987 acres of land located to the West and South of 1701 East Blanchard Avenue, from *C-4 Special Commercial District* and *TA Transitional Agricultural Rural District* to *I-2 Industrial District* based upon due consideration of the factors required for approval and a finding that said factors are met / not met.

PROJECT SUMMARY:

Request to rezone the property legally described as contained in "Exhibit A" from C-4 and TA to I-2 for the purpose of constructing a truck repair shop with an outdoor truck and trailer storage area.

Zoning

Zoning:

Current zoning is C-4 and TA.

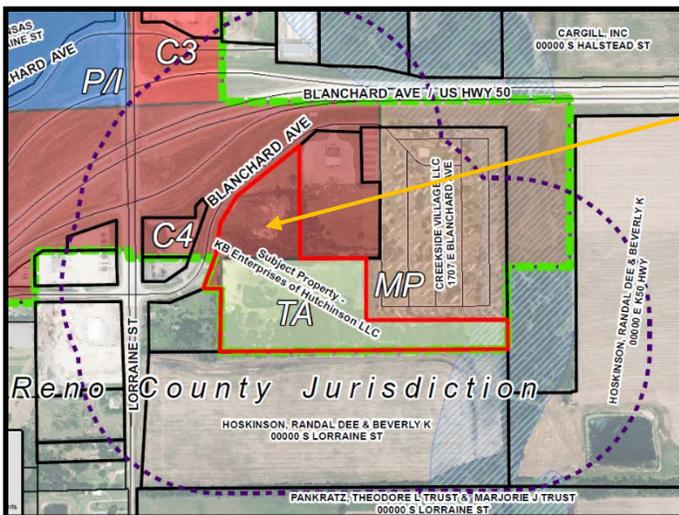
Comprehensive Plan Designation:

Commercial and Manufactured Homes

Subdivision:

This property is not platted.

LOCATION MAP:



Subject Property



Notice & Review

Development Review:

8/9/2016 (Exhibit B)

Public Hearing Notice Published:

8/15/2016 (*Hutchinson News*)

Property Owner Notice:

14 owners, 18 properties –
7/27/2016

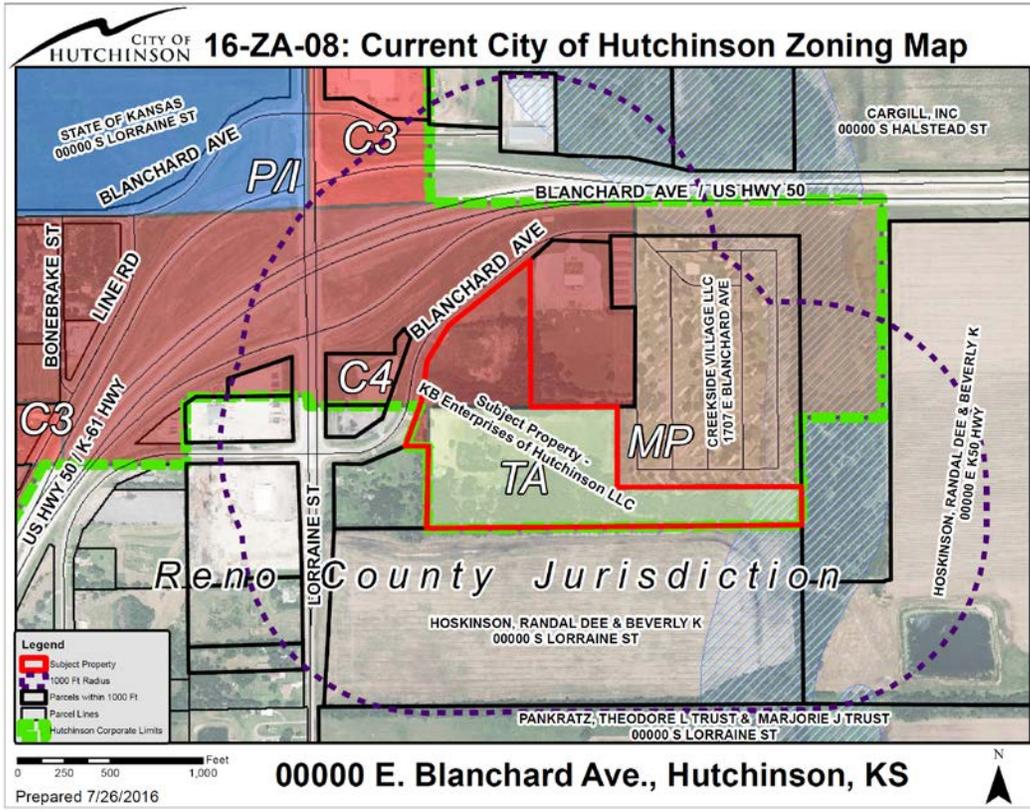
Next Steps:

City Council – 10/4/2016

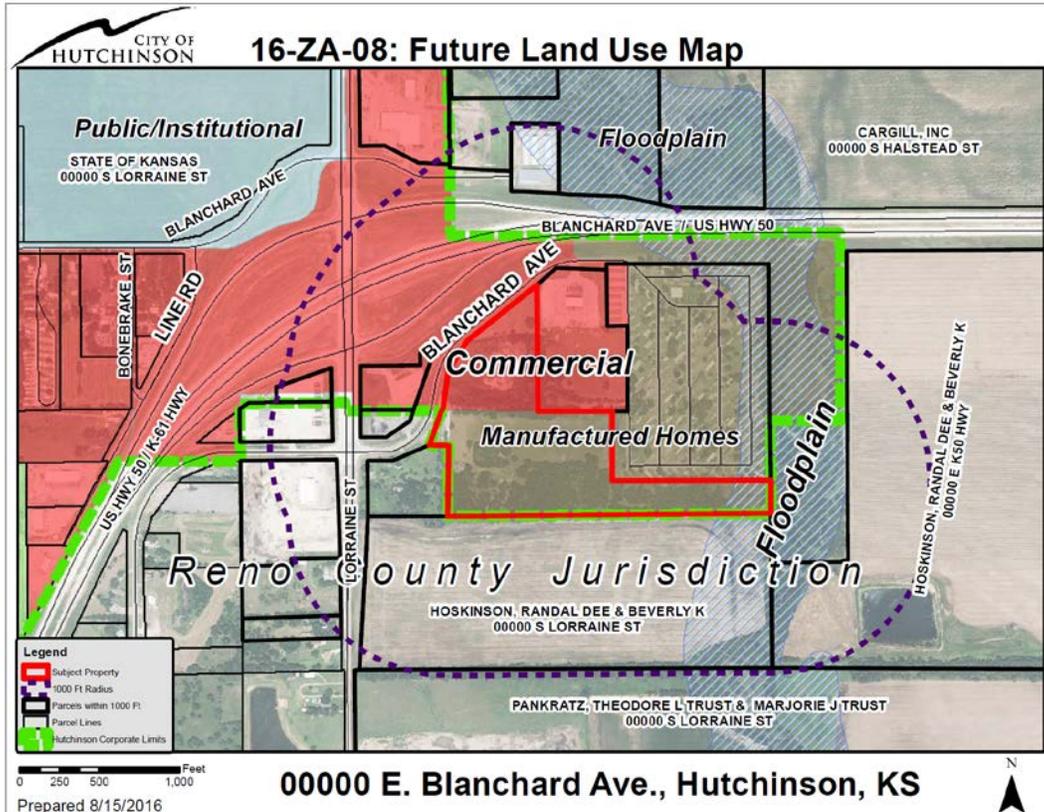
ANALYSIS OF FACTORS REQUIRED FOR APPROVAL OF ZONING AMENDMENT REQUESTS:

Factor	Analysis	Finding																		
1. Character of the neighborhood	The subject property is located on a highway frontage street adjacent to the city limits. A truck wash (formerly a truck stop) is the adjacent use to the East. Creekside Village Mobile Home Park is also located to the East. The applicant currently operates a truck repair shop at 2201 S Lorraine St, which is to the West of the subject property.	<input checked="" type="checkbox"/> Met																		
2. Current zoning and uses of nearby property	<table border="1"> <thead> <tr> <th>Location</th> <th>Zoning</th> <th>Use</th> </tr> </thead> <tbody> <tr> <td>Subject Property</td> <td>C-4 and TA</td> <td>Vacant land</td> </tr> <tr> <td>North</td> <td>County Zoning</td> <td>US Hwy 50</td> </tr> <tr> <td>South</td> <td>AG (County)</td> <td>Agricultural land</td> </tr> <tr> <td>East</td> <td>C-4 and MP</td> <td>Truck wash; Manufactured home park</td> </tr> <tr> <td>West</td> <td>C-4, R-2 (County) and R-1 (County)</td> <td>Storage building and outdoor storage yard for a rock crushing and grading business; Truck repair shop; Single family dwelling</td> </tr> </tbody> </table>	Location	Zoning	Use	Subject Property	C-4 and TA	Vacant land	North	County Zoning	US Hwy 50	South	AG (County)	Agricultural land	East	C-4 and MP	Truck wash; Manufactured home park	West	C-4, R-2 (County) and R-1 (County)	Storage building and outdoor storage yard for a rock crushing and grading business; Truck repair shop; Single family dwelling	<input checked="" type="checkbox"/> Met
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West	C-4, R-2 (County) and R-1 (County)	Storage building and outdoor storage yard for a rock crushing and grading business; Truck repair shop; Single family dwelling																		
3. Suitability of the property for its current zoning and use	The property is more suited to industrial uses than to commercial uses given the character of the neighborhood. The proposed truck repair business is not a permitted use in the C-4 District, which is the current zoning designation of the property.	<input checked="" type="checkbox"/> Met																		
4. Extent of detrimental effects to nearby properties if the application were approved	No detrimental effects are anticipated.	<input checked="" type="checkbox"/> Met																		
5. Length of time the property has remained vacant	Unknown. The property has been vacant for many years.	<input checked="" type="checkbox"/> Met																		
6. Relative gain to the public health, safety and welfare compared to the hardship imposed upon the landowner if the application were denied	<p><u>Health, safety, and welfare:</u> The zoning change will have no impact on public health, safety, and welfare.</p> <p><u>Landowner hardship:</u> The owner would be unable to move his existing business to this location and would need to search for other potential locations for development.</p>	<input checked="" type="checkbox"/> Met																		
7. Conformance of this request to the Comprehensive Plan	The 2005-2010 Comprehensive Plan calls for commercial uses and manufactured homes on this property. The proposed use can be categorized as light industrial.	<input checked="" type="checkbox"/> Not Met																		
8. Impact on public facilities and utilities	<table border="1"> <tbody> <tr> <td>Streets</td> <td>The property has adequate frontage on Blanchard Avenue. Driveway locations are subject to approval by the Director of Engineering.</td> </tr> <tr> <td>Alleys</td> <td>Not applicable. There are no alleys in this area of the City.</td> </tr> <tr> <td>Sidewalks</td> <td>There are no sidewalks in this area. Sidewalk requirements will be determined during the subdivision review process.</td> </tr> <tr> <td>Water</td> <td>Connection to City water will be required. A City water main is located on the East side of Blanchard Avenue.</td> </tr> <tr> <td>Sewer</td> <td>Connection to City sewer will be required. A City sewer main passes across the subject property. The owner will need to contact the Engineering Department to determine possible connection options.</td> </tr> <tr> <td>Drainage</td> <td>A drainage study will be required as part of the subdivision process.</td> </tr> </tbody> </table>	Streets	The property has adequate frontage on Blanchard Avenue. Driveway locations are subject to approval by the Director of Engineering.	Alleys	Not applicable. There are no alleys in this area of the City.	Sidewalks	There are no sidewalks in this area. Sidewalk requirements will be determined during the subdivision review process.	Water	Connection to City water will be required. A City water main is located on the East side of Blanchard Avenue.	Sewer	Connection to City sewer will be required. A City sewer main passes across the subject property. The owner will need to contact the Engineering Department to determine possible connection options.	Drainage	A drainage study will be required as part of the subdivision process.	<input checked="" type="checkbox"/> Met						
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ZONING MAP:



COMPREHENSIVE PLAN MAP:



PHOTOGRAPHS – Taken 8/1/2016

APPLICANT'S CURRENT BUSINESS LOCATION



APPLICANT'S CURRENT BUSINESS LOCATION



ADJACENT PROPERTY, 1701 E BLANCHARD AVE



VIEW OF PROPOSED LOCATION



VIEW OF PROPOSED LOCATION



VIEW OF PROPOSED LOCATION



EXHIBITS:

- A. Legal Description**
- B. Development Review Committee Comments**
- C. Table of Land Use Categories Zoning District Comparison**

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

A portion of the Northwest Quarter of Section 29, Township 23 South, Range 5 West of the 6th Principal Meridian, Reno County, Kansas described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence North 89°27'09" East (basis of bearing is NAD83 Grid Kansas South Zone) along the North line of said Northwest Quarter 1211.12 feet (record 1211.10 feet); thence South 00°31'02" East 249.74 feet (record 249.58 feet) to the Southeasterly right-of-way line of East Blanchard Avenue for the point of beginning; thence continuing South 00°31'02" East 780.28 feet (record 780.37 feet); thence North 89°27'09" East parallel with the North line of said Northwest Quarter 453.30 feet; thence South 00°31'32" East parallel with the East line of said Northwest Quarter 449.24 feet (record 448.90 feet); thence North 89°27'09" East parallel with the North line of said Northwest Quarter 988.21 feet (record 988.00 feet) to the East line of said Northwest Quarter; thence South 00°31'32" East along the East line of said Northwest Quarter 207.84 feet (record 208.10 feet); thence South 89°27'52" West 2022.95 feet (record 2022.91 feet); thence North 00°41'52" West 447.04 feet (record 447.30 feet); thence South 88°59'13" West 111.96 feet to the Easterly right-of-way line of East Blanchard Avenue; thence North 20°21'30" East along the Easterly right-of-way line of East Blanchard Avenue 253.63 feet (record 252.98 feet); thence North 08°28'21" East along the Easterly right-of-way line of East Blanchard Avenue 227.50 feet (record 227.48 feet); thence North 32°59'44" East along the Easterly right-of-way line of East Blanchard Avenue 222.38 (record 222.42 feet); thence North 51°50'00" East along the Easterly right-of-way line of East Blanchard Avenue 563.31 feet (record 563.46 feet) to the point of beginning, containing 27.987 Acres, subject to any easements of record.



Exhibit B

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

Development Review Committee Comments – 8/9/2016

Bruce Colle, Director of Engineering

The Engineering Department has no objections to this rezoning. We would request a condition of approval that prior to development a formal site plan review, storm water and associated permits be completed prior to issuance of a certificate of occupancy.

Barry Becker, Assistant to the Director of Public Works

No comments.

Trent Maxwell, Building Official

No comments.

Use Category	Use Type	ZONING											DISTRICTS								
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Manufactured home parks	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
	Multiple family dwellings	-	-	-	-	C	P	-	-	P	P	P	P	P	P	P	S	-	-	-	-
	Single family attached dwellings / Townhomes	-	-	-	C	P	P	-	-	P	P	C	C	C	C	C	C	-	-	-	-
	Single family detached dwellings	P	P	P	P	P	P	P	-	P	C	C	C	C	C	-	C	-	-	-	-
	Two family dwellings / Duplexes / Twin homes	-	-	C	C	P	P	-	-	P	C	C	C	C	C	C	C	-	-	-	-
	Upper story housing	-	-	-	-	-	-	-	-	C	-	-	-	-	-	C	P	-	-	-	-
Residential Commercial/ Institutions	Adult care homes	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	C	-	-	-	-
	Adult family homes	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	C	-	-	-	-
	Assisted living facilities	C	C	C	C	C	C	-	-	P	P	S	S	S	S	S	S	-	-	-	-
	Bed and breakfasts	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	C	-	-	-	-
	Boarding and rooming houses	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	C	-	-	-	-
	Convents	C	-	C	C	C	C	-	-	P	P	C	C	C	C	C	C	-	-	-	-
	Dormitories	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	C	-	-	-	-
	Emergency shelters	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	C	-	-	-	-
	Fraternity and sorority houses	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	C	-	-	-	-
	Group boarding homes	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	C	-	-	-	-
	Hospices	C	C	C	C	C	C	-	-	P	S	S	S	S	S	S	S	-	-	-	-
	Monasteries	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	C	-	-	-	-
	Nursing homes	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	C	-	-	-	-
	Retirement homes	C	C	C	C	C	C	-	-	P	P	S	S	S	S	S	S	-	-	-	-
Transitional housing	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	C	-	-	-	-	
Institutional and Civic Uses																					
Community Services and Civic Uses	Animal shelters (public)	C	-	-	-	-	-	-	-	C	P	C	C	C	C	C	C	P	P	P	-
	Bus/transit garages	C	-	-	-	-	-	-	-	-	P	C	C	C	C	C	C	-	P	P	P
	Cemeteries	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
	Churches, synagogues, temples and similar uses	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C	-	-	-
	Columbarium	P	-	-	-	-	-	-	-	P	P	S	S	S	S	S	S	-	-	-	-
	Community centers and buildings	P	-	-	-	C	C	C	C	P	P	P	C	C	C	C	C	C	-	-	-
	Fire and rescue facilities	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-
	Fraternal organizations	C	-	-	-	C	C	-	-	P	P	P	P	P	P	P	P	C	S	S	S
	Governmental offices and necessary secondary uses	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P
	Hospitals	C	-	-	-	-	-	-	-	C	P	P	P	P	P	P	P	C	-	-	-
	Law enforcement centers including office spaces and holding areas	C	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
	Libraries and museums	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	C	C	C
	Planetariums	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-
	Senior citizen centers	P	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	-	-
Treatment, Rehabilitation and Incarceration Facilities	Correctional facilities (public)	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-
	Drug and alcohol rehabilitation centers	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-
	Half-way houses	-	C	C	C	C	C	-	-	-	C	C	C	C	C	C	C	-	-	-	-
	Jails	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
	Juvenile detention centers	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
Day Care and Educational Institutions	Prisons	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
	Adult day care facilities	C	C	C	C	C	C	C	-	C	P	-	-	-	-	-	-	-	-	-	-
	Child care centers	S	-	-	C	C	C	S	-	S	S	S	S	S	S	S	S	-	S	S	S
	Colleges and universities	C	C	C	C	C	C	-	-	C	P	C	C	C	C	C	C	-	-	-	-
	Licensed day care homes and licensed group day care homes (as a principal use)	S	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	-
	Licensed day care homes and licensed group day care homes (as a home occupation)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Preschools	C	C	C	C	C	C	S	-	S	S	S	S	S	S	S	S	-	-	-	-	

Use Category	Use Type	ZONING											DISTRICTS								
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Public and private schools (K-12)	C	C	C	C	C	C	-	-	C	P	C	C	C	C	C	C	-	-	-	-
	Trade, career and technical schools	-	C	C	C	C	C	-	-	C	P	C	C	C	C	C	C	C	C	C	-
Public Parks and Open Space	Arboretums	P	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-	-	-	-
	Athletic fields	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-
	Dog parks (not racing)	P	C	C	-	-	-	-	C	C	P	C	C	C	C	C	C	C	C	C	-
	Nature centers	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
	Public parks, trails, picnic areas and playgrounds	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C	-
	Public pools and water parks	P	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	-	-	-	-
	State Fair grounds	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
	State Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Public and Private Utilities	Amateur radio towers and antennae taller than 50 feet – see Sec. 27-922	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Amateur radio towers and antennae 50 feet and below – see Sec. 27-922	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Natural gas depots	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Oil exploration and extraction	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Public works facilities and related storage and maintenance garages	C	-	-	-	-	-	-	-	-	P	C	C	C	C	P	C	P	P	P	-
	Radio and tower transmitters (no offices)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Telecommunication Facilities	C	C	C	C	C	C	-	-	C	C	C	C	S	S	C	C	P	P	P	C
	Wind energy conversion systems (small) – see Sec. 27-923	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Wind energy conversion systems (commercial/utility grade) – see Sec. 27-924	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	
Wireless telecommunication facilities and equipment – see Sec. 27-921	Refer to Section 27-921, Wireless Communication Facilities.																				
Retail, Services and Commercial Uses																					
Adult Uses	Adult entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Animal Care	Animal boarding, animal shelters and kennels	P	-	-	-	-	-	-	-	C	-	-	S	P	P	S	-	P	P	P	-
	Pet cemeteries	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Pet crematoriums	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Pet grooming	P	-	-	-	-	-	-	-	C	-	-	P	P	P	P	S	P	P	P	-
	Pet training	P	-	-	-	-	-	-	-	C	-	-	S	S	S	S	S	P	P	P	-
	Veterinary clinics and hospitals	P	-	-	-	-	-	-	-	C	-	C	C	C	C	C	C	C	P	P	P
Business and Household Services	Building maintenance and cleaning services	S	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	P	-
	Copying, printing, mailing and packaging services	-	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	P	-
	Lawn, garden and yard maintenance services	S	-	-	-	-	-	-	-	S	-	-	-	P	-	-	-	P	P	P	-
	Locksmiths and key duplication	-	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	P	-
	Pest control services	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	P	P	P	-
	Small appliances and household equipment repair	S	-	-	-	-	-	-	-	S	-	-	-	P	P	P	P	P	P	P	-
	Well drilling or septic tank cleaning services	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	P	P	P	-
Financial Services	Banks	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Brokerages	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Credit unions	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Insurance offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	-	-
	Financial advisory services	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	-	-
	Specialty loan services	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
Food And Beverage Services	Banquet and reception facilities	-	-	-	-	-	-	-	-	S	-	P	P	P	P	P	P	-	-	-	-
	Brew pubs and micro-breweries	-	-	-	-	-	-	-	-	-	-	-	S	S	S	P	-	-	-	-	-
	Catering services	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Class A clubs	C	-	-	-	C	C	-	-	P	P	C	C	P	P	P	S	S	S	S	-

Use Category	Use Type	ZONING											DISTRICTS								
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Class B clubs	-	-	-	-	-	-	-	-	-	-	C	S	P	P	C	-	-	-	-	
	Coffee houses and coffee shops	-	-	-	-	-	-	-	-	P	-	P	S	P	P	S	-	-	-	-	
	Coffee kiosks	-	-	-	-	-	-	-	-	-	-	S	S	P	P	S	-	-	-	-	
	Demonstration kitchens (not catering)	-	-	-	-	-	-	-	-	P	-	S	P	P	P	P	-	-	-	-	
	Donut and pastry shops	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	S	-	-	-	
	Drinking establishments, taverns and bars	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	-	-	-	
	Restaurants with drive-in service or drive-through windows	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	-	
Restaurants with no drive-in service and no drive-through windows	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	S	-	-	-		
General Commercial	Antiques and collectibles stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Art galleries	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	
	Arts and crafts stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Artisan shops	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Bicycle sales and services	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Book stores, and music and musical instrument stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Bridal sales and services	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Camping equipment sales	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	-	-	
	Candy stores, candy makers and kitchens	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Clothing, accessories, and costume sales and rental	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Computer hardware and software sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Crematoriums	C	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	P	P	P	
	Dance studios and schools	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	
	Department stores	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	
	Drug stores and pharmacies	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	-	-	-	
	Dry cleaners	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	P	P	P	
	Electronics and appliances sales and service	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	
	Equipment sales and rental businesses (indoors)	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	
	Exercise equipment sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Fabric and sewing supply stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Firearms and ammunition sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	
	Florists	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Food store, including bakeries, meat lockers, butchers, deli, and specialty markets, but not a full-service grocery	-	-	-	-	-	-	-	-	P	-	-	C	P	P	P	C	-	-	-	
	Funeral homes and mortuaries	C	-	-	-	-	-	-	-	-	-	-	P	P	P	C	C	P	P	P	
	Garden center	C	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	-	-	-	
	Gift stores, novelty and souvenir stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	
	Glassblowers	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	S	P	P	P	
	Grocery stores and supermarkets	-	-	-	-	-	-	-	-	C	-	-	C	C	P	P	C	-	-	-	
	Hair salons, barber shops, beauty salons and nail salons	-	-	-	-	-	-	-	-	P	-	C	P	P	P	P	P	-	-	-	
	Hardware stores	-	-	-	-	-	-	-	-	C	-	-	C	P	P	P	C	-	-	-	
	Heating and cooling sales and services	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	
	Home furnishings stores, including paint and wall coverings, lamps and lighting, flooring materials and draperies	-	-	-	-	-	-	-	-	P	-	-	-	C	P	P	C	P	P	P	
Kitchenware sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-		
Lawn and garden equipment sales and service	C	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	-	-	-		

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
Office Uses	Medical clinics including general practice and specialty care	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	P	-
	Rehabilitation facilities including out-patient services	C	-	-	-	-	-	-	-	P	S	C	C	P	P	P	P	P	P	P	-
	Accountant and investment counseling	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Business offices and call centers	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Consultant offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Contractors' offices with no equipment storage	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	P	-
	Counselors, psychiatrists, psychologists and social workers offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Design offices including architects, engineers, community planners, landscape architects, land surveyors and interior designers	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Lawyer/attorney offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Insurance and real estate agencies and offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Optical sales and services	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Photographic studios	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
Radio and television studios (not transmitter towers)	C	-	-	-	-	-	-	-	C	S	S	S	P	P	P	C	S	S	S	-	
Utility and telephone company offices	-	-	-	-	-	-	-	-	P	-	S	S	P	P	P	C	S	S	S	-	
Recreational Commercial	Amusement parks	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	
	Bingo parlors	-	-	-	-	-	-	-	-	C	-	-	C	P	P	P	-	-	-	-	
	Bowling alley	-	-	-	-	-	-	-	-	C	-	-	-	C	P	P	-	-	-	-	
	Commercial stables	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	
	Commercial swimming pools	-	-	-	-	-	-	-	-	C	-	-	C	C	C	C	-	-	-	-	
	Public and private golf courses	C	-	-	-	-	-	-	-	C	C	-	C	C	C	C	C	-	-	-	
	Golf driving ranges	C	-	-	-	-	-	-	-	C	C	-	C	C	C	C	-	-	-	-	
	Gun clubs	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	
	Gymnasiums (other than school)	-	-	-	-	-	-	-	-	C	C	-	C	P	P	P	C	C	C	C	
	Health clubs and spas including YMCA and YWCA	-	-	-	-	-	-	-	-	C	C	-	C	P	P	P	C	C	C	C	
	Miniature golf courses	C	-	-	-	-	-	-	-	C	-	-	C	P	P	C	C	-	-	-	
	Race tracks	C	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	P	P	P	
	Recreational vehicle parks (RV parks)	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	
	Roller and ice skating rinks	-	-	-	-	-	-	-	-	C	-	-	C	C	P	C	C	C	C	C	
	Sports arenas	C	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	C	C	C	
Stadiums	C	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	C	C	C		
Video arcades	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	C	-	-	-		
Vehicular Commercial	Boat dealers, sales, rental and leasing	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	P		
	Motor vehicle repair, painting and body shops	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C		
	Motor vehicle dealers, sales, rental and leasing	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P		
	Motor vehicle washes, self-services or automatic	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C		
	Motorcycle dealers, including moped and scooters	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P		
Recreational vehicle sales and rentals	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P			
Industrial Uses																					
Research and Development	General research facilities	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	C	C	P	
	Scientific research laboratories	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	C	C	P	
Warehousing and Storage	Bulk materials or machinery storage (fully enclosed)	-	-	-	-	-	-	-	-	P	-	-	-	-	C	C	-	P	P	-	
	Bus garages and bus repair shops	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	C	C	P	
	Self-service storage facilities (mini warehouses)	-	-	-	-	-	-	-	-	P	-	-	-	-	C	C	-	P	P	-	
	Storage facilities and outdoor storage yards	-	-	-	-	-	-	-	-	S	-	-	-	-	C	C	-	P	P	-	



125 E Avenue B |
Hutchinson KS 67501
620.694.2639

Staff Report
Planning Commission

PC Agenda Item #: **5b.**
Planning & Development Department

Case: 16-ZA-07

August 31, 2016

Hearing Date: September 6, 2016

REQUEST:

Zoning Ordinance Amendment : §27-921, Wireless Communication Facilities §27-1207, Zoning Certificates

Staff

Staff Representative:
Jana McCarron, AICP
Planning & Development Director

WIRELESS COMMUNICATION FACILITIES (WCF)



Beaverton OR



Hutchinson KS

Application Information

Applicant:
Staff

Application Materials:
None

Concurrent Applications:
None

STAFF RECOMMENDATION: CANCEL & WITHDRAW APPLICATION

MOTION:

Accept Staff's recommendation to cancel the Public Hearing and accept the withdrawal of the application for Case #16-ZA-07 requesting amendments to §27-921 and §27-1207 of the Hutchinson *Zoning Regulations* pertaining to wireless communication facilities.

UPDATE:

Staff is requesting withdrawal of this application based upon the advice of the City Attorney. A new public hearing will be held, if needed, once ramifications of the changes to State Statute are better known.

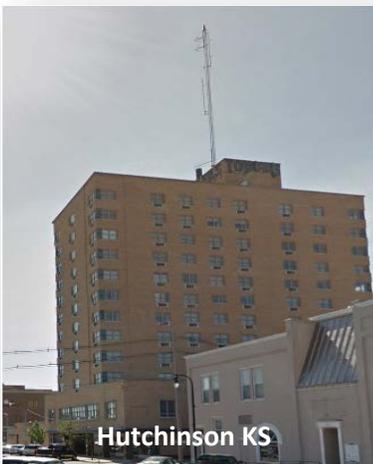
Zoning

Zoning:
All Zoning Districts

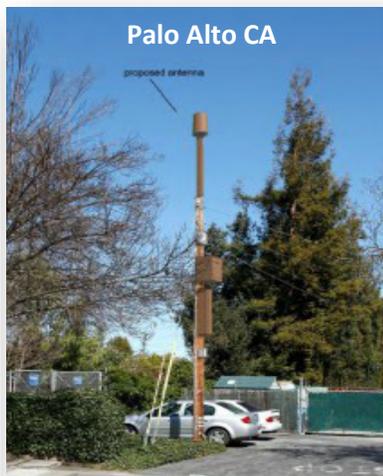
Comprehensive Plan Designation:
N/A

Subdivision:
Various

WCF EXAMPLES



Hutchinson KS



Palo Alto CA

Notice & Review

Development Review:
06/15/2016

Public Hearing Notice Published:
08/15/2016 (*Hutchinson News*)

Previous Commission Action:
Study Session – 08/16/2016

Next Steps:
NONE. This application has been withdrawn.