

EL DORADO

K A N S A S

PLANNING COMMISSION AGENDA

March 27, 2025

5:30 PM

1. CALL TO ORDER & ROLL CALL

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

2. APPROVAL OF MINUTES

1 - 1/23/25 MINUTES

3. NEW BUSINESS

ITEM NO. 1 - REZONE 1257 SW HWY 77

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

ITEM NO. 2 - PLAT NANCY GRANGE SUBDIVISION

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

ITEM NO. 3 - SPECIAL USE PERMIT 202 SW MORLEY RD

- A. Presentation of Request
- B. Public Hearing

- C. Discussion by Planning Commission
- D. Motion

ITEM NO. 4 - REZONE LOTS 1, 2, 3 BLOCK 1 KB FARMS

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

ITEM NO. 5 - REZONE 1126, 1128, 1204 W 6TH AVE.

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

ITEM NO. 6 - REZONE 3242 SE TURKEY CREEK RD

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

ITEM NO. 7 - 2026-2030 CAPITAL IMPROVEMENT PLAN

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

4. OLD BUSINESS

5. STAFF ITEMS

1 - NEXT MEETING 4/24/25

6. ADJOURNMENT

EL DORADO

KANSAS

PLANNING COMMISSION MINUTES-DRAFT

January 23, 2025

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
L J Fischetti
Scott Leason
Austin Letts
Brad Long
Norman Wilks

Staff Present

Scott Rickard
Sam Cooper

Others Present

Eddie Dean Jr
Samantha Ghareeb, SEH

2. APPROVAL OF MINUTES 12/19/24

3. NEW BUSINESS

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

A. Presentation of Request

Mr. Rickard presented the final plat for Cedar Ridge Estates First Addition. 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.

B. Discussion by Planning Commission

Mr. Dean stated that some lots are different in size from the preliminary plat; they were changed from twin home to single-family.

Commissioner Fischetti inquired about the easement size. Mr. Rickard stated the plat has a 45-foot reserve buffer and a 15-foot easement for utilities. Commissioner Fischetti inquired if fences could be built in the utility easement. Mr. Rickard stated nothing can be built in the reserve, but a fence is allowed in the utility easement, with the understanding that it can be removed.

Commissioner Long asked if the utilities would be underground. Mr. Dean stated they would.

Commissioner Fellers and Commissioner Letts both commented that this is a good project.

C. Motion

Commissioner Leason moved to approve the final plat of the Cedar Ridge Estates First Addition as presented, seconded by Commissioner Wilks.

ROLL CALL VOTE

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

Motion passed 8-0.

4. OLD BUSINESS

5. STAFF ITEMS

The Next Meeting is on February 27, 2025. The pending item is a plat for El Dorado Business Park 2nd Addition.

6. ADJOURNMENT

The meeting was adjourned at 5:45 pm.

PLANNING COMMISSION MEMORANDUM

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

The applicant, Ryan Miller, has submitted a request to rezone the property at 1257 SW Hwy 77 from A-R (Agricultural-Residential District) to I-1 (Light Industrial District). The current owner, Brickley Enterprises, is in the process of selling the property to Mr. Miller, who proposes to use the land for outdoor storage of RVs and boats.

Historically, the property has been used for industrial purposes, including as an oil field service company and a mechanic shop, indicating that the requested zoning aligns with previous land uses. A Letter of Map Amendment (LOMA) has been secured for a portion of the site, officially removing it from the floodplain, reducing regulatory constraints on its use.

This property is located within the City's Extraterritorial Jurisdiction (ETJ) along US-77/US-54, meaning that while the City of El Dorado maintains zoning authority, Butler County will handle all building code compliance and enforcement. On February 4th, Butler County reviewed the case and voted to approve the zoning change.

Findings of Fact:

In reviewing the zone change request, the Planning Commission must determine its compatibility with the following criteria:

A) Character of the Neighborhood:

The surrounding properties are primarily zoned A-R (Agricultural-Residential District) to the west and south, supporting low-density residential and agricultural uses. However, to the east across US-77/US-54, the area is more mixed, with zoning classifications that include:

- I-1 (Light Industrial District)
- A-R (Agricultural-Residential District)
- R-S (Residential Suburban District)

Additionally, the property has a longstanding history of industrial use, including as an oil field service business and a mechanic shop, which supports its continued use for industrial purposes. The presence of existing light industrial zoning nearby further suggests that the proposed zoning change is consistent with the area's evolving land-use trends.

B) Consistency with the Comprehensive Plan and Ordinances of the City of El Dorado:

The Future Land Use Map (FLUM) designates this area as Commercial, which includes retail, professional office, and service-oriented businesses that cater to both local residents and regional consumers.

While I-1 (Light Industrial District) is not explicitly defined as commercial, the proposed outdoor storage of RVs and boats aligns with commercial support services and low-impact industrial uses, making the rezoning request generally compatible with the intent of the Comprehensive Plan.

C) Adequacy of Public Utilities and Other Needed Public Services:

- Water: The property Served.
- Sanitary Sewer: Served
- Transportation Access:
 - The property fronts US-77/US-54, a major regional highway, providing direct access for industrial uses.

- Any new access points onto US-77/US-54 must comply with KDOT access management policies to ensure safe ingress and egress.

D) Suitability of the Uses to Which the Property Has Been Restricted Under Its Existing Zoning:

- The existing A-R (Agricultural-Residential District) zoning limits the property to agriculture and low-density residential uses.
- Given the historical industrial use of the site, A-R zoning is no longer suitable, and I-1 zoning is more appropriate for the intended use of outdoor storage.

E) Length of Time the Property Has Remained Vacant as Zoned:

- The property has been vacant since June 2024, with no significant development occurring under the A-R designation.
- Given its past industrial use and proximity to a major highway corridor, the site is better suited for commercial or light industrial activity rather than continued agricultural zoning.

F) Compatibility of the Proposed District Classification with Nearby Properties:

- Existing I-1 zoning across the highway suggests an established presence of light industrial activities in the vicinity.
- The transition from A-R to I-1 is logical given the location along a highway corridor, where similar zoning changes have occurred to accommodate commercial and industrial growth.

G) The Extent to Which the Zoning Amendment May Detrimentially Affect Nearby Properties:

- Outdoor storage of RVs and boats is a low-intensity industrial use, meaning it will not generate excessive noise, odors, or emissions.
- Visual impact concerns can be addressed through landscaping and screening requirements per El Dorado's zoning regulations.
- Traffic impact is expected to be minimal, as outdoor storage typically involves low daily trip counts compared to other industrial uses.

H) Whether the Proposed Amendment Provides a Disproportionately Great Loss to Nearby Landowners Relative to Public Gain:

- No disproportionately negative impact is anticipated.
- The proposed I-1 zoning aligns with regional economic development objectives, expanding light industrial opportunities along a key transportation corridor.

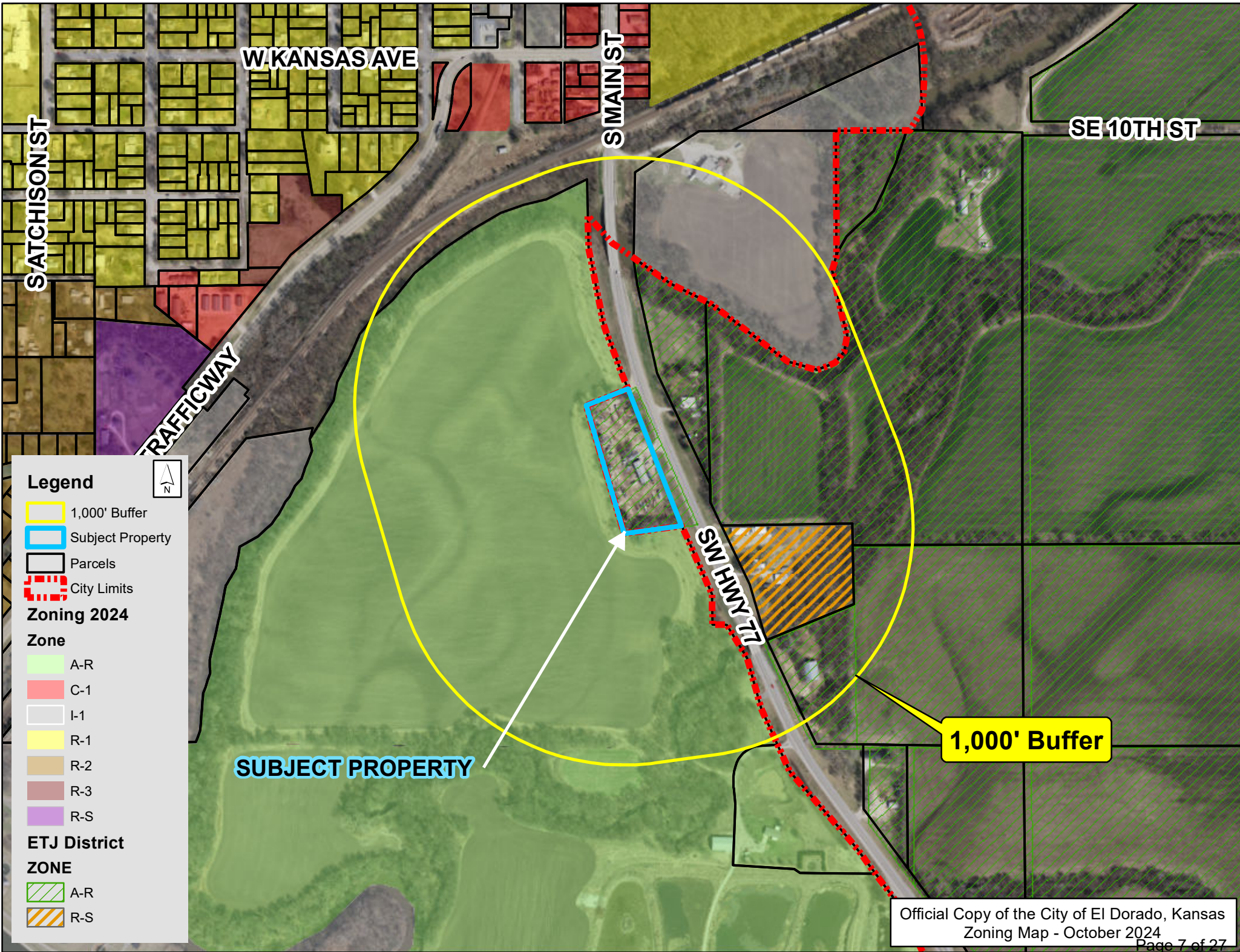
Staff Recommendation:

Based on the findings above, staff recommend approval of the rezoning request from A-R to I-1. The proposed use is compatible with the surrounding land uses, meets comprehensive plan objectives, and does not impose significant negative impacts on adjacent properties.

Additionally, all compliance matters, including building code enforcement and any future land use restrictions, will be under Butler County's jurisdiction.

Suggested Motion:

I move to recommend approval of Case No. 25-01-REZ, Ryan Miller's application to rezone approximately 1257 SW Hwy 77 to I-1 (Light Industrial District), for reasons stated in the staff recommendation and heard at this public hearing.



Legend

-  1,000' Buffer
-  Subject Property
-  Parcels
-  City Limits

Zoning 2024

Zone

-  A-R
-  C-1
-  I-1
-  R-1
-  R-2
-  R-3
-  R-S

ETJ District

ZONE

-  A-R
-  R-S

PLANNING COMMISSION MEMORANDUM

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

BHC has submitted a final plat for the Nancy Grange Subdivision. This plat divides one parcel into three lots. The subdivision is located in Section 33, Township 25 South, Range 5 East of the Industrial Park (west side of Garcia Ct.). The property is zoned I-1 Light Industrial.

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.

Compliance with Zoning and Subdivision Regulations

The final plat meets all lot size, frontage, setback, and easement requirements outlined in the Subdivision and Zoning Regulations for the I-1 Light Industrial zoning district. The subdivision is consistent with surrounding industrial development and is appropriately sized for future industrial uses.

Infrastructure and Utilities

- Drainage: Completed during the design and construction of Garcia Ct., requiring no additional improvements.
- Sanitary Sewer: Served by an existing 8-inch sanitary sewer line with adequate capacity.
- Water: Served by an existing 6-inch water line, which provides sufficient pressure and volume for industrial use and fire protection.

Lot Layout and Design

The subdivision is strictly administrative, dividing an existing parcel into three lots without altering the functionality of the property. The plat maintains proper access, infrastructure, and zoning compliance, ensuring continued industrial use.

Recommendation and Motion

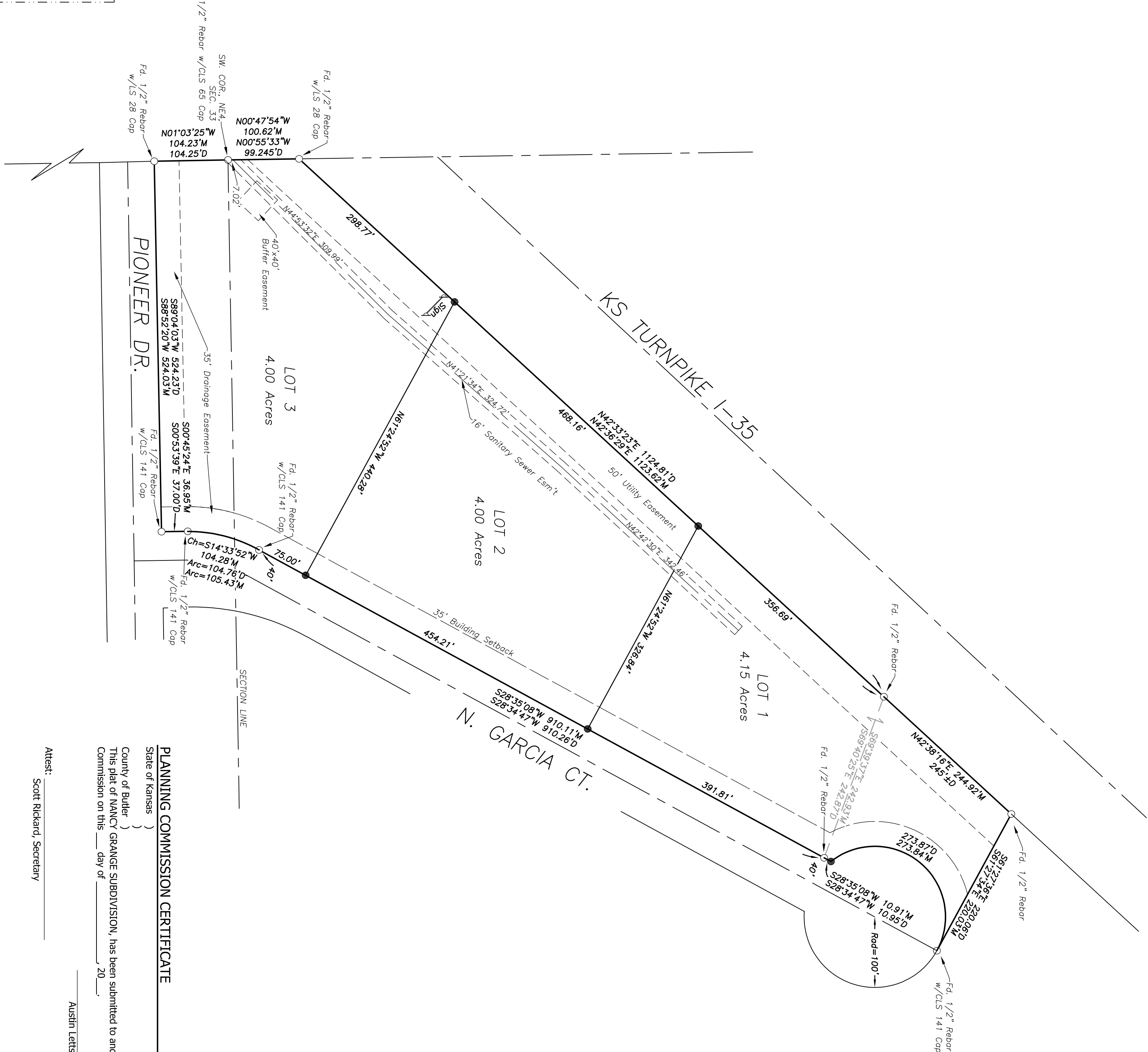
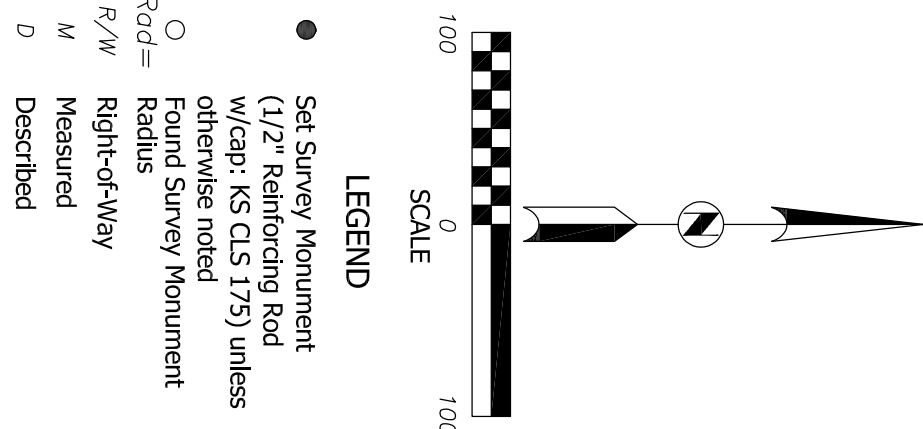
Staff recommends that the final plat for Nancy Grange Subdivision be approved, as it complies with all applicable regulations and aligns with the City's Comprehensive Plan.

Recommended Motion:

I move to approve the final plat of the Nancy Grange Subdivision as presented.

NANCY GRANGE SUBDIVISION

IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 5 EAST, IN BUTLER COUNTY KANSAS



SECTION MAP
SECTION 33-125S-R5E
(NOT TO SCALE)

SURVEYORS CERTIFICATION

I, Roger L. Cutsinger, a Registered Land Surveyor in the State of Kansas do hereby certify that the following described tract of land was surveyed on October 11, 2024 and the accompanying final plat was prepared and that all of the monuments shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief.

SUBDIVISION BOUNDARY DESCRIPTION

That part of the Northeast Quarter and Southeast Quarter of Section 33, Township 25 South, Range 5 East of the 6th P.M., in Butler County, Kansas, said Tract as surveyed by Roger L. Cutsinger, P.S. 805 of B.C., KS C.S. 175, on October 11, 2024, and described as follows:
Beginning at a point on the West line of the Southeast Quarter of Section 33, Township 25 South, Range 5 East of the 6th P.M., Butler County, Kansas, said point being 104.25 feet South of the Northwest Corner of said Southeast Quarter, thence North along said West line, a distance of 104.25 feet to said Northwest Corner; thence North 00°55'33" West, along the West line of the Northeast Quarter, a distance of 99.245 feet; thence North 42°33'23" East (bearings taken from NAD83 Kansas South Zone), along the Southeastly Right-of-Way of the Kansas Turnpike, a distance of 1124.81 feet; thence South 69°40'25" East, a distance of 242.87 feet to a point on the West line of Pioneer Court; thence South 28°34'47" West, a distance of 910.26 feet to a point of curve having a radius of 336.46 feet and an arc distance of 104.76 feet to a point of tangency; thence South 00°55'39" East, a distance of 37 feet to a point on the North Right-of-Way of Pioneer Drive; thence South 69°40'03" West, a distance of 528.34 feet to the point of beginning.

Commencing at the Southwest corner of the Northeast Quarter of Section 33, Township 25 South, Range 5 East of the 6th P.M., in Butler County, Kansas; thence N0°55'33"W, along the West line of said Northeast Quarter, a distance of 99.24 feet to a point on the Southeastly Right of Way of the Kansas Turnpike, thence North 42°33'23" East, along said Kansas Turnpike Right of Way, a distance of 1124.81 feet to the point of beginning, thence continuing Northerly along said Right-of-way, a distance of 245 feet, more or less, thence South 61°27'36" East, a distance of 220.06 feet to the centerline of Garcia Court extended to the Northern edge of a 100 foot radius cut-de-sic, thence curving counter-clockwise, along said cut-de-sic, a distance of 273.87 feet; thence S28°34'47"W, a distance of 10.95 feet; thence N69°40'25"W, a distance of 242.87 feet to the point of beginning.

SURVEY REVIEW

This survey has been reviewed for filing, pursuant to K.S.A. 58-2003, 58-2005 and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

Roger L. Cutsinger, P.L.S. 805

Michael A. Work, KS P.L.S. 1160
Butler County Surveyor

OWNERS CERTIFICATE

STATE OF KANSAS
COUNTY OF BUTLER

This is to certify that the undersigned owner(s) of the land described in the Surveyor's Certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public ways under the name of Nancy Grange Subdivision, and that all streets, easements and public grounds as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further, that the land contained herein, both and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Butler County, Kansas.

By: John C. Grange, Owner Date: Nancy J. Grange, Owner Date:

NOTARY CERTIFICATE

STATE OF KANSAS
COUNTY OF BUTLER

The foregoing instrument was acknowledged before me this day of 20, by John C. Grange.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date last above written.

Notary Public: _____

NOTARY CERTIFICATE

STATE OF KANSAS
COUNTY OF BUTLER

The foregoing instrument was acknowledged before me this day of 20, by Nancy J. Grange.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date last above written.

Notary Public: _____

CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS
COUNTY OF BUTLER

This plat is approved as an addition to the City of El Dorado, Kansas pursuant to the provisions of K.S.A. 12-4-1.

Date signed: _____

Ashlyn Lindsay, City Attorney

Attest: Scott Rickard, Secretary

Austin Letts, Chairman

PLANNING COMMISSION CERTIFICATE

State of Kansas
County of Butler

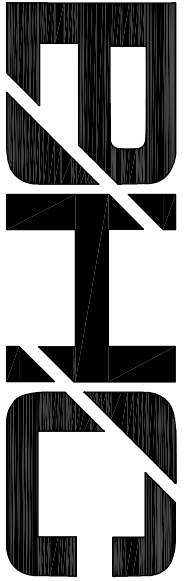
This plat of NANCY GRANGE SUBDIVISION, has been submitted to and approved by the El Dorado Planning Commission on this day of 20.

CITY COMMISSIONER'S CERTIFICATE

State of Kansas
County of Butler
These easements and right-of-way accepted by the City Commission of El Dorado, Kansas, this day of 20.

Attest: Emerald Ashlock, City Clerk Bill Young, Mayor

Project No: 046030



CIVIL ENGINEERING / SURVEYING / UTILITIES
170 N. Main, Suite 3, El Dorado, KS 67042
Phone: (316) 452-5552

PLANNING COMMISSION MEMORANDUM

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

Daniel and Julie Jones have requested a Special Use Permit (SUP) to allow an accessory apartment on the property located at **202 SW Morley Rd.** Under the **El Dorado Zoning Regulations**, an accessory apartment is defined as “an accessory use residential unit that is detached from a principal single-family residential unit.” The subject property is zoned **R-S (Residential Suburban District)**, where the construction of an accessory apartment requires a **Special Use Permit** in compliance with **Article 10 – Special Use Permits** of the El Dorado Zoning Regulations.

This property falls within **El Dorado’s Extraterritorial Jurisdiction (ETJ)**, meaning that while land use regulations and zoning fall under the City’s authority, **Butler County retains jurisdiction over building permitting and inspections** as outlined in the **Interlocal Agreement between Butler County and the City of El Dorado**. The **City Planning Commission is responsible for zoning and land use decisions within the ETJ**, while **Butler County reviews and issues building permits for structures in this area**.

EVALUATION CRITERIA & STAFF FINDINGS:

The following considerations have been reviewed per **Section 10.3 of the Zoning Regulations**, which outlines the standards for the issuance of Special Use Permits:

1. Compatibility with Surrounding Land Uses:

- Single-family residential uses and larger suburban residential lots surround the property.
- The proposed **40x40 accessory structure** that will house the apartment and garage aligns with the **low-density residential character of the area**.
- The **minor increase in density** remains consistent with the intended residential nature of the R-S zoning district.

2. Accessibility and Public Services:

- The site has adequate access for emergency services, including **fire, police, and refuse collection**.
- The location is accessible via **Morley Rd** and will not experience significant traffic impacts due to the addition of an accessory dwelling unit.

3. Utility and Infrastructure Capacity:

- The site is currently served by **water and electricity**; any additional utility load from the accessory apartment is expected to be minimal.
- **Sanitary sewer and drainage requirements fall under Butler County’s jurisdiction**, and the applicants must meet all county permitting requirements.

4. Setbacks and Zoning Compliance:

- The proposed site plan must adhere to the setback requirements of the **R-S Residential Suburban District** as outlined in **Article 5.2 of the Zoning Regulations**.
- While **Butler County will review the final site plan**, preliminary evaluations indicate compliance with **the required yard and open space provisions**.

5. General Welfare and Impact on Community:

- Given the large lot size, the proposed accessory apartment is **not expected to create negative impacts** on neighboring properties.
- The request aligns with the intent of the **R-S zoning district**, which allows **low-density residential development with appropriate special use considerations**.

INTERLOCAL AGREEMENT CONSIDERATIONS:

- **Zoning Jurisdiction:** Under **Section 3 of the Interlocal Agreement**, the City has zoning authority over the **Growth Area**, including this property.
- **County Building Codes:** As per **Section 5**, the County retains jurisdiction over **building codes and permitting**, and the applicant must obtain approvals from **Butler County for all building permits and inspections**.
- **Comprehensive Plan Alignment:** The City and County must ensure that zoning decisions within the **ETJ** align with the broader **Butler County Comprehensive Plan**, as outlined in **Section 3.4 of the Interlocal Agreement**. The County Zoning Administrator was notified of this request and provided input in accordance with this agreement.

STAFF RECOMMENDATION:

Based on compliance with **El Dorado Zoning Regulations** and the **Interlocal Agreement for the ETJ**, staff recommends **approval** of the Special Use Permit for an accessory apartment at **202 SW Morley Rd.** The Butler County Commission **reviewed the case on March 11th** and issued a **positive recommendation** for approval.

SUGGESTED MOTION:

I move to recommend approval of Case No. 25-01-SUP, a request by Daniel and Julie Jones, for a Special Use Permit to allow an accessory apartment on the property located at 202 SW Morley Rd., for the reasons outlined in the staff recommendation and heard at this public hearing.

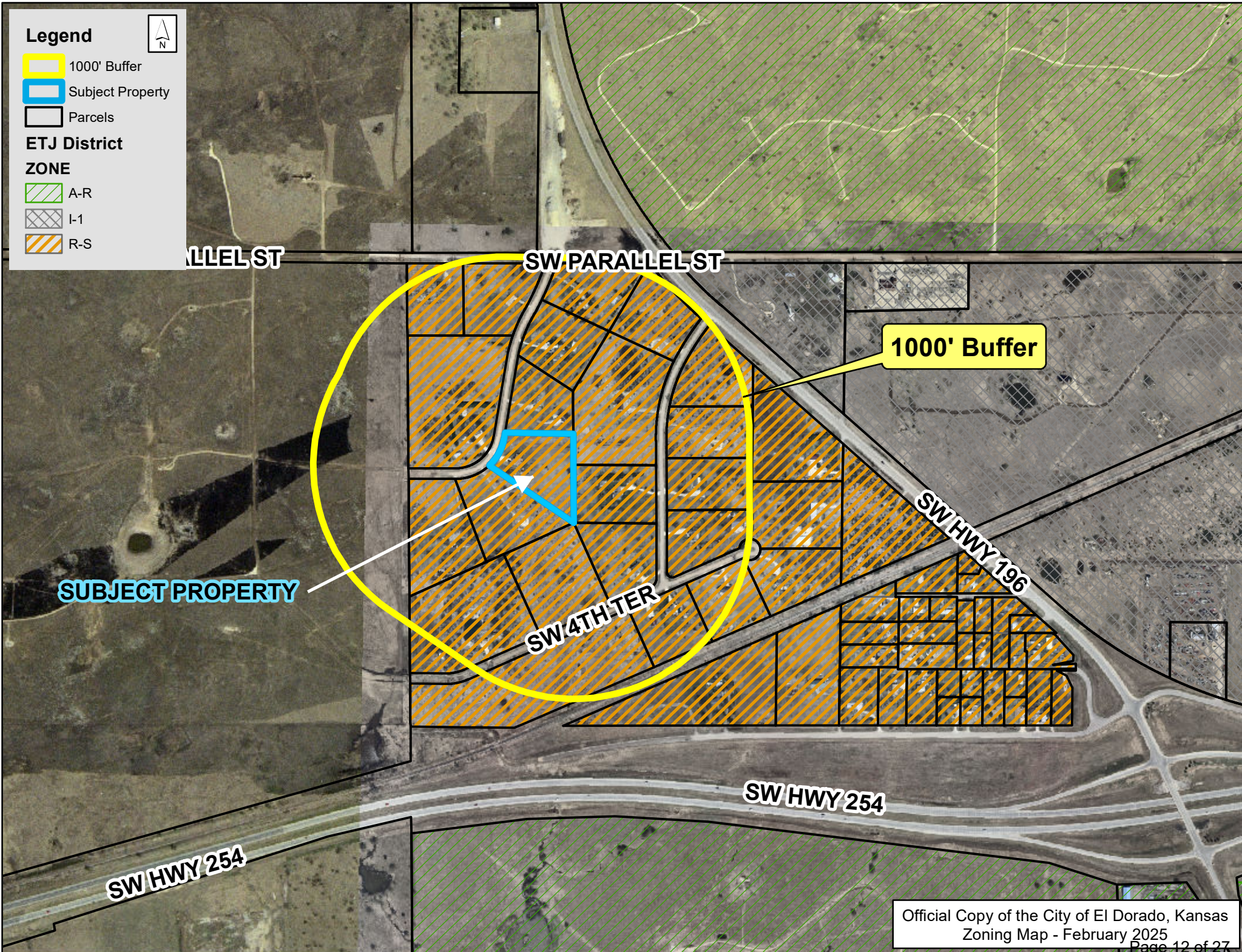
Legend

- 1000' Buffer
- Subject Property
- Parcels

ETJ District

ZONE

- A-R
- I-1
- R-S



PLANNING COMMISSION MEMORANDUM

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

Kellie Nesmith, acting as the agent for Sunlight Children's Advocacy Center, with Kevin Brownlee's permission, has submitted a request to rezone Lots 1, 2, and 3, Block 1 of the KB Farms Addition from R-1 (Low-Density Residential District) to O-I (Office - Institutional District).

This property was previously rezoned from I-1 (Light Industrial) to R-1 in 2023 as an idea by the property owner for additional housing. However now the new proposed development of a child advocacy and support facility aligns more appropriately with the O-I zoning designation, which accommodates public and institutional uses.

Sunlight Children's Advocacy Center (SCAC) is a nonprofit organization dedicated to providing critical support services for children affected by abuse and neglect. Their mission includes:

- Forensic interviews for children in a safe, child-friendly environment.
- Mental health counseling and advocacy services for children and families.
- Victim advocacy, legal coordination, and case management to assist with child welfare investigations.
- Crisis intervention and emergency placement services.

Evaluation of Rezoning Request

According to the El Dorado Zoning Regulations, Article 13 – Amendments, the Planning Commission must make findings of fact based on the following criteria:

1. Character of the Neighborhood

The area surrounding the proposed rezoning consists of residential and institutional uses, including:

- Low-density residential neighborhoods (R-1) to the west and south.
- Mixed-use and commercial/industrial developments to the northeast.
- Most of the area is undeveloped.

The proposed rezoning provides a logical transition maintaining compatibility with the surrounding area.

2. Consistency with the Comprehensive Plan

The Future Land Use Map (FLUM) identifies this area as appropriate for institutional and public services. The O-I zoning designation aligns with the city's long-term vision for the area by allowing facilities that provide community support services while maintaining compatibility with residential neighborhoods.

3. Adequacy of Public Utilities and Services

The site is currently served by all necessary public utilities, including:

- Water: City water is available and sufficient for the proposed use.
- Sanitary Sewer: Would need to be extended to serve the property
- Transportation & Access: The property has adequate road access to Towanda Ave. a collector road within the City's functional classification system.
- Emergency Services: Police, fire, and EMS can efficiently serve the location.

4. Suitability of the Property for its Existing Zoning (R-1)

The R-1 designation is intended primarily for single-family residential uses. While institutional uses may be allowed in R-1 with a Special Use Permit, rezoning to O-I is the most appropriate designation because it:

- Provides a clear framework for institutional development.
- Prevents potential future conflicts with residential-only zoning.
- Allows for flexibility in operational needs, such as office space and counseling services and children's home.

5. Length of Time the Property Has Remained Vacant

The site has remained vacant since its rezoning from I-1 to R-1 in 2023. Given the lack of residential development interest, the proposed institutional use offers a viable alternative that will activate the site and provide essential community services.

6. Compatibility with Surrounding Properties

Rezoning to O-I will create a compatible transition

7. Impact on Nearby Properties

The proposed rezoning is not expected to negatively impact on neighboring properties. Instead, it enhances community resources, provides essential child welfare services, and improves neighborhood safety.

8. Public Benefit vs. Private Harm

Rezoning to O-I supports the public interest by providing:

- Child welfare services in a centralized, accessible location.
- A safe and supportive environment for children and families in crisis.
- Community-based resources that align with the city's institutional land use planning.

There is no anticipated detrimental impact on surrounding landowners, as institutional uses in the O-I district generally coexist well with the area.

Staff Recommendation

Based on the evaluation criteria outlined in the El Dorado Zoning Regulations and the Comprehensive Plan, staff recommend approving the rezoning request from R-1 to O-I for the Sunlight Children's Advocacy Center facility.

Suggested Motion

I move to recommend the approval of Case No. 25-02-REZ, an application by Kellie Nesmith, owner Kevin Brownlee to rezone Lots 1, 2 and 3, Block 1 KB Farms to O-I Office Institutional District for reasons stated in the staff recommendation and heard at this public hearing.

Legend

- 200' Buffer
- Subject Properties
- City Limits
- Parcels

Zoning 2024

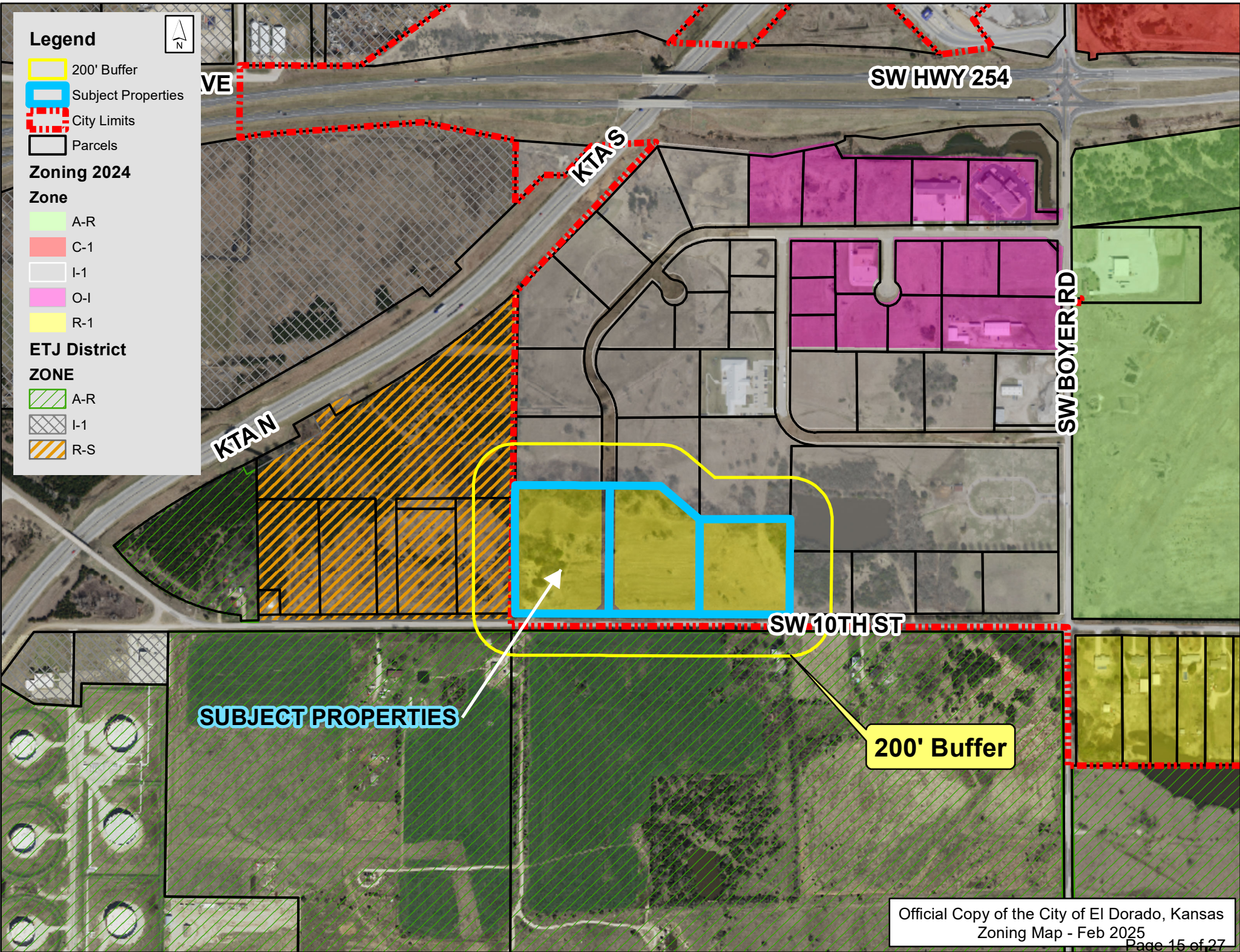
Zone

- A-R
- C-1
- I-1
- O-I
- R-1

ETJ District

ZONE

- A-R
- I-1
- R-S



PLANNING COMMISSION MEMORANDUM

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

Steve Neal has submitted a rezoning application for three lots located at 1126, 1128, and 1204 W 6th Ave., requesting a change from C-1 General Business District to R-2 Residential Medium Density District.

This site was previously rezoned in Case No. 23-05-REZ, where the Planning Commission approved a change from R-3 Multiple Family Dwelling District to C-1 General Business District. At the time, the applicant, Michael Dorrell, sought to develop a storage building. The C-1 zoning designation was intended to accommodate intensive commercial uses, which require large lots and direct access to major streets.

However, since that rezoning, the property has remained undeveloped, and the owner was unable to secure an interested commercial party or viable business use for the site. Given the lack of commercial development interest, the current applicant proposes R-2 zoning to facilitate the construction of a duplex, providing a more feasible and practical land use solution.

Evaluation of Rezoning Request

According to the El Dorado Zoning Regulations, Article 13 – Amendments, the Planning Commission must make findings of fact to determine whether the proposed zoning change meets the following criteria:

1. Character of the Neighborhood

The surrounding area consists of a mix of zoning classifications, including:

- I-1 Industrial (west of the site)
- M-P Manufactured Home Park (north and east of the site)
- R-1 Low-Density Residential (south of the site)

The transition to R-2 is more consistent with the area's development pattern, as it allows for residential infill while maintaining compatibility with adjacent properties.

2. Consistency with the Comprehensive Plan

The Future Land Use Map (FLUM) designates this area as Commercial, which is intended for retail, restaurant, and professional office land uses. While the previous rezoning to C-1 aligned with this designation, the lack of commercial development activity suggests that residential zoning is more appropriate.

Reclassifying the site to R-2 is consistent with the City's housing goals, allowing for moderate-density residential development in an area where commercial demand has not materialized.

3. Adequacy of Public Utilities and Services

- Water and Sewer: The site is currently served by municipal utilities, and existing infrastructure is capable of supporting residential development without requiring extensive upgrades.
- Transportation & Access: The property is accessible from West 6th Avenue, a roadway designed to accommodate both residential and commercial traffic.
- Emergency Services: Fire, police, and EMS services can adequately serve the site without additional burden on municipal resources.

4. Suitability of the Property's Current Zoning (C-1 General Business)

While C-1 zoning was approved in 2023, the site remained vacant due to a lack of market demand for

commercial development. The absence of retail or office development interest demonstrates that the site is better suited for residential use.

The R-2 designation is more appropriate because:

- It provides a realistic development opportunity that aligns with adjacent residential properties.
- It allows for duplex housing, which is in demand within the city.
- It prevents prolonged vacancy and underutilization of the property.

5. Length of Time the Property Has Remained Vacant

The property has remained vacant since it was rezoned to C-1 in 2023. This indicates that commercial zoning is not practical for this location and that an alternative land use, such as residential development, is needed to activate the site.

6. Compatibility with Nearby Properties

- The proposed R-2 zoning is compatible with the existing residential uses to the south (R-1) and manufactured home park to the north and east (M-P).
- The transition from C-1 to R-2 aligns with existing development patterns, ensuring compatibility with the surrounding mix of land uses.

7. Impact on Adjacent Properties

Rezoning the lots to R-2 will not have a detrimental impact on nearby properties, as:

- Duplex housing in an R-2 district is consistent with the density of surrounding residential uses.
- The shift from C-1 to R-2 would reduce potential commercial traffic impacts.
- No significant changes to infrastructure or public services would be required.

8. Public Benefit vs. Private Harm

The rezoning provides a clear public benefit by:

- Encouraging new residential development, which supports housing affordability and availability.
- Ensuring land use consistency with surrounding properties, reducing potential land use conflicts.
- Enhancing property values through the development of well-maintained residential structures.

Since no commercial projects have been proposed for the site despite the previous rezoning, transitioning to R-2 allows for immediate development, ensuring the property is put to productive use.

Staff Recommendation

Based on the evaluation criteria outlined in the El Dorado Zoning Regulations and the Comprehensive Plan, and considering the recent rezoning history of the site, staff recommends approval of the rezoning request from C-1 to R-2 for the properties at 1126, 1128, and 1204 W 6th Ave.

Suggested Motion

I move to recommend the approval of Case No. 25-03-REZ, Steve Neal application to rezone 1126, 1128, and 1204 W 6th Ave. to R-2 Residential Medium Density District for reasons stated in the staff recommendation and heard at this public hearing.

Legend

- 200 Buffer
- Subject Properties
- City_limits

Zoning 2023

- <all other values>

Zone

- A-R
- C-1
- C-2
- I-1
- I-2
- M-P
- O-I
- R-1
- R-2
- R-3
- R-S



W 6TH AVE

SUBJECT PROPERTIES

N WEST CT

200' Buffer

N EAST CT

N SUMMIT ST

W 5TH AVE

PLANNING COMMISSION MEMORANDUM

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

Veronica Cecchini has submitted a request to rezone approximately 20 acres at 3242 SE Turkey Creek Rd from A-R (Agricultural Residential District) to R-S (Residential Suburban District). The applicant intends to place a single-family modular home on the property.

The current A-R zoning requires a minimum lot size of 40 acres, whereas the R-S district allows for smaller residential lots, with a minimum of 3 acres when public water is available and 6.6 acres when a public water or wastewater system is not present.

This property is located outside city limits but within the Extraterritorial Jurisdiction (ETJ) of El Dorado, meaning that zoning and land use decisions fall under the City's jurisdiction, while Butler County retains authority over building permits and on-site utility provisions as outlined in the Interlocal Agreement between Butler County and the City of El Dorado.

Evaluation of Rezoning Request

Per El Dorado Zoning Regulations, Article 13 – Amendments, the Planning Commission must assess whether the rezoning request aligns with zoning objectives based on the following criteria:

1. Character of the Neighborhood

The area surrounding the subject property consists of low-density single-family residential and agricultural open space. The majority of nearby properties remain zoned A-R, indicating a rural character with large-lot residential and agricultural uses. The requested R-S zoning provides a transitional designation, allowing for low-density residential development while maintaining compatibility with existing rural uses.

2. Consistency with the Comprehensive Plan

The Future Land Use Map (FLUM) designates this area as Industrial Mixed Use, which supports a combination of industrial, warehousing, commercial, and office uses. While this designation differs from the requested R-S zoning, staff recognizes that:

- The immediate area has developed primarily with rural residential and agricultural uses.
- There is no significant industrial development in proximity to the site.
- A low-density residential designation remains compatible with existing land use patterns.

Thus, while the FLUM designates this area for future industrial mixed use, the current development pattern and lack of industrial demand support residential zoning as a more practical short-term land use.

3. Adequacy of Public Utilities and Services

- **Water Supply:** The area is served by Rural Water, and Butler County allows for the use of private water wells where needed.
- **Wastewater:** The applicant intends to utilize a lagoon system for wastewater treatment, which is an accepted practice in rural areas.
- **Road Access:** The property is accessible from SE Turkey Creek Rd, a county-maintained roadway suitable for rural residential development.
- **Emergency Services:** The site has adequate access for fire, police, and emergency response services, which are managed at the county level.

4. Suitability of the Property's Current Zoning (A-R Agricultural Residential)

The A-R district is primarily intended for agricultural use and very low-density residential development. While the property has been historically used for agricultural purposes, the applicant's proposal for a single-family modular home aligns more closely with R-S zoning requirements. Given the surrounding residential and agricultural mix, rezoning to R-S is a reasonable transition, allowing for residential development without significantly altering the rural character of the area.

5. Length of Time the Property Has Remained Zoned A-R

The property has historically been used for agricultural purposes. However, residential development pressures in the area suggest that allowing smaller residential lots is a reasonable evolution of land use.

6. Compatibility with Nearby Properties

- The proposed R-S zoning is consistent with nearby low-density residential development and agricultural uses.
- Surrounding properties remain largely rural, but the presence of other single-family residences in the area supports rezoning to R-S.
- The transition from A-R to R-S maintains large lot sizes, preserving rural character while allowing for appropriate residential growth.

7. Impact on Nearby Properties

Rezoning to R-S will not create significant adverse effects on adjacent properties, as:

- The lot size remains consistent with rural development standards.
- The proposed use does not introduce significant infrastructure burdens.
- There will be no change in traffic intensity or environmental impact beyond typical rural residential development.

8. Interlocal Agreement Considerations

Since the property is within the Extraterritorial Jurisdiction (ETJ) of El Dorado:

- Zoning approvals are under the authority of the City's Planning Commission.
- Butler County retains control over building permitting, water, wastewater, and road maintenance, as outlined in the Interlocal Agreement.
- Any future subdivision of the property must comply with both City zoning regulations and County development requirements.

9. Public Benefit vs. Private Harm

Rezoning this property to R-S provides a public benefit by:

- Allowing controlled residential development that aligns with existing rural land uses.
- Maintaining large lot sizes while permitting residential expansion.
- Ensuring land use compatibility without significant disruption to neighboring properties.

The rezoning does not impose undue hardship on adjacent landowners, as the low-density residential character remains unchanged.

Staff Recommendation

Based on compliance with El Dorado Zoning Regulations, the Interlocal Agreement, and the review criteria outlined above, staff recommends approval of the rezoning request from A-R to R-S for 3242 SE Turkey Creek Rd.

Suggested Motion:

I move to recommend approval of Case No. 25-04-REZ, an application by Veronica Cecchini to rezone 3242 SE Turkey Creek Rd to R-S Residential Suburban District, for reasons stated in the staff recommendation and heard at this public hearing.

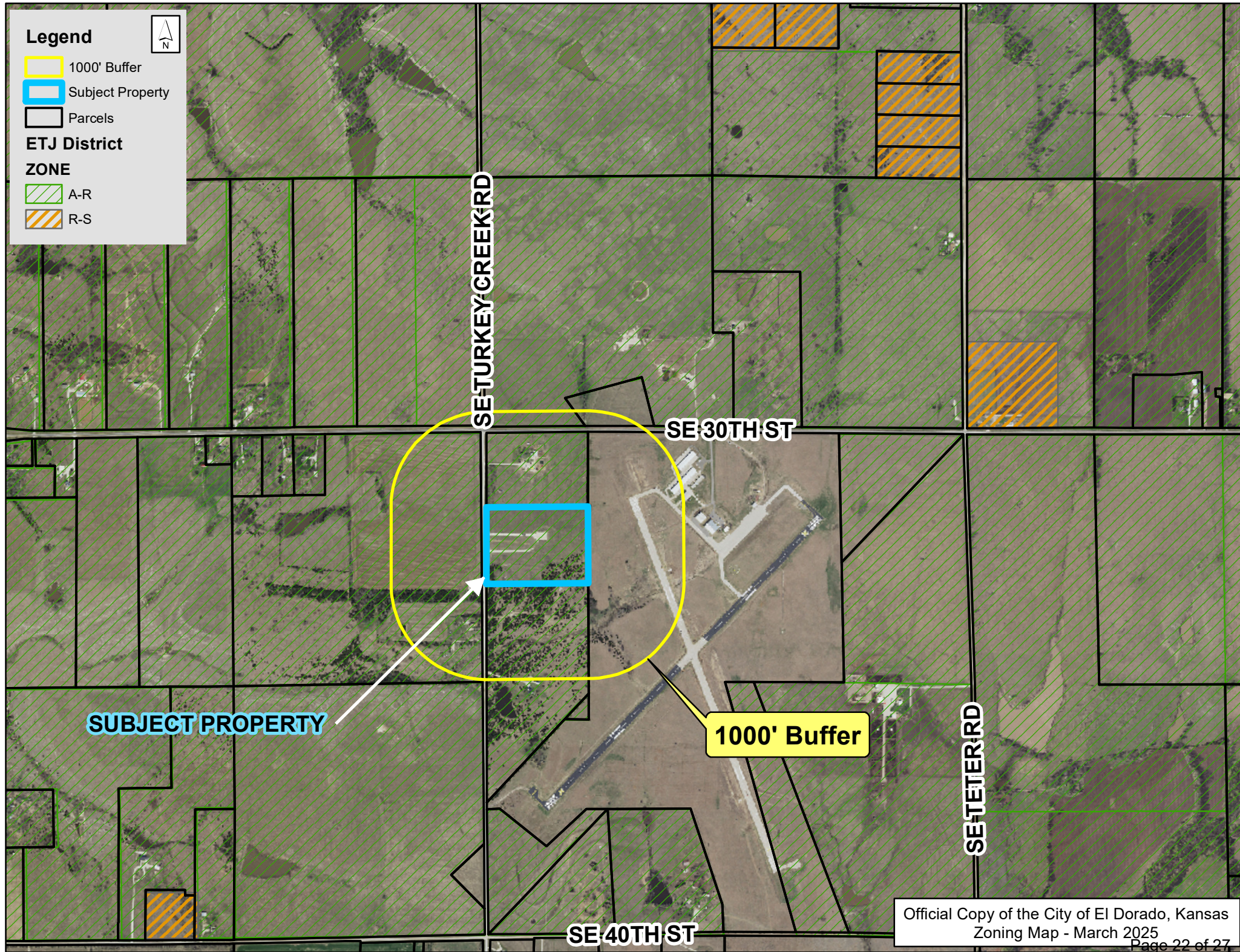
Legend

- 1000' Buffer
- Subject Property
- Parcels

ETJ District

ZONE

- A-R
- R-S



PLANNING COMMISSION MEMORANDUM

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

Introduction & Purpose of the CIP Hearing

The El Dorado Planning Commission is holding a Public Hearing on March 27, 2025, at 5:30 PM to review and consider the 2026-2030 Capital Improvement Plan (CIP) for the City of El Dorado. This hearing was initially scheduled for February but was rescheduled to align with adjustments to the 2026 Budget Calendar.

The Capital Improvement Plan (CIP) serves as a five-year strategic and financial plan for prioritizing investments in public infrastructure, including:

- Transportation and roadway improvements
- Water and sewer system upgrades
- Municipal building and facility projects
- Park and recreation enhancements
- Public safety and emergency response infrastructure

As required under K.S.A. 12-747, the Planning Commission must review the CIP to confirm its consistency with the 2030 El Dorado Comprehensive Plan and ensure that capital investments align with the City's long-term growth, infrastructure, and fiscal sustainability objectives.

Planning Commission's Role in the CIP Process

Under K.S.A. 12-747, the Planning Commission plays a critical advisory role in reviewing the Capital Improvement Plan and recommending approval to the City Commission. The Commission's responsibilities include:

- Evaluating whether proposed capital investments align with long-term land use and infrastructure planning objectives.
- Ensuring public funds are directed toward projects that maximize community benefit.
- Providing an opportunity for public input and stakeholder engagement in the capital planning process.
- Prioritizing investments that enhance economic development, transportation, public utilities, and community facilities.

Following this review, the Planning Commission submits its recommendation to the City Commission, which finalizes the CIP as part of the annual budget adoption process.

Summary of the 2026-2030 Capital Improvement Plan

The proposed CIP includes a total of \$154.1 million in infrastructure investments over the next five years, with funding allocated across transportation, utilities, and public facilities projects.

Number of Projects Per Year:

- FY 2026: 36 projects
- FY 2027: 20 projects
- FY 2028: 15 projects
- FY 2029: 12 projects

- FY 2030 and beyond: Several large-scale projects planned contingent on development.

Types of Projects Included:

- Utilities:
 - Water and sewer infrastructure rehabilitation and expansion.
 - Wastewater system upgrades and replacement of aging infrastructure.
 - Stormwater management and drainage improvements.
- Transportation & Streets:
 - Road resurfacing and rehabilitation projects for key corridors.
 - Intersection safety and geometric improvements.
 - New sidewalk and multi-use path extensions.
 - Large-scale trafficway and truck route development contingent on future growth.
- General Facilities & Public Safety:
 - Fire and emergency response equipment replacement.
 - Park improvements, including playground equipment, splash pads, and restroom upgrades.
 - Airport infrastructure rehabilitation and expansion projects.
 - Stormwater improvement projects to enhance flood control and drainage efficiency.

The CIP balances immediate infrastructure needs with long-term growth planning, ensuring financial sustainability while addressing El Dorado's transportation, utility, and facility modernization goals.

Alignment with the 2030 Comprehensive Plan

The 2030 Comprehensive Plan serves as the foundation for long-term municipal planning and ensures that infrastructure investments are strategic, sustainable, and aligned with the City's vision. The 2026-2030 CIP must support the following objectives from the Comprehensive Plan:

Land Use, Growth, & Infrastructure Development

- Encourage orderly development patterns that maximize public investment.
- Improve coordination between land use planning and infrastructure investments to ensure sustainable growth.
- Promote annexation policies that support long-term city expansion while ensuring infrastructure readiness.

Transportation & Roadway Investments

- Maintain and enhance El Dorado's street network to improve safety and connectivity.
- Implement Complete Streets policies to support walkability, bicycle infrastructure, and multimodal transportation.
- Prioritize funding for critical road maintenance and reconstruction projects.

Water & Sewer System Improvements

- Ensure reliable water distribution and wastewater treatment capacity for future growth.
- Expand stormwater management infrastructure to mitigate flooding risks.
- Upgrade aging sewer lines and water mains to enhance system efficiency.

Public Facilities & Parks

- Maintain and expand parks, trails, and recreation spaces to improve quality of life.
- Invest in public safety facilities, including fire stations and emergency response services.
- Modernize municipal buildings and infrastructure to ensure efficient service delivery.

Public Safety & Emergency Management

- Improve **fire and police facilities** to support emergency response capabilities.
- Ensure adequate **911 dispatch, communication infrastructure, and emergency operations centers**.
- Strengthen **disaster preparedness and hazard mitigation projects** to protect public safety.

Economic Development & Community Investment

- Support **business retention and expansion efforts** through infrastructure improvements.
- Promote **industrial and commercial development** by ensuring access to utilities and transportation networks.
- Invest in **downtown revitalization and mixed-use development initiatives**.

Sustainability & Environmental Management

- Promote green infrastructure projects to support environmental conservation.
- Encourage energy-efficient upgrades for public buildings and facilities.
- Support renewable energy initiatives where feasible.

2026 Budget Calendar & CIP Approval Timeline

The CIP approval process is structured within the 2026 budget cycle, ensuring that capital projects are properly evaluated and funded. The key milestones include:

- March 27, 2025 – Planning Commission hosts public hearing and reviews CIP.
- April 2, 2025 – City Commission reviews Planning Commission recommendations.
- April 21, 2025 – City Commission formally approves the 2026-2030 CIP.
- May - July 2025 – Budget work sessions evaluate funding sources and allocations.
- September 15, 2025 – Final 2026 Budget & Revenue Neutral Rate Hearing.
- October 1, 2025 – Certified 2026 Budget submitted to Butler County Clerk.

The Planning Commission's review ensures that the CIP aligns with land use priorities, infrastructure needs, and fiscal sustainability.

Importance of the Capital Improvement Plan

A well-developed CIP is essential to the City's long-term financial health and infrastructure planning. It provides a structured approach to managing the City's major capital projects while ensuring fiscal responsibility. The CIP prioritizes projects based on need, funding availability, and long-term impact, helping the City allocate resources efficiently.

By participating in the CIP review, the Planning Commission plays a key role in shaping the future of El Dorado. The Commission's review ensures that capital investments align with the City's land use, infrastructure, and economic development goals while maintaining fiscal sustainability. Through this process, the City can effectively plan for future infrastructure needs and ensure that investments support long-term community growth, public services, and overall quality of life.

Staff Recommendation

Staff recommends that the Planning Commission approve the 2026-2030 Capital Improvement Plan and forward a recommendation of approval to the City Commission.

Suggested Motion

I move to approve the 2026-2030 Capital Improvement Plan as presented, finding it consistent with the 2030 Comprehensive Plan, and forward a recommendation of approval to the City Commission for final adoption.

Capital Projects	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
UTILITIES									
Water Infrastructure Replacement Program ¹	\$200,000	\$200,000	\$200,000	\$175,000	\$175,000	\$200,000	\$200,000	\$1,000,000	\$2,150,000
Sewer Infrastructure Rehabilitation Program ¹	\$200,000	\$200,000	\$200,000	\$225,000	\$225,000	\$250,000	\$250,000	\$1,250,000	\$2,600,000
Automated Meter Infrastructure	\$2,555,000								\$2,555,000
Central Ave Water Line	\$2,000,000								\$2,000,000
Constant Creek Sanitary Sewer	\$1,015,475								\$1,015,475
Water Treatment Backwash Tower Maintenance Project	\$91,000								\$91,000
Central/Haverhill Water Main Relocation Project		\$490,000							\$490,000
Vintage Lift Station Rehabilitation Project		\$160,000							\$160,000
Wastewater Influent Grinder Replacement Project		\$100,000							\$100,000
Glenview Lift Station Replacement Project			\$145,000						\$145,000
WTP Filter Valve and Actuator Replacement			\$500,000						\$500,000
Riverview Lift Station/Force Main Project				\$860,111					\$860,111
E. Central Water Main Relocation Project				\$200,000					\$200,000
South Denver Water Main Replacement					\$525,000				\$525,000
Water Treatment Basin Drag Replacement Project					\$500,000				\$500,000
Northeast Booster Pump Station Project						\$2,000,000			\$2,000,000
Sixth Street Water Tower Inspection/Re-paint							\$185,000		\$185,000
Distribution Pump Switch Gear Replacement							\$1,000,000		\$1,000,000
Water Reclamation Centrifuge Replacement Project							\$350,000		\$350,000
Water Treatment Clearwell Improvement Project								\$2,000,000	\$2,000,000
Water and Sewer Lines - Cedar Ridge								\$0	\$0
Water and Sewer Lines - North Development								\$0	\$0
Subtotal Utilities	\$6,061,475	\$1,150,000	\$1,045,000	\$1,460,111	\$1,425,000	\$2,450,000	\$1,985,000	\$4,250,000	\$13,765,111
STREETS AND SIDEWALKS									
Central Ave. Street Improvement after Base Grant Project Completed	\$500,000								\$500,000
Main Street Intersection Bulb-Out Project ²		\$285,000							\$285,000
Belle Vista Cemetery Surfacing Project ²			\$100,000						\$100,000
Central Avenue Surface Rehabilitation Project (Haverhill to Jones)			\$635,797						\$635,797
6th Avenue Median Removal Project (School to Hunton)			\$289,000						\$289,000
Southwest Trafficway and Kansas Avenue Geometric Improvements			\$150,000						\$150,000
Haverhill Road Median Removal Project			\$98,000						\$98,000
Downtown Parking Lot Rehabilitation Project			\$250,000						\$250,000
Central Avenue Surfacing Rehabilitation Project (Boyer to Haverhill)				\$1,140,374					\$1,140,374
6th Avenue and Main Street Geometric Improvement Project				\$727,000					\$727,000
Summit Park Sidewalks ²				\$115,000					\$115,000
Main Street Surface Rehabilitation Project (Central to 6th)					\$1,025,000				\$1,025,000
Graham Park Sidewalks ²					\$165,000				\$165,000
12th Avenue Bike Path Extension Project					\$445,500				\$445,500
Central Avenue Surface Rehabilitation Project (Jones to Denver)						\$1,125,000			\$1,125,000
North Sidewalk Replacement Project						\$854,000			\$854,000
Main/McCollum Roundabout Project						\$65,000	\$1,540,000		\$1,605,000
NW Trafficway (Haverhill to McCollum) ³								\$32,992,000	\$32,992,000
SW Trafficway (K-196/K-254 to Haverhill)								\$26,056,000	\$26,056,000
Country Club Road Extension Project ³								\$5,386,000	\$5,386,000
Wildcat Way (E. 30th) Extension Project ³								\$2,746,000	\$2,746,000
Towanda Avenue and Boyer Road Improvement Project ³								\$3,245,000	\$3,245,000
Southeast Trafficway Truck Route Improvements								\$2,870,000	\$2,870,000

Main St Reconfiguration (Locust to Central)								\$2,660,000	\$2,660,000
Main Street Reconfiguration (Central to 3rd)								\$2,182,000	\$2,182,000
Southwest Trafficway Multi-Use Path								\$2,150,000	\$2,150,000
6th Ave Multi-Use Path (Boyer to Main)								\$1,375,000	\$1,375,000
Oil Hill Road Improvement Project ³								\$1,058,000	\$1,058,000
Haverhill Road and 6th Avenue Geometric Improvement Project								\$1,010,000	\$1,010,000
Central Avenue Multi-Use Path (Boyer to Main)								\$935,000	\$935,000
Norris Drive Improvement Project ⁴								\$636,000	\$636,000
Haverhill Road Multi-Use Path (SW Trafficway to Central)								\$635,000	\$635,000
Country Club Road Multi-Use Path								\$450,000	\$450,000
Haverhill Road Multi-Use Path Project (Central to 6th)								\$350,000	\$350,000
W. 4th (Main Street) Approach Removal								\$241,000	\$241,000
Orchard Multi-Use Path (Central to 6th)								\$225,000	\$225,000
Streets - Cedar Ridge Development								\$0	\$0
Streets - Northern Development								\$0	\$0
Subtotal Streets and Sidewalks	\$500,000	\$285,000	\$1,522,797	\$1,982,374	\$1,635,500	\$2,044,000	\$1,540,000	\$87,202,000	\$96,211,671
GENERAL									
BASE Grant - All other revenue sources	\$6,955,000								\$0
Airport Lighting ⁶		\$268,798							\$268,798
Aquatics Center ⁵		\$3,050,000	\$30,000,000						\$33,050,000
Civic Center Improvements ²		\$500,000							\$500,000
City Hall Generator Replacement		\$475,000							\$475,000
Downtown Stormwater Improvement Project, Phase II		\$53,500	\$1,663,179						\$1,716,679
Gordy Park Pavilion ²		\$300,000							\$300,000
Outdoor Warning Siren Replacement		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000			\$250,000
Street Sweeper		\$430,000							\$430,000
West Park Development ²			\$200,000						\$200,000
Airport Runway 15/33 ⁶			\$1,690,000						\$1,690,000
Summit Park Surface and Playground Equipment ²				\$350,000					\$350,000
East Park Playground Equipment ²				\$125,000					\$125,000
Walnut River Complex Maintenance Building ²				\$155,000					\$155,000
Senior Center Generator				\$475,000					\$475,000
Airport 4/22 Design ⁶				\$200,000					\$200,000
Fire Engine/Pumper					\$1,250,000				\$1,250,000
Graham Park Restroom/Pump House/Splash Pad ²					\$350,000				\$350,000
Airport 4/22 Construction ⁶					\$2,050,000				\$2,050,000
Airport Apron and Taxiway B&C Rehab ⁶							\$280,000		\$280,000
Subtotal General	\$6,955,000	\$5,127,298	\$33,603,179	\$1,355,000	\$3,700,000	\$50,000	\$280,000	\$0	\$44,115,477
TOTAL CAPITAL IMPROVEMENT PROGRAM	\$13,516,475	\$6,562,298	\$36,170,976	\$4,797,485	\$6,760,500	\$4,544,000	\$3,805,000	\$91,452,000	\$154,092,259

¹ Included in Operational Budget

² Proposed Excess Sales Tax Projects

³ Contingent on Development

⁴ Contingent on Neighborhood Petition

⁵ Contingent on Special Sales Tax/Private Fundraising Campaign

⁶ 95/5 Project with FAA