



## **AGENDA**

**PLANNING COMMISSION**  
CITY-COUNTY BUILDING, ROOM 107 AND VIA ZOOM  
September 7, 2021  
4:00 P.M.

### **1. CALL TO ORDER / ROLL CALL / KOMA CONFIRMATION**

- (1.1) Call to Order
- (1.2) Roll Call
- (1.3) Chair requests staff confirmation that Kansas Open Meeting Act required notice has been properly provided.

### **2. APPROVAL OF MINUTES**

- (2.1) Approval of the Minutes of the August 17, 2021 regular meeting.

### **3. NEW BUSINESS**

#### **Public Hearing Items**

*The applicant or an appointed representative must be present in order for the Planning Commission to take action on an item.*

- **Quasi-Judicial Matters**

*Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.*

- (3.1) Application #Z21-6, filed by the Salina Airport Authority, requesting a change in zoning district classification from A-1 (Agricultural) to I-2 (Light Industrial) on three (3) lots located on the east side of Airport Road north of Water Well Road. The property that is the subject of this rezoning request is legally described as Lots 1, 2, and 3, less the West 200 ft. thereof, in Block 1 of Schilling Subdivision No. 6 in the City of Salina, Saline County, Kansas.
- (3.2) Public Hearing on Applications #Z21-7, and #P21-2, filed by Holm Real Estate, LLC, requesting a change in zoning district classification from A-1 (Agricultural) to PC-5 (Planned Service Commercial) and approval of a preliminary plat on a 9.42 acre tract of land located on the west side of South 9th Street north of Water Well Road.
  - (a) Application #Z21-7, filed by Holm Real Estate, LLC, requesting a change in zoning district classification from A-1 (Agricultural) to PC-5 (Planned Service Commercial). The property that is the subject of this rezoning request is a 9.42 acre tract of land located at the northwest corner of South 9th Street and Water

Well Road directly south of the Marshall Motors. The subject property is located in the 3500 Block of South 9<sup>th</sup> Street.

- (b) Application #P21-2, filed by Holm Real Estate, LLC requesting approval of a 9 lot subdivision of a 9.42 acre tract of land (to be platted and known as the Holm Addition).
- (3.3) Application #CU21-5, filed by Charles Renz of JGR Architects on behalf of Brian Richardson, requesting approval of a Conditional Use Permit to allow a tri-plex consisting of three (3) townhome units in an R-2 (Multi-Family Residential) zoning district. The property that is the subject of this application is legally described as Lots 13 and 14 on Fourth Street in the Lunkenheimer Addition to the City of Salina, Saline County, Kansas and addressed as 649, 651 and 653 South 4th Street.
- (3.4) Application #CU21-7, filed by APR Salina, LLC, requesting approval of a Conditional Use Permit to allow the construction of a 168 unit apartment complex in a PC-5 (Planned Service Commercial) district. The property that is the subject of this application is a vacant parcel north of Menard's which is legally described as Lot 1, less the South 455.54 ft. of the West 194.70 ft. thereof, Block 1 of the Magnolia Commons Addition to the City of Salina, Saline County, Kansas and is addressed as 800 Virginia Court.
- (3.5) Application #PDD81-4P, filed by Bieberly Architects on behalf of Central Mall Realty Holding, LLC, requesting a change in zoning district classification from PDD (C-1) (Restricted Business) district to PDD (C-3) (Shopping Center) district and approval of an amended preliminary/final development plan to allow construction of an Atwell Suites hotel. The property that is the subject of this rezoning request is legally described as Tracts 3, 4, and 5 of the Central Mall PDD Amended Final Development Plan and is addressed as 104 E. Magnolia Road. These Central Mall outlots are located directly south of the former JC Penney's store.

- ***Legislative Matters***

None

### **Administrative Items**

- (3.6) Application #P21-1, filed by F&W Tractor Co, Inc. dba Agri-Center requesting approval of a preliminary plat of the Agri-Center Addition on a 24 acre tract of land located on the west side of South 9<sup>th</sup> Street between Water Well and Farrelly Road (to be platted and known as the Agri-Center Addition).

### **Preliminary Discussion Items**

Notice of Ryan Addition RHID

- 4. UNFINISHED OR OTHER BUSINESS**
- 5. PUBLIC FORUM**
- 6. ADJOURNMENT**