



AGENDA  
PLANNING COMMISSION

Tuesday June 9, 2020 – 5:30 PM

Via Zoom: <https://us02web.zoom.us/j/4350737335>  
or via Phone: 312-626-6799, Meeting ID: 435 073 7335

1. ROLL CALL

- Richardson (Chair)
- Leuenberger
- Vacant
- Gamber
- Vacant
- Peterson
- Bisbee
- Roberts-Ropp
- Swearer (Vice Chair)

2. APPROVAL OF MINUTES – Meeting of March 10, 2020

3. CORRESPONDENCE & STAFF REPORTS – Motion to accept correspondence and staff reports into the official record.

4. PUBLIC HEARINGS

a. ZA20-000001 – Text Amendment: Research and Development Uses

Request to amend Section 27-406.C. (Use Table – Industrial & Other) and 27-406.C.6. (Research and Development Design Standards & Use Restrictions) of the *Hutchinson Zoning Regulations*, concerning regulations related to Research & Development Uses.

*(Staff Representative: Ryan Hvitløk, Director of Planning & Development)*

*Action: Motion to recommend (approval / modification and approval / denial) to the City Council of Zoning Amendment request number ZA20-000001 for amendments to §27-406.C. and 27-406.C.6. of the Hutchinson Zoning Regulations pertaining to Research & Development Uses.*

5. NEW BUSINESS - None

6. UPCOMING CASES - None

7. ADMINISTRATIVE CASES

- a. SIT20-000001 – Commerce Gardens Phase II (Approved)
- b. SIT20-000002 – 36,000 SF Industrial Building J&J Drainage (Approved)
- c. SIT20-000003 – 3,000 SF Office Building (On Hold)
- d. SIT20-000004 – 2,400 SF Industrial Building (Under Review)

8. COUNCIL ACTION ON CASES – None

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

10. ANNOUNCEMENTS

11. ADJOURNMENT

Staff Contacts:	Ryan Hvitløk	620-694-2681	Vacant	620-259-4198
	Amy Allison	620-694-2638	Vacant	620-259-4134
	Charlene Mosier	620-259-4133	Jim Seitnater	620-694-2667



**1. ROLL CALL**

The Planning Commission meeting was called to order at 5:30 pm with the following members present: Logan Leuenberger (4/4), Terry Bisbee (4/4), Jane Gamber (3/4), Valerie Roberts-Ropp (3/4), Darryl Peterson (3/4), and Jon Richardson (4/4) (Chair). Jackson Swearer (3/4) was absent.

Planning Staff present were Ryan Hvitlæk, Director of Planning & Development; Amy Allison, Senior Planner; and Charlene Mosier, Planning Technician.

**2. APPROVAL OF MINUTES**

The minutes of the February 25, 2020 meeting were approved on a motion by Bisbee, seconded by Leuenberger, passed unanimously.

**3. CORRESPONDENCE & STAFF REPORTS**

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

(Roberts-Ropp arrived).

**4. STUDY SESSION**

a. Commercial Overlay District

Allison presented an overview of the proposed Commercial Overlay District for the East Fourth Avenue, West Fifth Avenue/Nickerson Boulevard and parts of South Main Street. After completion of the R-6 Residential Infill District ordinance adoption, the Planning Commission asked staff to include consideration of an infill commercial district in the 2019 Planning Department Work Plan. A subcommittee was formed and met to consider the target area and determine beneficial regulations. The objective was to study regulatory barriers to redevelopment of these areas and provide a recommendation of how to reduce or remove those barriers.

The analysis included existing uses in comparison to the current zoning district, development of site and surrounding uses. It was determined there are two separate categories regarding regulatory challenges for redevelopment within the target areas. The properties were separated into two sub-districts as well as properties that are suitably zoned. The proposed Commercial Overlay District, as well as the two sub-districts, Traditional Urban Design and Mechanical Commercial, with proposed standards were included in the packet along with a proposed Commercial Overlay District map. The committee determined an overlay district was the best option to proceed because it can adjust specific regulations without changing all regulations related to the development of the properties.

Allison reviewed the proposed district standards for the two sub-districts in a powerpoint presentation. This included Traditional Urban Design Sub-District: Site Orientation/Design Standards, Mechanical Commercial Sub-District: Site Orientation/Design Standards, and General and Supplemental Design Standards. Allison spoke on minimum lot standards, setbacks, parking and drive-thru requirements,

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bicycle parking, building design, building materials, landscaping and screening, and signage requirements.

Richardson asked about installation and maintenance of sidewalks. Allison said it could be required to continue sidewalks if there are existing sidewalks in the neighborhood. Roberts-Ropp said scooters may also need to be considered in parking areas. The consensus was bike racks could be incentivized and not required. Removing unnecessary parking spaces is another option and using the area for outdoor seating rather than unused stalls.

Allison reviewed the proposed Use Table. The table was amended to add the two sub-districts and add "U" representing the Underlying Zoning District. General and Supplemental Design Standards were reviewed, such as codifying specific requirements for building materials and design. Potted plants and window boxes could be used to meet the 20% of lot landscaping. Signage would remain the same as downtown signage requirements in the Traditional Urban Design sub-district.

(Roberts-Ropp left at 6:30 p.m.)

If the Planning Commission directs staff to proceed with the proposed standards, property owners within the district will be contacted and an open-house meeting will be held. Below is potential timeline:

- March 31, 2020 – Commercial Overlay District Open house
- April 14, 2020 – Study Session for Planning Commission review of comments
- May 12, 2020 - Planning Commission Public hearing
- June 2, 2020 - City Council Adoption

Staff recommends moving forward with a public meeting to share proposal with affected property owners.

A motion was made by Bisbee, seconded by Gamber to proceed to conduct a public meeting with property owners and prepare amendments to the Zoning Regulations pertaining to the proposed Commercial Overlay District, passed with the following vote: Yes – Bisbee, Gamber, Leuenberger, Peterson, Richardson.

**5. PUBLIC HEARING**

- a. None

**6. NEW BUSINESS**

- a. None.

**7. UPCOMING CASES**

- a. March 24, 2020
  - Amendment to Use Table for Research and Development Uses – Study Session

Hvitlæk explained this amendment would be for businesses such as software and computer

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development companies. Two examples of this type of development would be the former fire station on East Avenue B and the former Dillons building located at 30<sup>th</sup> Ave and Plum St.

**8. ADMINISTRATIVE CASES**

- a. SIT20-000001 - Commerce Gardens Phase II for 48 apartments (Under Review)
- b. SIT20-000002 - 36,000 SF Industrial Building J & J Drainage (Under Review).

Hvitlæk said a Site Plan application has been submitted by Dane Powers for a new office building to be located at Brentwood and East 23<sup>rd</sup> Ave.

**9. COUNCIL ACTION ON CASES**

- a. None.

**10. OPEN COMMENTS FROM THE AUDIENCE**

- a. None.

**11. ANNOUNCEMENTS**

- a. None.

**12. ADJOURNMENT** - The meeting adjourned at 6:45 p.m.

Respectfully Submitted

Charlene Mosier, Planning Technician  
Approved this        day of        2020

Attest:\_\_\_\_\_



**Planning Commission Staff  
Report**

**Public Hearing: June 9, 2020**

**DATE:** June 1, 2020

**TO:** Hutchinson Planning Commission

**FROM:** Ryan Hvitløk, AICP  
Director of Planning & Development

**THROUGH:** Jeff Cantrell  
City Manager

**SUBJECT:** **Public Hearing: ZA20-000001 – Zoning Ordinance Amendment: Research and Development Uses**

**REQUEST:**  
Request to amend Sections 27-406.C and 27-406.C.6 of the City of Hutchinson, KS Zoning Regulations.

**Staff Recommendation:**

Staff recommends approval of the proposed amendments to Sections 27-406.C and 27-406.C.6 of the *Hutchinson Zoning Regulations* amending the industrial use table, and the design requirements for a Research and Development use.

**Motion:**

Motion to recommend (approval / modification and approval / denial) to the City Council of Zoning Amendment request number ZA20-000001 for amendments to §27-406.C and §27-406.C.6 of the Hutchinson Zoning Regulations amending the industrial use table and the Research and Development Design Standards and Use Restrictions.

**BACKGROUND:**

The proposed amendments in this request is based an examination of the ordinance and a review of previous developments that include a research and development component including Sensor Dynamix, located in the former Fire Station on E Avenue B, and Genzada Pharmaceuticals, located at the former Dillon’s site at Plum and 30<sup>th</sup>. These uses are both located in zoning districts that currently do not allow research and development uses, These “light” research and development uses, that are a mixture of research and development with office use were not contemplated by the ordinance. The proposed ordinance amendment would allow, with design requirements, these lighter uses in the C-4 (Special Commercial District) and C-5 (Downtown District) zoning districts. Similar design requirements that apply to research and development uses in the I-1 (Light Industrial District) and I-2 (Industrial District) are proposed for research and development uses in the C-4 and C-5 zoning districts.

The proposed amendment was reviewed by the Development Review Committee on May 26, 2020; they had no comments. Finally, the proposed amendment was reviewed by the City Attorney, who also had no comments.

**ANALYSIS:**

Technology and information jobs are vital to a diverse economy in Hutchinson. According to *Designing Our Future: Imagine Hutch 2037*, in 2017 less than 3% of jobs available in Hutchinson were in the information category. Goal G.1.5.b of the Comprehensive Plan is attracting a wide variety of employers with a Performance Measure of an “increase in jobs... primarily in professional and technical services.” The current limitation of research and development uses permitted in only industrial districts, forwards the idea that research and development is limited to large industrial buildings, when in reality research and development is often done in offices that can be located in the downtown or along commercial corridors. Zoning theory in the last 10 to 20 years has shifted from regulating land use first, to embracing the idea of form-based code, which

regulates the building form first and the building use second. While Hutchinson, has more of a traditional zoning code, our design standards help to mitigate potential negative effects of a use in certain zoning districts, expanding the districts that a use might be permitted in.

The proposed amendment expands research and development uses into the C-4 and C-5 zoning district. Furthermore, the proposed amendment places design standards on research and development uses. These design standards would hold research and development to similar design standards as other commercial uses in the C-4 and C-5 zoning districts by limiting outdoor storage of materials and prohibition of work with hazardous or explosive materials.

**NEXT STEPS:**

If the Planning Commission recommends approval of this request to the City Council, it will be considered on July 7, 2020 for adoption.

**EXHIBITS:**

A – Proposed Amendment to Sections 27-406.C. and 27-406.C.6.

### C. Use Table – Industrial & Other

USE CATEGORY Specific Use	RESIDENTIAL					COMMERCIAL				INDUSTRIAL / OTHER				Design Standards & Use Restrictions <sup>1</sup>
	TA R-1 R-2	R-3 R-4	R-5	R-6	MH MP	C-1	C-2	C-3 C-4	C-5	I-1 I-2	I-3 A-1	C- R E- N	P/I	
<b>INDUSTRIAL AND OTHER USES</b>														
<b>AGRICULTURAL USES, EXCEPT AS BELOW:</b>	D	D	D	D	D	D	D	D	D	D	D	D	D	See 27-406.C.1.
Agricultural chemical manufacture or storage / Agricultural product processing or storage	N	N	N	N	N	N	N	N	N	D	D	N	N	See 27-406.C.2.
Community gardens	D	D	D	D	D	D	D	D	D	D	D	D	D	See 27-406.C.3.
Agricultural equipment sales and service	N	N	N	N	N	N	N	D	N	D	D	N	N	See 27-406.C.4.
Agricultural sales, including onsite product sales	D	D	D	D	D	N	N	N	N	N	N	N D	N	See 27-406.C.5.
Feedlots	N	N	N	N	N	N	N	N	N	N	N	N	N	
<b>RESEARCH AND DEVELOPMENT</b> <i>* Permitted in C-4 only</i>	N	N	N	N	N	N	N	D*	D	D	P	N	C	See 27-406.C.6. See 27-912
<b>CONTRACTORS, AS DENOTED BELOW:</b>														
Offices	H	H	H	H	H	D	D	D	D	P	P	D	D	See 27-406.C.7. See 27-912
Storage yards	N	N	N	N	N	N	N	D	N	D	D	D	D	
Wholesale sales	N	N	N	N	N	N	N	N	N	D	D	N	N	
<b>HAZARDOUS MATERIALS MANUFACTURING / STORAGE</b>	N	N	N	N	N	N	N	N	N	N	C	N	N	See 27-406.C.8. See 27-912
<b>LANDFILL</b>	N	N	N	N	N	N	N	N	N	N	C	N	N	See 27-406.C.10.
<b>MANUFACTURING:</b>														
Artisanal	N	N	N	N	N	N	N	D	D	D	D	D	N	See 27-406.C.9.a.

Key: P= Permitted Use S = Special Use C = Conditional Use N = Not Permitted D=Permitted with Design Requirements H=Home Occupation Only

<sup>1</sup>Where parking, screening and other standards that are established elsewhere in this Article conflict with the standards established in Sec. 27.406.C.1. through Sec. 27.406.C.12., the provisions of this Section shall prevail.

**4. Agricultural Equipment Sales and Service Design Standards & Use Restrictions**

Agricultural equipment sales and service uses shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. Equipment on display for sale shall not overhang the public right-of-way.
- b. All equipment offered for sale shall be in working condition. Sale or outdoor storage of inoperable equipment is prohibited.

**5. Agricultural Sales, including Onsite Product Sales, Design Standards & Use Restrictions**

Agricultural sales, including onsite product sales, shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. Temporary sales facilities shall be permitted in accordance with the requirements of 27-601.F.3.
- b. Permanent sales facilities shall meet the off-street parking and paving requirements for retail sales except that, in the TA Zoning District, surfacing materials shall be approved by the Director of Engineering.
- c. Permanent agricultural sales shall not be permitted in the R-1 or R-2 Zoning Districts.

**6. Research and Development Design Standards & Use Restrictions**

Research and development shall be permitted in the zoning districts noted in Table 27-406.C., pursuant to meeting the required design and use criteria below:

- a. Outdoor storage of materials, supplies or goods shall not be permitted in **C-4, C-5**, I-1 and I-2 districts.
- b. Research and development using hazardous or explosive materials, or products derived from hazardous or explosive materials, shall not be permitted in the **C-4, C-5**, I-1 and I-2 districts.
- c. Outdoor equipment storage shall be permitted pursuant to the provisions of 27-406.C.12.

**7. Contractors Offices, Contractors Storage Yards & Contractors Wholesale Sales Standards & Use Restrictions**

Contractors offices, contractors storage yards and contractors wholesale sales shall be permitted in the zoning districts noted in Table 27.406.C., pursuant to meeting the required design and use criteria below:

- a. Contractors offices only shall be permitted in the residential zoning districts noted pursuant to obtaining a Home Occupation Permit. No outdoor storage of materials, goods or equipment. Trailers may be parked in the rear yard,