



EL DORADO

THE FINE ART OF LIVING WELL

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TO: City Commission
FROM: Tabitha Sharp, City Clerk
SUBJ: Work Session Meeting Agenda
DATE: February 13, 2019

A Work Session is scheduled for February 13, 2019 at 4:00 pm in the Commission Chambers at City Hall, 220 E. First Avenue. The following items will be presented:

I. ITEMS FOR PRESENTATION AND DISCUSSION

- a. Tiny Homes/Accessory Building Regulation Discussion
- b. Recycling

II. FEBRUARY 18th REGULAR AGENDA REVIEW

- a. Consent Agenda
 - i. City Commission Minutes
- b. Old Business
 - i. None
- c. New Business
 - i. Department Presentation from Public Works and Engineering
 - ii. Amendment of Sewer Project No. 545, Sanitary Sewer at Graham Park
 - iii. Cereal Malt Beverage License Municipal Code Amendment
 - iv. 4th Quarter Strategic and Financial Report

III. REPORTS

- a. City Commission Reports
- b. City Manager's Report

2018 Commission Priorities

Water Sales • Community Image • Industrial and Business Parks • Parks and Recreation • Public Safety

CITY COMMISSION MEMORANDUM

TO: City Commission
FROM: Engineering Department
RE: Proposed Changes to Zoning Ordinance - 2019

The last major update to the Zoning Ordinance took place in 2009 when the City of El Dorado adopted the 2030 El Dorado Comprehensive Plan. Since that time, staff have led a number of minor changes to the ordinance with the last two changes coming in 2016 and 2018 to adjust fence heights and application fees, respectively. In fall of 2018, the City Commission directed staff and the Planning Commission to review residential accessory structure regulations and to look into the topic of tiny homes.

On November 15th, staff and the Planning Commission held a work session to review and discuss the topics. Staff reviewed building permit and Special Use Permit data to understand what buildings sizes are most frequently requested. Staff also provided feedback on areas where the regulations could be amended to provide more flexibility to property owners. Staff and the Planning Commission then reviewed the topic of tiny homes and how the current regulations address the various types of these homes. The work session served as a foundation to move forward with potential ordinance amendments and focused on reviewing data and identifying areas for improvement within the ordinance.

On December 13th, the Planning Commission continued discussion and reviewed a number of possible changes to the ordinance. The Commission also discussed shipping containers in residential areas as well as a possible amendment to the Planning Commission by-laws. Staff provided case studies to discuss how various changes will affect properties around the city. At the end of the meeting, the Planning Commission decided to move forward with reviewing more case studies and formulate ordinance language.

At the January 31st, 2019, Planning Commission meeting, staff presented more case studies and presented draft ordinance language. Planning Commission reviewed each section and decided to move forward with a majority of the changes and to continue discussion on cargo containers.

Rather than propose a specific set of regulatory language to address a clear problem, staff worked with the Planning Commission to identify possible improvements and review alternative methods of regulation. Staff and the Planning Commission discussed each option and pros and cons of each potential change to all agree on the best path forward. The following is a table of the current regulations, proposed, and anticipated impact.

Summary of Zoning Ordinance Amendments

		Current	Proposed	Impact Summary
Residential Accessory Structures	Square Footage	1,200 square feet maximum, larger by SUP	Up to 1:1 ratio of gross square footage of principal structure to accessory structure, up to 1,200 square feet.	Prevents accessory structures larger than principal structure
			1:1 ratio up to 1,500 square feet with 60 foot front setback and matching building materials.	Provides avenue to bypass the SUP process for a 1,500 square foot accessory structure, the most frequently requested size.
			Larger by SUP	Continues to provide an option for larger sizes, especially when there are special circumstances.
	Height	12 feet at the side wall	Peak of principal structure height or 25 feet, whichever is lesser.	Provides flexibility for acc. structure height, especially for those with tall vehicles that need slightly taller garage doors than fit under current regs.
	Side Setbacks	10% of lot width, no less than eight feet and no more than 15 feet, lots platted before 1951 may build as close as five feet to property line.	Acc. structures on lots platted prior to 1951 may be build as close as three feet to property line.	Allow garages located on or near property lines to be rebuilt.
Cargo Container - Residential Areas	Temporary Use	No regulation	Allow for up to 60 days for construction/remodeling/moving purposes	Allows contractors to use for remodeling/construction purposes, allows home owners temporary storage or moving containers (PODS)
	Permanent Use/Accessory Structure	No Regulation	Prohibit use as accessory structure	Improper use and location of containers can be unsightly, dangerous, and inappropriate so as to affect property values and the overall health, safety, and welfare of the neighborhood
Infill Housing	Structure Size	No Regulation	Infill housing size must be 75%-125% of existing houses.	Maintains character and scale of existing neighborhoods by limiting new housing to sizes that are compatible with existing housing.