

EL DORADO

K A N S A S

PLANNING COMMISSION AGENDA

January 23, 2025

5:30 PM

1. CALL TO ORDER & ROLL CALL

James Barnaby
Steve Fellers
Lawrence Fischetti
Debbra LaForge
Scott Leason
Austin Letts
Brad Long
Norman Wilks

2. APPROVAL OF MINUTES

1 - APPROVAL OF MINUTES 12/19/24

3. NEW BUSINESS

ITEM NO. 1 - FINAL PLAT CEDAR RIDGE ESTATES FIRST ADDITION

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

4. OLD BUSINESS

5. STAFF ITEMS

1 - NEXT MEETING 2/27/25

6. ADJOURNMENT

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES-DRAFT

December 19, 2024

5:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Letts called the meeting to order at 5:30 pm.

Members Present

James Barnaby
Steve Fellers
Debbra LaForge
Scott Leason
Austin Letts
Brad Long
Norman Wilks

Staff Present

Scott Rickard

Others Present

Eddie Dean Jr.

2. APPROVAL OF MINUTES 10/24/24

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 24-05-PLAT: CONSIDERATION OF CEDAR RIDGE ESTATES PRELIMINARY PLAT.

A. Presentation of Request

Mr. Rickard presented the preliminary plat for Cedar Ridge Estates. City staff and the Planning Commission review preliminary plats to ensure they comply with the City's Zoning Ordinance and Subdivision Regulations. Mr. Rickard stated that staff feels the plat complies with required lot sizes and setbacks, and the land use conforms to the R-3 zoning district requirements. Street widths, block lengths, and open space provisions meet subdivision standards. The property is located west of Butler Community College, south of Towanda Ave, and east of Boyer Rd, and there is existing housing in the area. The property is zoned R-3, allowing mixed use of single-family homes and multi-family apartment complexes.

SEH, the developer's consultant, has provided a preliminary drainage analysis and sanitary sewer and water alignments. Phase 1 will tie into Towanda Ave, which has a major collector classification and potential for future improvements. The entire area's environmental concerns are active oil leases and pipelines. Water and sanitary sewer infrastructure is readily available in the area.

Eddie Dean Jr. stated that Mr. Rickard covered everything in his presentation unless the committee had any questions.

Commissioner LaForge asked if the properties would be for sale or rentals. Mr. Dean stated that single-family homes will be for sale, and duplexes will be rented on the east boundary where the smaller lots are located.

Commissioner Long inquired if College Acres has any vacant lots available. Mr. Rickard stated that it is built out.

Commissioner Letts questioned whether the utilities are installed in one section at a time or over the entire area. Mr. Rickard stated that the infrastructure would only extend to serve the final plat area. The developer's petition request extends the infrastructure.

Commissioner Wilks asked if the expansion of Towanda Avenue is allowed to widen within the plat. Mr. Rickard stated it would. Wilks also inquired about multifamily. Mr. Rickard explained how duplexes work when built on lot lines.

B. Discussion by Planning Commission

Commissioner Fellers commented on the importance of rentals and how sometimes they portray a negative aspect which is not always the case.

C. Motion

Commissioner Leason moved to approve the preliminary plat of the Cedar Ridge Estates Addition as presented, seconded by Commissioner Fellers.

ROLL CALL VOTE

Commissioner Barnaby	Y
Commissioner Fellers	Y
Commissioner LaForge	Y
Commissioner Leason	Y
Chairman Letts	Y
Commissioner Long	Y
Commissioner Wilks	Y

4. OLD BUSINESS

5. STAFF ITEMS

The Next Meeting is on January 23, 2025. The pending item is phase one of the final plat for Cedar Ridge Estates.

6. ADJOURNMENT

The meeting was adjourned at 5:50 pm.

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
CC:
FROM: Scott Rickard
RE:

Introduction

SEH Engineering has submitted the final plat for Cedar Ridge Estates First Addition. This first phase of the development encompasses approximately 46 lots located in the west half of the northeast quarter of Section 9, Township 26 South, Range 5 East (south side of Towanda Ave.). Phase 1 was annexed into the city on February 19, 2024, and rezoned to R-3.

The Planning Commission reviews the final plat to ensure compliance with the City's Subdivision and Zoning Regulations and alignment with the Comprehensive Plan. Approval of the final plat will enable the development of this phase.

Review of Cedar Ridge Estates First Addition - Final Plat

Compliance with Zoning and Subdivision Regulations:

The final plat complies with the requirements of the R-3 zoning district as outlined in the Zoning Regulations. Below are the specific minimum standards for R-3 zoning relevant to the plat:

- **Minimum Lot Area:**
 - Single-family dwellings require a minimum of 6,500 square feet per lot.
 - Two-family (duplex) lots require a minimum of 3,000 square feet per dwelling unit, resulting in 6,000 square feet per lot.
 - Multi-family lots require a minimum of 2,500 square feet per dwelling unit.
- **Minimum Lot Width:**
 - Single-family lots must have a minimum width of 50 feet and corner lots 70 feet.
 - Two-family lots must have a minimum width of 60 feet and corner lots 80 feet.
- **Front Yard Setback:** A minimum of 25 feet is required.
- **Side Yard Setback:** At least 10% of the lot width.
- **Rear Yard Setback:** A minimum of 20 feet is required.
- **Easements:** Utility easements must comply with subdivision regulations
- **Right-of-Way Widths:** Local streets require a minimum right-of-way width of 60 feet
- **Floodplain Notation:** Reserve areas "A" and "B" are designated for permanent protection, ensuring compliance with floodplain management standards.
- **Stormwater Management:** Drainage areas meet or exceed minimum standards, including a 50-foot average vegetative buffer along protected zones.

Conformance to the Comprehensive Plan:

The proposed development aligns with the Comprehensive Plan's vision for residential growth. The density and layout are appropriate for the designated land use.

Infrastructure and Utilities:

The final plat incorporates provisions for water, sanitary sewer, and stormwater utilities. Easements for public utilities and access are delineated.

Drainage:

The final drainage analysis confirms the adequacy of existing tributaries and vegetated buffers to manage stormwater flows without additional detention requirements.

Sanitary Sewer:

The development will connect to the existing 12-inch sanitary sewer main located north of Towanda Ave., which has sufficient capacity for this phase.

Water:

The 12-inch water main in Towanda Ave. will serve the development. This main provides adequate pressure and volume for domestic use and fire flow requirements.

Transportation and Connectivity:

The plat integrates street layouts connecting to Towanda Ave. and Boyer Rd., both classified as collector streets. Traffic analysis indicates that the proposed street design will adequately handle anticipated volumes. Pedestrian walkways are included to promote connectivity and walkability.

Towanda Ave. Connection:

Towanda Ave. is identified in the Transportation Study as part of a future southwest trafficway connection. Improvements to this arterial corridor are planned in the City's CIP.

Future Roadway Improvements:

The City's 2025-2029 CIP outlines projects to reconstruct Towanda Ave. and Boyer Rd. to arterial standards, supporting existing and future traffic demands.

Environmental Considerations:

Reserve Areas "A" and "B" are dedicated along the floodplain, ensuring permanent protection from development. These areas include a 50-foot average buffer that exceeds minimum requirements.

Oil and Gas Leases:

The property's oil and gas leases are noted, and compliance with KDHE and KCC regulations is required. Easements for petroleum pipelines are addressed.

Lot Layout and Design:

The 46 lots are designed to optimize land use while avoiding unusable or irregular parcels. The layout is compatible with adjacent properties.

Neighboring Land Uses:

The plat's design provides a reasonable transition to neighboring uses, minimizing potential conflicts.

Phasing and Future Development:

This final plat represents the first addition of Cedar Ridge Estates. Future phases are anticipated to follow the logical progression outlined in the preliminary plat.

Engineering Feasibility:

Grading and erosion control plans have been reviewed and deemed constructible and compliant with city standards.

Checklist for Final Plat Approval:

- All required utility and access easements are identified.
- Compliance with the Zoning Regulations, including setbacks, lot sizes, and open space provisions, is confirmed.
- Reserve areas are correctly designated and exceed minimum buffer requirements.
- Infrastructure provisions align with city standards.
- Pedestrian pathways are incorporated to enhance connectivity.

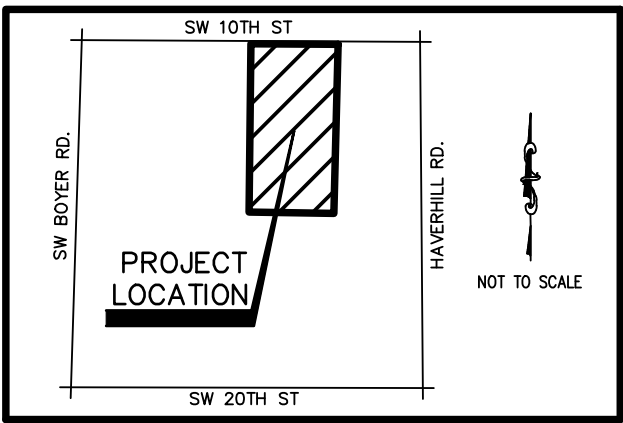
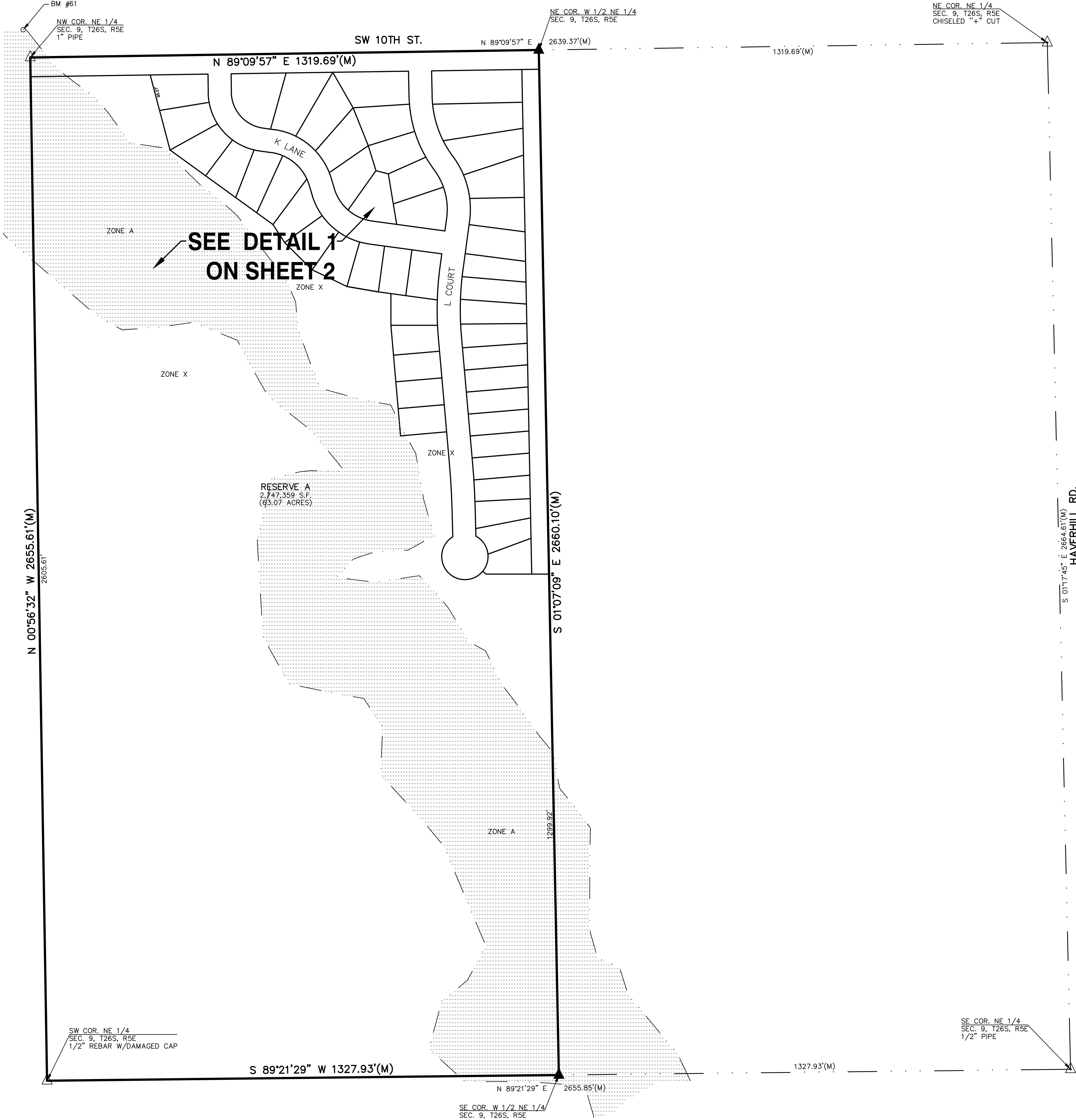
Recommendation and Motion

Staff recommends that the final plat for Cedar Ridge Estates First Addition be approved, as it complies with all applicable regulations and aligns with the City's Comprehensive Plan.

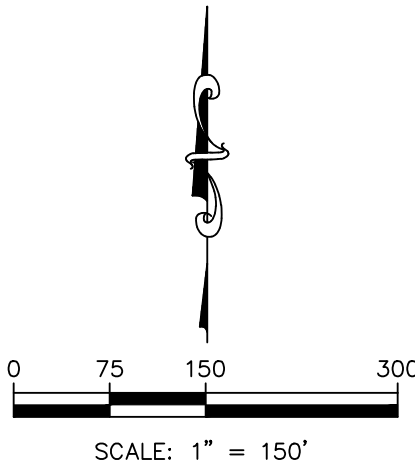
Recommended Motion:

I move to approve the final plat of the Cedar Ridge Estates First Addition as presented.

FINAL PLAT
CEDAR RIDGE ESTATES FIRST ADDITION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 5 EAST,
OF THE 6TH PRINCIPAL MERIDIAN, EL DORADO, BUTLER COUNTY, KANSAS



LOCATION MAP
EL DORADO, KANSAS



LEGEND

- SECTION CORNER FOUND
- SECTION CORNER SET
(1/2" X 24" REBAR
W/KVE CLS-20 CAP)
- MONUMENT FOUND
- 1/2" X 24" REBAR
W/KVE CLS-20 CAP SET
- (M) MEASURED
- U.E. UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- FLOOD ZONE LINE
- FLOOD ZONE A

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS AN ASSUMED BEARING OF N 89°09'57" E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, T26S, R5E, BUTLER COUNTY, KANSAS.

DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL.

BENCHMARK:

BM #61: SQUARE CUT SET ON CENTER CONCRETE PAD OF SHED PUMP, 85'± NORTH OF CENTERLINE SW 10TH STREET, 13.5'± WEST OF A NORTH-SOUTH FENCE LINE, 18'± EAST OF A NORTH-SOUTH FENCE LINE.

ELEV=1316.79 (NAVD88)

BM #62: "X" CUT SET ON NORTHWEST BOLT OF FIRE HYDRANT, 8'± NORTH OF WATER METER, 36'± SOUTH OF CENTERLINE SOUTHWEST 10TH STREET, 12'± SOUTHWEST OF A UTILITY VAULT.

ELEV= 1326.50 (NAVD88)

BM #63 FOUND RAILROAD SPIKE IN NORTH FACE OF UTILITY POLE, ON SOUTHWEST 10TH STRET & BOYER ROAD, 3'± NORTH OF A WEST-EAST FENCE LINE, 20'± SOUTH OF CENTERLINE OF SOUTHWEST 10TH STREET, 41'± WEST OF STOP SIGN.

ELEV=1345.07 (NAVD88)



9139 E. 37TH STREET NORTH
WICHITA, KANSAS 67226
PH. (316) 440-4304
wh@kveng.com | www.kveng.com

PROJECT:
FINAL PLAT
CEDAR RIDGE ESTATE FIRST ADDITION
EL DORADO, BUTLER COUNTY, KS.

DATE PREPARED:
JANUARY 13, 2025

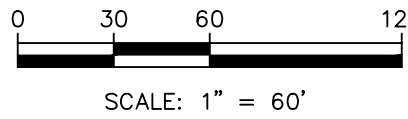
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26

PROJECT NO.
623, 2704
DRAWN BY
AL
CHECKED BY
TCH
CFN
2704PLAT
SHEET
1 OF 3

FINAL PLAT
CEDAR RIDGE ESTATES FIRST ADDITION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 5 EAST,
OF THE 6TH PRINCIPAL MERIDIAN, EL DORADO BUTLER COUNTY, KANSAS

N 00°56'32" W 2655.61'(M)

NW COR. NE 1/4
SEC. 9, T26S, R5E
1" PIPE



LEGEND

- SECTION CORNER FOUND
- SECTION CORNER SET
(1/2" X 24" REBAR
W/KVE CLS-20 CAP)
- MONUMENT FOUND
- 1/2" X 24" REBAR
W/KVE CLS-20 CAP SET
- (M) MEASURED
- U.E. UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- FLOOD ZONE LINE
- C.A.C. COMPLETE ACCESS CONTROL
- FLOOD ZONE A

CURVE TABLE				
CURVE	CHORD BEARING	CHORD	LENGTH	RADIUS
C1	S 19°02'22" E	182.24'	185.16'	300.00'
C2	N 14°30'11" W	151.25'	155.11'	200.00'
C3	S 01°21'08" W	177.31'	177.68'	800.00'
C4	N 03°15'52" W	121.86'	121.88'	2000.00'
C5	N 88°28'53" E	60.00'	314.16'	60.00'
C6	S 49°31'29" E	162.34'	171.53'	150.00'
C7	N 49°25'27" W	161.90'	171.01'	150.00'
C8	S 41°27'33" E	162.78'	177.26'	125.00'

DETAIL 1
SCALE 1"=60'



PROJECT: FINAL PLAT
CEDAR RIDGE ESTATE FIRST ADDITION
EL DORADO, BUTLER COUNTY, KS.

DATE PREPARED:
JANUARY 13, 2025

PROJECT NO. 623-2704
DRAWN BY AL
CHECKED BY TCH
CFN 2704PLAT
SHEET 2 OF 3

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