

EL DORADO

K A N S A S

PLANNING COMMISSION AGENDA

September 25, 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 - 8/28/25 MINUTES

3. NEW BUSINESS

ITEM NO. 1 - VARIANCE 838 SW PURITY SPRINGS RD

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

ITEM NO. 2 - SPECIAL USE PERMIT 113 W 4TH AVE.

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

4. OLD BUSINESS

5. STAFF ITEMS

6. ADJOURNMENT

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES-DRAFT

August 28, 2025

5:30 p.m.

1. CALL TO ORDER & ROLL CALL

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

Members Present

Steve Fellers

L J Fischetti

Debra LaForge

Austin Letts

Brad Long

Norman Wilks

Staff Present

Scott Rickard

Others Present

Syndee & Wendy Scribner

Mike and Melissa Carney

Charles Hanson

Steve Shearburn

2. APPROVAL OF MINUTES 7/24/25

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 25-06-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 229 N WASHINGTON ST FROM R-1 (RESIDENTIAL LOW-DENSITY DISTRICT) TO R-2 (RESIDENTIAL MEDIUM DENSITY DISTRICT) AND CASE NO. 25-01-BZA: PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ISSUING A VARIANCE TO REDUCE THE OFF-STREET PARKING REQUIREMENTS AT 229 N WASHINGTON.

A. Presentation of Request

Scribner Enterprises, LLC, has submitted two related land use applications for the property at 229 N Washington:

1. **Zone Change Request** – From R-1 Low Density Residential District to R-2 Residential Medium-Density District, to permit conversion of the existing single-family dwelling into a duplex.
2. **Variance Request** – Reduction of the off-street parking requirement for a duplex, allowing on-street parking along N Washington Avenue to satisfy the property’s parking needs.

The property is developed with a two-story home constructed in 1875 and currently rented as a single-family residence. The surrounding neighborhood is predominantly residential, with R-3 zoning to the east and R-1 zoning to the north, west, and south.

The rezoning request, if approved, will be forwarded to the City Commission for final action. The parking variance request is under the sole authority of the Planning Commission, which now serves as the City’s Board of Zoning Appeals (BZA) following recent ordinance amendments.

Syndee Scribner stated they will only need two off street parking spaces and clarified that the bottom unit will be using the garage and driveway, and the off-street parking will be for the upstairs unit. Mr. Rickard noted that the applicant provided a site plan which shows the available parking.

Commissioner Fischetti inquired if the detached garage is part of the property and why they need more parking. Mr. Rickard stated the garage is part of the property and they are increasing the density of the structure from single family to duplex, and each dwelling unit needs to provide two off-street parking spaces.

Commissioner Wilks stated that four off-street parking spaces are required for a duplex per the zoning regulation and inquired why a variance is needed since the site plan shows five spaces available. Mrs. Scribner noted that their intent is for the bottom unit to use the garage, and the top unit will use the off-street parking. Commissioner Long inquired if they will park on Washington or 2nd Ave. Mrs. Scribner stated it is all public parking but presumes the tenant would park along 2nd Avenue since the entrance is on west side of the property.

Commissioner Long confirmed the upstairs tenant will use the west side of the duplex to enter and more than likely park and enter the property from 2nd Ave. Commissioner Fischetti confirmed the case is to allow a duplex without providing off-street parking. Mr. Rickard confirmed that is correct. Commissioner Fellers inquired if 2nd Ave. and Washington St. are the same width. Mr. Long inquired if Washington St. is more narrow than other streets around town. Mr. Rickard stated both streets are the standard 31feet back-to-back with parking on both sides of the street. Commissioner Wilks inquired if there were any street parking restrictions. Mr. Rickard noted that some parts of town have parking regulations and generally residential areas allow street parking and the zoning regulations state that two off-street per dwelling are required. Commissioner Fellers inquired how far back the regulation was put in place. Mr. Rickard stated it is in our current regulations which goes back to 2008 and planning wise seeing other places around the nation that are getting rid of off-street parking to make redevelopment in existing neighborhoods easier. Commissioner LaForge inquired if the tenants have more than two vehicles. Mr. Rickard stated it would be first come first serve. Commissioner LaForge questioned the variance, and it wouldn’t make a difference on how many people live there and if they would get a ticket if had more than two vehicles. Mr. Rickard stated that with the rezone the requirement is to have a minimum of two off-street parking spaces. Commissioner Letts inquired how many bedrooms the unit will have. Mrs. Scribner stated it will be two bedrooms.

B. Public Hearing

Commissioner Letts opened the public hearing for the rezone and variance request. No one was present to speak; the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Long commented that the new duplexes on south Taylor were required to provide off-street parking and now we are asking to reverse the requirement. Commissioner Letts noted it is a variance for the reduction of off-street parking. Mr. Rickard stated it is to reduce requirement for two off-street parking places. Commissioner Fellers inquired about the safety of parking on both sides of the street and whether there is enough room to park. Mr. Rickard stated its tight 30' from parking area to parking area and generally the drive lane is 12' wide, they will need to slow down like the rest of the neighborhood. Commissioner Fellers inquired about the speed limit and if there are any additional safety hazards Mr. Rickard stated that the speed limit is 30 and there are no issues. Commissioner Fischetti inquired if a larger driveway could be poured. Mr. Rickard stated they could, but there is a size limit, and it would need to be a hard surface like asphalt or concrete. Mr. Rickard noted that the south Taylor duplexes are new builds, and this is an existing structure getting converted into a duplex. Commissioner Fellers is a proponent of the request and inquired if the rezone makes sense and if it fits the neighborhood. Commissioner LaForge inquired on what staff recommendation is. Mr. Rickard stated both items are recommended. Commissioner Long recommends that the tenants park on 2nd and not Washington as to not clutter the street. Commissioner Letts commented that other communities have one way parking. Mr. Rickard stated if parking becomes an issue one way parking can be recommended.

D. Motion

Rezoning Motion

Commissioner Fellers moved to approve Case No. 25-06-REZ, an application by Scribner Enterprises, to rezone 229 N Washington from R-1 Low Density Residential District to R-2 Residential Medium-Density District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Fischetti.

ROLL CALL VOTE

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

Motion passed 6-0

Variance Motion

Commissioner Letts moved to approve the variance request for 229 N Washington to allow off-street parking to satisfy the off-street parking requirement for a duplex, finding that the application meets the five statutory conditions for granting a variance as outlined in Article 8 of the Zoning Regulations, and that such variance shall be contingent upon the approval and establishment of R-2 zoning for the property, seconded by Commissioner LaForge.

ROLL CALL VOTE

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

Motion passed 6-0

ITEM NO. 2 – REINVESTMENT HOUSING INCENTIVE DISTRICT REVIEW 124 S

MAIN.

A. Presentation

The 124 S. Main property, historically known as the Masonic Hall, is a three-story brick structure in the heart of downtown El Dorado. While currently vacant, it remains one of the most visible and historically significant buildings downtown. Despite its prime location, the high cost of redevelopment—particularly for upper-story residential use—has posed significant financial barriers for private investment.

The City has actively pursued redevelopment of this property through multiple initiatives:

- October 3, 2023 – City Commission approved submittal of a Moderate Income Housing (MIH) grant application to Kansas Housing Resources Corporation (KHRC).
- October 17, 2024 – City Commission approved a resolution of intent to establish a Reinvestment Housing Incentive District (RHID) and support the issuance of Industrial Revenue Bonds (IRBs) for sales tax exemption.
- February 27, 2025 – KHRC awarded the City a \$650,000 MIH grant to support eligible housing costs.
- June 23, 2025 – City Commission authorized execution of the MIH grant agreement (Project No. 24-0406-SGF).

The Kansas Secretary of Commerce has confirmed that the project meets the statutory eligibility requirements for RHID designation, including building age and location within a central business district.

B. Discussion by Planning Commission

Commissioner Fellers inquired if they anticipate using the whole 25 years. Mr. Rickard stated they plan on less than that, but it gives them the ability. Commissioner Fischetti inquired if the RHID is for only the one building. Mr. Rickard stated it is and is only for the upper stories. Mr. Rickard noted the developer has applied for the moderate-income family grant, federal and state tax credits, and they are using a lot of tools together to make the project feasible. Commissioner Fellers asked for explanation on the meaning of income restrictive. Mr. Rickard explained to be eligible to receive the KS Housing Resource Corporation grant the family size verse wages will need to be certified yearly. Commissioner Fellers confirmed that it is not section 8 housing. Mr. Rickard stated it is not. Commissioner LaForge inquired if it was low income. Mr. Rickard noted there is very wide income range for the families must fit in to be eligible to live in the

apartments. Mr. Rickard noted how unique and neat the building is and some of the apartments will be two stories. Commissioner Fischetti asked if they would have lofts. Mr. Rickard confirmed some would be lofts. Commissioner Fellers asked if they would be ADA compliant. Mr. Rickard stated yes, they will be ADA compliant, they will install an elevator, and the bottom floor would be leased commercial space.

Commissioner LaForge commented she has a lot of questions about parking and is there a need for this and does it follow the comprehensive plan and not the middle-to-high income range. Mr. Rickard stated the need does exist and there seems to be an interest in downtown housing and there are several downtown units now. Commissioner Fischetti inquired if the grant requires that the masonic hall stay intact. Mr. Rickard stated there is a stage on the top floor and they will be keeping that intact. Commissioner Fischetti inquired if 50 percent of the building must stay historic. Mr. Rickard noted most of it will be.

Commissioner Letts inquired if they are unable to install an elevator will they end the project. Mr. Rickard noted the developer already has plans and approval from the state historical society. Commissioner Long inquired about the hair salon on the east side of the building. Mr. Rickard stated they will stay where they are. Commissioner Fischetti would like the building to be renovated. Commissioner Long stated that he wants to congratulate and thank the city for making this project happen. Mr. Rickard noted the project is credited to a knowledgeable developer who was able to make it work. Commissioner Fellers noted the housing grant that was received is very competitive. Commissioner Letts to keep funding do they have to keep a certain percentage of apartments rented out. Mr. Rickard stated they must certify to the city yearly what apartments are rented out and what the tenants' income is but is not sure if there is a requirement regarding how many units must be rented. Mr. Rickard noted the building in such disrepair that something needs to happen or there will have to be an abatement in future. Commissioner Wilks commented that the community will be paying taxes throughout the years, but it is a good project. Commissioner Letts inquired how it will affect others in the area. Mr. Rickard noted the county appraiser sets the value of property.

C. Motion

Commissioner Long moved to find that the proposed Reinvestment Housing Incentive District for 124 S. Main is consistent with the goals, objectives, and strategies of the City of El Dorado Comprehensive Plan, including Goals 1, 3, 4, and 7, and to recommend that the City Commission proceed with the statutory process to establish the district in accordance with K.S.A. 12-5241 et seq., seconded by Commissioner LaForge.

ROLL CALL VOTE

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

Motion passed 6-0

ITEM NO. 3 – CASE NO. 25-02-PLAT: CONSIDERATION OF EL DORADO HILLS BUSINESS PARK FINAL PLAT.

A. Presentation

Garber Surveying Service, P.A., on behalf of Easy to Remember Development, LLC, has submitted a final plat for the El Dorado Hills Business Park. The plat subdivides one parent parcel into fourteen lots intended for commercial and light industrial development. The subject property is in Section 04, Township 26 South, Range 5 East, on the north side of Towanda Avenue between Haverhill Road and Boyer Road.

The property was annexed into the City in May 2024 and is zoned A-R (Agricultural Residential District). Concurrent with the platting process, the applicant has submitted a rezoning request to allow C-1 (General Business), I-1 (Light Industrial), and R-3 (Multi-Family Residential) zoning across various lots. Approval of the final plat will be contingent upon approval of the associated rezoning request by the City Commission.

The purpose of this memo is to evaluate the final plat for conformance with the City’s Subdivision Regulations, Zoning Regulations, and Comprehensive Plan, confirm that all conditions from the preliminary plat review have been addressed, and highlight changes made since preliminary approval.

B. Discussion by Planning Commission

Commissioner Long inquired what the reduction on the oilwell radius will be. Mr. Rickard from 400 feet to 60 feet. Commissioner Fischetti inquired if the reduction is for pumpjacks or wells. Mr. Rickard stated it is for both. Commissioner Fischetti confirmed that no new jacks will be allowed. Mr. Rickard stated that they will only be allowed by special use permit in the industrial zone areas.

C. Motion

Commissioner Wilks moved to approve the final plat for the El Dorado Hills Business Park as presented, finding that it meets the requirements of the City’s Subdivision Regulations, incorporates the changes and conditions from the preliminary plat, and is subject to the associated rezoning request receiving final approval from the City Commission, seconded by Commissioner Fellers.

ROLL CALL VOTE

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

Motion passed 6-0

4. OLD BUSINESS

ITEM NO. 1 – CASE NO. 25-05-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A PUBLIC ASSEMBLY VENUE AT 294 SE BLUESTEM RD.

A. Presentation of Request

Mike Carney has submitted a request for a Special Use Permit (SUP) to allow a Public Assembly Venue on property located at 294 SE Bluestem Rd, within the City of El Dorado's A-R (Agricultural Residential District) and inside the Extraterritorial Jurisdiction (ETJ). The venue is proposed as a rural wedding and event facility, which will include a 130' x 40' metal structure with an interior kitchenette, two ADA-compliant restrooms, and a separate lagoon wastewater treatment system.

This request was originally heard at the July 24, 2025 Planning Commission public hearing. Following discussion and public comment, the Planning Commission voted to table the item to allow staff and the applicant to review potential conditions in greater detail. Since that meeting, staff have met with the applicant to review each topic raised during the hearing, clarify expectations, and develop a comprehensive list of recommended conditions intended to address compatibility, operational impacts, and regulatory compliance.

Commissioner Fellers inquired about the ability to amend special use permits. Mr. Rickard stated that by putting conditions on a special use the conditions can be amended. Commissioner Long inquired about event frequency. Mr. Rickard stated the commission would need to clarify what an event is, and he believes it is the intent of the owners to have different events during the day of the week versus the weekends. Commissioner Fischetti inquired if the owners are restricted from having other events and not just weddings. Mr. Rickard stated that it is correct, and it is a special use permit for a public assembly venue. Commissioner LaForge inquired if the conditions were shared with the people in the area. Mr. Rickard stated that it was not. Commissioner Fellers commented that he thinks it is a good list of conditions.

B. Public Hearing

Chairman Letts invited the public to speak. Charles Hanson, who lives across the street, inquired if it is unusual to take an agricultural area and issue a special use permit and to consider property values, traffic, lights, noise and how they could have effect on property valuations.

Mr. Rickard stated this event center is a first in the city's zoning jurisdiction area. Mr. Rickard noted this is a special use permit for a public assembly venue with conditions and the property will not be like general commercial property. Commissioner Fischetti stated the county does have a few of these event venues and it is not unheard of.

C. Discussion by Planning Commission

Commissioner Long noted that he appreciates Mr. Rickard meeting with owners to clarify the proposed use and acceptable conditions that they agree with. Commissioner Wilks stated the request is clearer now.

D. Motion

Commissioner Fellers moved to recommend approval of Case No. 25-05-SUP, a request by Mike Carney for a Special Use Permit to allow a Public Assembly Venue at 294 SE Bluestem Rd., subject to the conditions within the staff memo, seconded by Commissioner Wilks.

ROLL CALL VOTE

Commissioner Fellers	Y
Commissioner Fischetti	Y
Commissioner LaForge	N
Chairman Letts	Y
Commissioner Long	Y
Commissioner Wilks	Y

Motion passed 5-1

5. **STAFF ITEMS** – Next meeting 9/25/25
Variance -Billboard spacing requirement 838 SW Purity Springs
Special Use -Daycare Center 113 W 4th

6. **ADJOURNMENT**

The meeting was adjourned at 6:29 pm.

PLANNING COMMISSION MEMORANDUM

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

Applicant: Brickley Enterprises, LLC (Jonathan Brickley)
Location: 838 SW Purity Springs Road (ETJ)
Zoning: I-1 Light Industrial

Request Summary

The applicant is requesting a variance from Article 8 of the City of El Dorado Zoning Regulations to reduce the required 1,000-foot minimum spacing between billboards to 500 feet, in order to construct an additional elevated off-site advertising sign on the subject property

Regulatory Background

Billboards are a permitted use in the I-1 (Light Industrial) zoning district, subject to the following standards

City requirements:

- Maximum height: 35 feet to top of sign.
- Maximum sign area: 300 sq. ft. per sign face.
- Minimum spacing: 1,000 feet between billboards (on the same or adjacent properties).
- Minimum setbacks: 10 feet from all property lines.
- Illumination: Must comply with applicable lighting standards; separate electrical permits required.

The applicant's proposed sign meets the height, size, and setback standards, but does not meet the spacing requirement.

Applicant's Justification

Brickley Enterprises notes the following in support of their request
Variance Request (8.20.25)

City requirements:

- Previous permits (2020–2022) were issued by Butler County allowing four billboards at 500-foot spacing, consistent with KDOT regulations.
- The jurisdictional shift to City oversight created a stricter 1,000-foot requirement not in effect during prior approvals.
- The proposed billboard mirrors previously approved structures and would continue the established spacing pattern along the corridor.
- Local businesses have expressed strong interest in advertising opportunities at this location.
- KDOT staff have indicated continued support for the proposed sign, subject to local approval.

Variance Criteria – Kansas Statute 12-759

Under K.S.A. 12-759, the BZA must evaluate variance requests against five criteria:

1. Uniqueness – The applicant argues the hardship stems from the jurisdictional change in permitting authority, not site-specific factors they created.
2. Adjacent Property – No direct adverse impact to adjacent properties has been identified; similar signs are already present in the corridor.

3. Hardship – Strict enforcement of the 1,000-foot rule would prevent the applicant from adding signs consistent with prior approvals, creating potential economic hardship.
4. Public Interest – No identified harm to health, safety, or welfare. Compliance with KDOT/KTA visibility standards is required.
5. Spirit and Intent – The request maintains consistency with the corridor's established billboard spacing (500 feet) and does not introduce new use types.

Staff Considerations

- Coordination with KDOT and KTA is strongly recommended due to the corridor's visibility from K-254 and I-35.
- If granted, conditions could be added to ensure compliance with size, height, lighting, and safety requirements.

Possible Conditions of Approval

Should the BZA find the variance appropriate, the following conditions are recommended:

1. The billboard shall not exceed 35 feet in height or 300 sq. ft. per face.
2. A minimum 10-foot setback shall be maintained from all property lines.
3. Illumination, if added, must comply with Article 8 standards and require electrical permits.
4. Updated site plan showing exact spacing and existing billboards must be submitted before issuance of permits.
5. Final approval must remain contingent on KDOT and KTA review for corridor visibility.

Motions

Approval Motion:

I move to approve the requested variance at 838 SW Purity Springs Road to reduce billboard spacing from 1,000 feet to 500 feet, subject to the conditions recommended by staff, for the reasons stated in the staff memorandum and heard at this meeting.

Denial Motion:

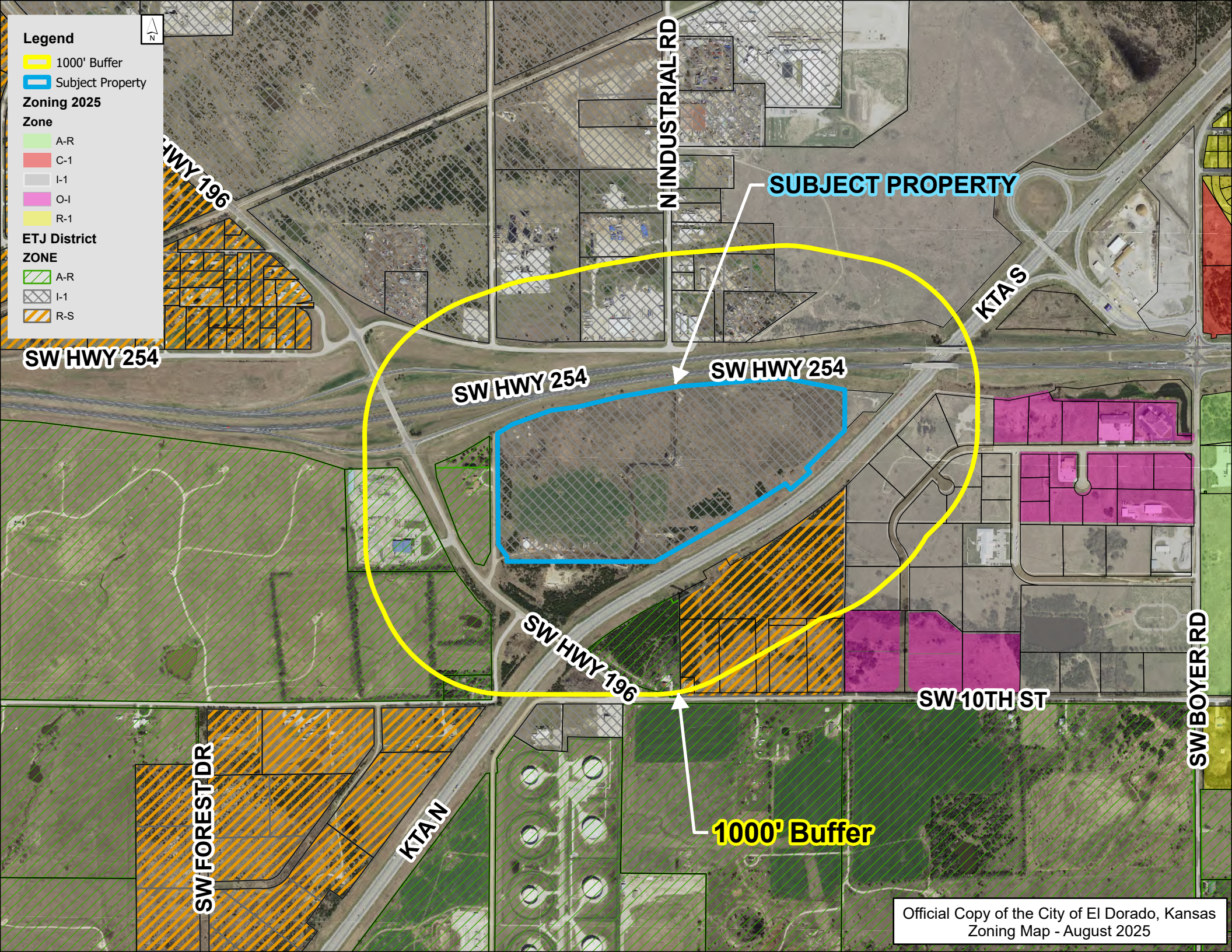
I move to deny the variance request at 838 SW Purity Springs Road, finding that the request does not meet the variance criteria established in K.S.A. 12-759 and the El Dorado Zoning Regulations.

Legend

- 1000' Buffer
- Subject Property
- Zoning 2025**
- Zone**
- A-R
- C-1
- I-1
- O-I
- R-1

ETJ District

- ZONE**
- A-R
- I-1
- R-S



SW HWY 196

N INDUSTRIAL RD

SUBJECT PROPERTY

KTA S

SW HWY 254

SW HWY 254

SW HWY 254

SW HWY 196

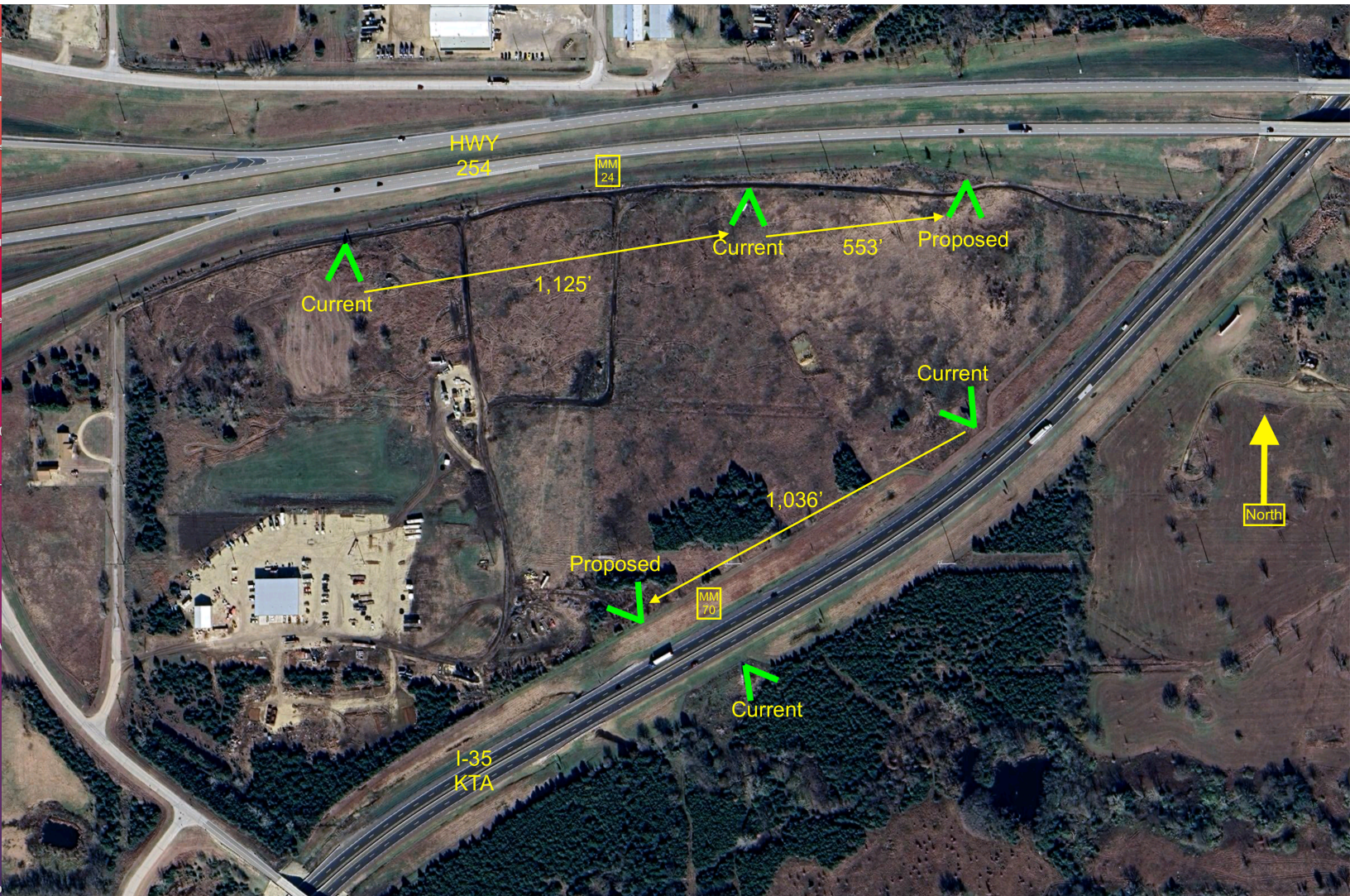
SW 10TH ST

SW FOREST DR

KTA N

1000' Buffer

SW BOYER RD



PLANNING COMMISSION MEMORANDUM

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

Applicant: Rachel Cochran, Rooted and Rising Early Learning
Location: 113 W. 4th Street, El Dorado, Kansas
Zoning: C-2 (Central Business District)
Legal Description: Lots 101 and 103, Lower's E.L. Second Addition to the City of El Dorado, Butler County, Kansas

Summary

The applicant is requesting a Special Use Permit (SUP) to allow operation of a nature- and faith-based day care center/preschool program. The program will serve children ages 3–5 (potty trained) with the following features:

- Half-day sessions (9:00 a.m. – 12:00 p.m.), Monday–Thursday or Monday/Wednesday.
- Maximum enrollment of 10 children per day (targeting 8).
- Staffing by owner/operator plus an on-call substitute.
- Facility includes one restroom, one storage closet, open-concept learning area, and line-of-sight supervision.

Planned building improvements include: installation of a secondary fire exit, new flooring, window replacement, relocation of water heater, repair of exterior wood, new HVAC mini-split, full roof replacement, interior/exterior painting, and addition of a fenced outdoor play area on the east side

Zoning and Definition

The El Dorado Zoning Regulations define a “Day Care Center” as a commercial establishment licensed by KDHE where care, supervision, custody, or control is provided for more than ten unrelated children or adults for any part of a 24-hour day up to 12 hours.

- Day care centers are only permitted in the C-2 zoning district by Special Use Permit.

Standards for Special Use Permits

A. Location, Size, and Intensity

- The property includes approximately 500 sq. ft. of usable floor space.
- Maximum of 10 children aligns with small-scale operation.
- C-2 zoning and adjacent C-1 properties provide a compatible commercial context.

B. Accessibility, Parking, and Traffic

- The site is served by municipal police, fire, and sanitation.
- Off-street parking required: one per employee plus one per four children (total 3 stalls minimum).
- Applicants’ drop-off/pick-up activity expected to be minimal and limited to morning and noon periods.

C. Utilities and Services

- Property is already served by city water, sewer, gas, and electric.
- Proposed upgrades will ensure adequate utility capacity and code compliance.

D. Structures, Buffers, and Screening

- No new structures beyond safety upgrades and outdoor fenced play area.
- No formal buffering is required in C-2 district.
- Fence will provide both safety and screening of the play area.

E. Yard and Open Space, Signage

- Existing yard and open space are sufficient.
- No signage proposed at this time.

F. Compatibility and General Welfare

- Use is compatible with surrounding commercial and civic land uses.
- Limited hours (daytime only) reduce conflicts.
- Facility provides a needed service for families while revitalizing an existing structure.

Staff Findings

Staff finds the request consistent with the zoning regulations and comprehensive plan goals for childcare, adaptive reuse of buildings, and downtown revitalization.

Potential Conditions

The Planning Commission may wish to consider approval with some of the suggested conditions:

1. Licensing – Facility must maintain all required licenses with the Kansas Department of Health and Environment (KDHE).
2. Parking – A minimum of 3 off-street parking spaces shall be striped and maintained.
3. Playground – Outdoor play area must be fully fenced with materials meeting City code.
4. Occupancy Cap – Enrollment limited to a maximum of 10 children at any one time.
5. Signage – Any future signage must comply with Article 8 of the Zoning Regulations and require a sign permit.
6. Building Upgrades – All proposed repairs and improvements (roof, HVAC, wood repair, etc.) shall be completed before commencement of operations and properly permitted.

Recommendation

Staff recommends approval of Case No. 25-06-SUP. PC may be interested in adding conditions.

Suggested Motion

I move that Case No. 25-06-SUP, an application for a Special Use Permit to allow a day care center at 113 W. 4th Avenue, be approved subject to the conditions recommended by staff, for the reasons stated in the staff report and as heard at this public hearing.

Legend

 200' Buffer

 Subject Property

Zoning 2025

Zone


 C-1

 C-2

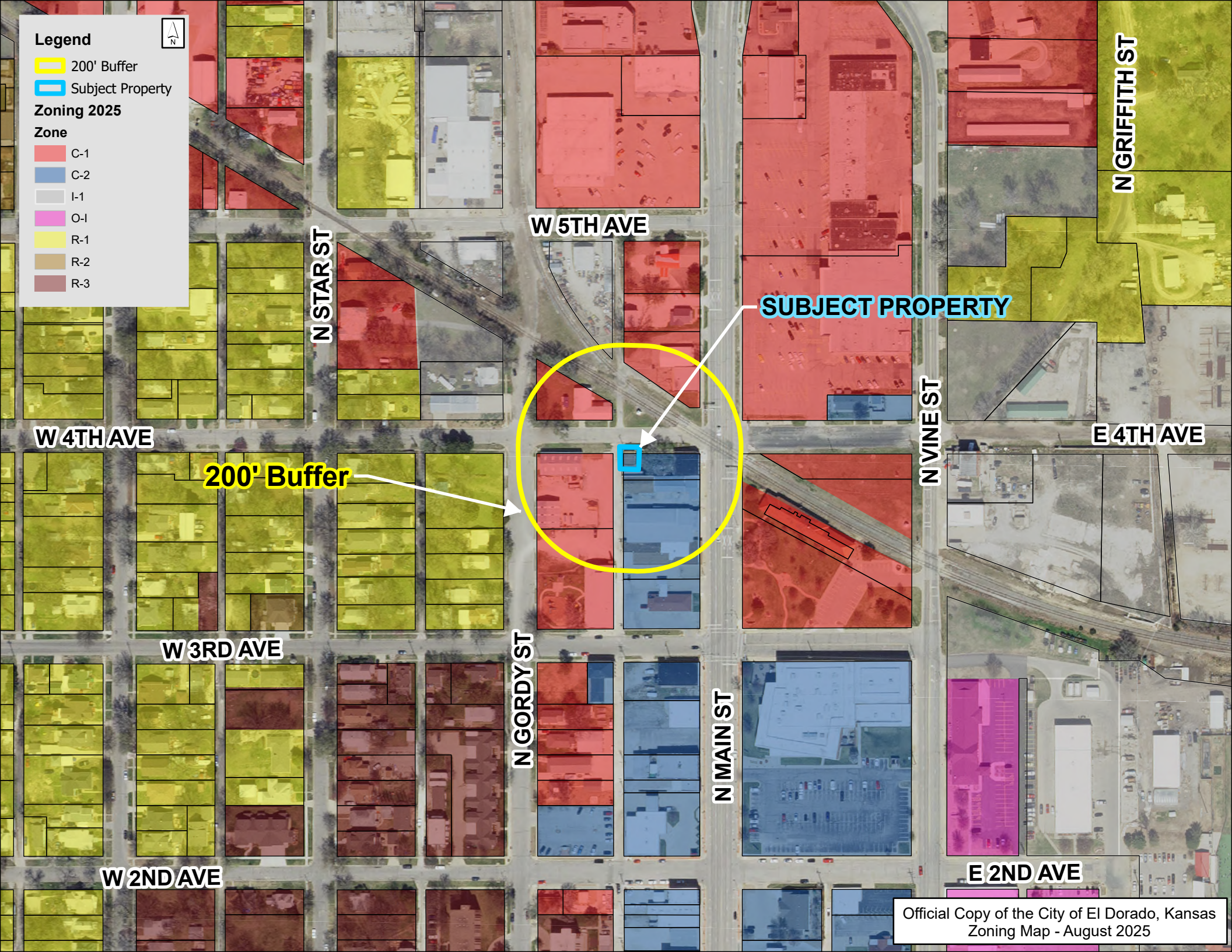
 I-1

 O-1


 R-1


 R-2

 R-3




Legend


 200' Buffer


 Subject Property


Zoning 2025


Zone


 C-1


 C-2

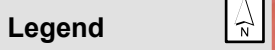
 I-1

 O-1

 R-1

 R-2

 R-3



W 4TH AVE

200' Buffer

N STAR ST

W 5TH AVE

SUBJECT PROPERTY

N GRIFFITH ST

E 4TH AVE

N VINE ST

W 3RD AVE

N GORDY ST

N MAIN ST

W 2ND AVE

E 2ND AVE

Official Copy of the City of El Dorado, Kansas
Zoning Map - August 2025

N
W + E
S

