

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES - DRAFT May 27th, 2021 6:30p.m.

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at 6:30pm.

Commissioners Present

Steve Fellers
Frank Hughes
Scott Leason
Brad Long
David Stewart
Gerald Watson

Staff Present

Jay Shivers

Others Present

Will Clevenger
Clint Arndt

2. APPROVAL OF MINUTES

Commissioner Long moved to approve the April 22nd meeting minutes, seconded by Commissioner Hughes. The motion passed (6-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 21-04-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 522 W. 5th AVENUE FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-3 MULTIFAMILY RESIDENTIAL DISTRICT.

ITEM NO. 2 – CASE NO. 21-03-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT FOR A NURSING/CONVALESCENT HOME AT 522 W. 5TH AVENUE.

A. Presentation of Request

Mr. Shivers presented the rezoning and Special Use Permit together. Mr. Shivers reviewed the staff memos and said the proposed use, nursing or convalescent home, needed a Special Use Permit which also required a rezoning to R-3 Multiple Family Dwelling District.

Clint Arndt, applicant, said him and his wife have Sunflower Homes and have two facilities in Emporia. His wife is a physician and his background is in construction and real estate. He said senior housing is very underserved. Home Plus is senior housing that started 25 years ago and the idea is to have a small facility that takes care of elderly rather than stereotypical nursing homes. It is more of a home setting and roommate situation, doesn't feel like a nursing home. They have one nurse for every three or four residents whereas nursing homes are much higher. They do more activities than nursing homes. They are designed for long-term care but can also serve short-term care, such as if a caregiver needs a break or vacation they can drop off a family member. Proposed facility can only handle up to 12 overnight residents at a time. They are regulated by the State.

Mr. Arndt said he would like to see the entire property turn into senior living but it will depend on demand.

Commissioner Fellers asked about the layout and sidewalks.

Mr. Arndt said he placed parking to the west so can have another facility to the west of the parking lot. He would like a future roadway and sidewalks connecting senior homes. He said this property is appealing because of the size.

Commissioner Long asked if the property can access 6th Avenue. Mr. Shivers said it will depend on the layout and that it is an option.

B. Public Hearing

Chairman Stewart opened the public hearing for both the rezoning request and the SUP request. There being no one to speak, the hearing was closed.

C. Motion and Discussion by Planning Commission

Commissioner Long moved to recommend approval of Case No. 21-04-REZ, an application by Clint Arndt to rezone 522 W. 5th Avenue, from R-1 Low Density Residential District to R-3 Multiple Family Dwelling District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Leason.

Commissioner Long moved to recommend approval of Case No. 21-03-SUP, a request by Clint Arndt, for a Special Use Permit to allow a nursing or convalescent home on the property located 522 W. 5th Avenue, for the reasons set forth in the staff recommendation and heard at this public hearing, seconded by Commission Watson.

Commissioner Fellers asked if we sent out letters. Mr. Shivers said we sent letters within 200 feet and many went to owners at different addresses meaning many of the properties are rentals.

Commissioner Long said he thought it is a good project.

Commissioner Hughes said it's difficult to find senior living facilities.

Mr. Shivers said he regularly gets calls and emails from companies doing research on senior living and assisted living facilities in El Dorado.

Roll Call Vote for Rezoning Motion

Steve Fellers	Y
Frank Hughes	Y
Scott Leason	Y
Brad Long	Y
David Stewart	Y
Gerald Watson	Y

Roll Call Vote for SUP Motion

Steve Fellers	Y
Frank Hughes	Y
Scott Leason	Y
Brad Long	Y
David Stewart	Y
Gerald Watson	Y

Both motions to recommend approval pass (6-0).

ITEM NO. 3 – CASE NO. 21-01-PLAT: CONSIDERATION OF THE FINAL PLAT OF DEER RUN ADDITION.

A. Presentation of Request

Mr. Shivers said Deer Run Final Plat has been resubmitted under R-1 zoning regulations. Mr. Shivers said it creates 13 lots and one new right-of-way. The applicant plans to install a sidewalk in most of the subdivision in order to get the density bonus.

Will Clevenger, with Garver on behalf of the applicant, said they are asking for the density bonus which requires sidewalks on both sides of the road. He said they would like to install it on one side where the houses will be and around the cul-de-sac.

B. Motion and Discussion by Planning Commission

Commissioner Leason moved to approve the Deer Run Final Plat as presented, seconded by Commissioner Hughes.

Chairman Stewart asked about the sidewalk request. Mr. Shivers said the requirement is for the sidewalk to be on both sides of the road. He said the applicant contacted him and Scott to see if their proposal would work to have a sidewalk along the east side of the road and wrap around the cul-de-sac. Mr. Shivers said they thought it was enough to qualify due to the layout of the

property and it did not seem feasible to continue the sidewalk along the west side of Deer Run Court where there are no homes, little space, and may encroach on the floodplain and pipeline right-of-way.

Chairman Stewart asked about drainage. Mr. Clevenger said the water will drain off to the west. There is also a drainage easement on the south end of the plat to carry drainage from the addition to the east and take it southwest to the channel.

Commissioner Hughes asked if it would be an open ditch.

Mr. Clevenger said it would be open at the south end and where it drains out of Deer Run Court will be a flume due to pipeline constraints they cannot go too deep.

Chairman Stewart asked if they would be helping with the drainage from Prairieland Estates Second Addition. Mr. Clevenger said yes.

Chairman Stewart asked if Lot 11 would access Second Avenue. Mr. Clevenger said yes.

Roll Call Vote

Steve Fellers	Y
Frank Hughes	Y
Scott Leason	Y
Brad Long	Y
David Stewart	Y
Gerald Watson	Y

The motion passed (6-0).

ITEM NO. 4 – CASE NO. 21-03-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE LOTS 6, 7, 8, AND 9 OF BLOCK 1 AND LOTS 4, 5, 6, 7, 8, AND 9 OF BLOCK 3 IN THE EL DORADO BUSINESS PARK ADDITION FROM O-I OFFICE INSTITUTIONAL DISTRICT TO I-1 LIGHT INDUSTRIAL RESIDENTIAL DISTRICT.

A. Presentation of Request

Mr. Shivers reviewed the staff memo. He said the request is on behalf of the City of El Dorado due to changing market demand. Mr. Shivers said the City is in the process of replatting this area and plans to extend Stapleton Avenue to the west for industrial traffic to prevent such traffic on El Dorado Avenue around the hotels.

Commissioner Leason asked if this area is near Flint Hills Services. Chairman Stewart confirmed. Mr. Shivers said they are the only people within 200 feet to get a notice.

Commissioner Long asked about Stapleton Avenue. Mr. Shivers said it is platted but is actually a dirt path for now.

B. Motion and Discussion by Planning Commission

Commissioner Leason moved to recommend approval of Case No. 21-03-REZ, an application by City of El Dorado, to rezone Lots 6, 7, 8, and 9 of Block 1 and Lots 4, 5, 6, 7, 8, and 9 of Block 3 in the El Dorado Business Park Addition to I-1 Light Industrial District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Long.

Commissioner Fellers said he was recently at Flint Hills Services and they were aware of what's going on, they received the letter and said they're good with it.

Roll Call Vote

Steve Fellers	Y
Frank Hughes	Y
Scott Leason	Y
Brad Long	Y
David Stewart	Y
Gerald Watson	Y

The motion passed (6-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Shivers said the rezoning for the Blue Goose was approved by the City Commission. Mr. Shivers said they need to have an informal vote for the Chairman and Vice Chairman positions.

6. ADJOURNMENT

The meeting was adjourned at 7:15pm.