



EL DORADO CITY COMMISSION - WORK SESSION AGENDA
CITY HALL – 220 E. FIRST AVENUE
June 14, 2023 - 5:00 PM

Work Session Discussion Items:

- a. 2024 Budget

Regular Agenda Preview:

- a. Items to be Placed on the Consent Agenda
 - i. Meeting Minutes
- b. Items to be Placed on the Regular Agenda
 - i. Rezone 1016 S Haverhill
 - ii. Sales Tax Committee Recommendation
 - iii. Rezone 411 N Metcalf
- c. Items to be Placed on the Land Bank Consent Agenda
 - i. None.
- d. Executive Session
 - i. None.

Reports:

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

TO: City Commission
FROM: Scott Rickard
SUBJ: Rezone 1016 S Haverhill
DATE: June 14, 2023

Background:

The Planning Commission held a public hearing on April 27, 2023 to review an application to rezone 1016 S Haverhill Rd. Everygy, is requesting a zone change from A-R Agricultural Residential District to I-1 Light Industrial District. The purpose of the rezoning is to allow for construction of an electrical substation on the property. The property is located in the City of El Dorado's Extraterritorial Jurisdiction (ETJ), also known as the Growth Area. The City of El Dorado has jurisdiction over land uses within this area. However, all building permits are issued by Butler County

Attachments:

1. 1016 S Haverhill ETJ Map

Policy Issue:

Zoning districts restrict properties to a specific set of land uses. Most rezoning applications, such as this one, request a zoning district that is less restrictive and allows an increase in land use intensity.

Fiscal Impact:

Approval of the zoning map amendment will create little to no fiscal impact on the City of El Dorado at this time.

Trade-offs:

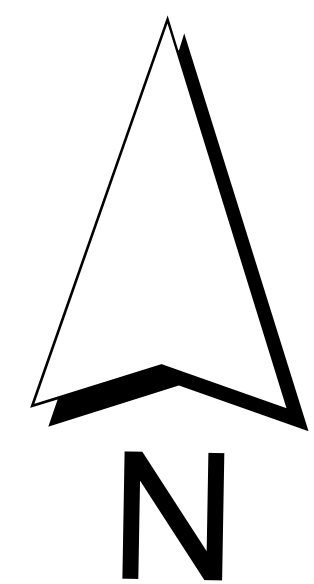
Staff Recommendation:

Staff recommends approval of the proposed rezoning request.

Commission Action:

Commissioner _____ moved to approve an ordinance for Case No. 23-02 REZ requesting a rezoning of 1016 S Haverhill to I-1 Light Industrial District.

Commissioner _____ seconded the motion.



Legend

- City_limits
- ETJ 2016
- <all other values>
- ZONE
- A-R
- C-1
- I-1
- M-P
- R-3
- R-1
- R-S

W ENTERPRISE AVE

W OLIVE AVE

S FREDRICK DR

S RACE ST

W TOWANDA AVE

S ARTHUR ST

S DOUGLAS RD

S HAVERHILL RD

SUBJECT PROPERTY

W SUNSET RD

TO: City Commission
FROM: Scott Rickard
SUBJ: Rezone 411 N Metcalf
DATE: June 14, 2023

Background:

The Planning Commission held a public hearing on May 25, 2023 to review an application to rezone 411 N Metcalf from I-1 Light Industrial District to C-1 General Business District. Nicholas & Maria Engels are requesting a zone change for the vacant land to build a day care center.

Attachments:

1. 411 Metcalf map
2. 411 Metcalf Ord

Policy Issue:

Zoning districts restrict properties to a specific set of land uses. Most rezoning applications, such as this one, request a zoning district that is less restrictive and allows an increase in land use intensity.

Fiscal Impact:

Approval of the zoning map amendment will create little to no fiscal impact on the City of El Dorado at this time.

Trade-offs:

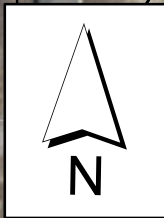
Staff Recommendation:

Staff recommends approval of the proposed rezoning request.

Commission Action:

Commissioner _____ moved to approve an ordinance for Case No. 23-02 REZ requesting a rezoning of 411 N Metcalf to C-1 General Business District.

Commissioner _____ seconded the motion.



N SUNFLOWER DR

N METCALF RD

N HAVERHILL RD

SUBJECT PROPERTY

W 3RD AVE

ORDINANCE NO.

AN ORDINANCE ZONING CERTAIN LAND IN THE CITY OF EL DORADO, KANSAS, C-1 GENERAL BUSINESS DISTRICT AND AMENDING THE ZONING MAP OF THE CITY

WHEREAS, an application has been filed with the El Dorado Planning Commission requesting rezoning of certain land from I-1 Light Industrial District to C-1 General Business District;

WHEREAS, on the 25th day of May, 2023, at a Planning Commission meeting duly convened, the Planning Commission held a public hearing and voted to recommend and does hereby recommend that the Governing Body approve the rezoning;

WHEREAS, it is determined by the Governing Body of the City of El Dorado, Kansas, that certain property located within the City of El Dorado should be zoned;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1: That the following described real estate should be and is C-1 General Business District:

411 N Metcalf:

The South ½ Lot 4, Block 2 RJ Metcalf 2nd Addition to the City of El Dorado, Butler County, Kansas.

Section 2: The Governing Body hereby directs that the City Zoning map be amended to conform herewith.

Section 3: This Ordinance shall take effect and be in full force from and after its publication once in the official city newspaper.

PASSED by the Governing Body of the City of El Dorado, Kansas, and

APPROVED by its Mayor, this 19th day of June, 2023.

Bill Young, Mayor

ATTEST:

Tabitha Sharp, City Clerk

APPROVED AS TO FORM

Ashlyn Lindskog, City Attorney