



AGENDA

PLANNING COMMISSION
CITY-COUNTY BUILDING, ROOM 107
TUESDAY, DECEMBER 5, 2023
4:00 P.M.

1. CALL TO ORDER / KOMA CONFIRMATION / ROLL CALL

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

2. APPROVAL OF MINUTES

- (2.1) Approval of the Minutes of the November 21, 2023 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) Public hearing on Applications #M23-13, #A23-5, #Z23-10 and #P23-7, filed by Salina Destination Development, LLC, requesting an amendment of the City's Future Land Use Map, annexation, a change in zoning district classification from Saline County AG (Agricultural) to R-3 (Multi-Family Residential) and a preliminary plat on a 41.91 acre tract of land located on the west side of Virginia Drive south of West Magnolia Road.
 - (a) Application #M23-13, filed by Salina Destination Development, LLC, requesting an amendment of the Future Land Use Map (Figure 2.1) of the Salina, Kansas Comprehensive Plan to change the future land use designation of a 41.92 acre tract of land located on the west side of Virginia Drive south of West Magnolia Road from Future Commercial to Future Urban Residential in support of developing multi-family housing in this area.

- (b) Application #A23-5, filed by Salina Destination Development, LLC, requesting annexation of a 41.92 acre tract of land located on the west side of Virginia Drive south of West Magnolia Road, directly west of the Menards Home Improvement Store.
- (c) Application #Z23-10, filed by Salina Destination Development, LLC, requesting a change in zoning district classification from Saline County AG to R-3 (Multi-Family Residential) to allow construction of a multi-family apartment complex. The rezoning request area is an 11.2 acre tract of land located on the west side of Virginia Drive south of West Magnolia Road, directly south of American Ag Credit.
- (d) Application #P23-7, filed by Salina Destination Development, LLC, requesting approval of a preliminary plat of a two lot subdivision of a 41.92 acre tract of land located on the west side of Virginia Drive south of West Magnolia Road (to be platted and known as the Dry Creek Addition).

- **Legislative Matters**

- (3.2) Application #SR23-1, filed by Jeff Maes, requesting an amendment of Section 36-74 (a)(3)b. of the Subdivision Regulations to allow the City Commission to determine whether public sidewalks must be installed or may be deferred through approval of a development agreement in cases where an existing abutting street meets the interim street standard except for the existence of a public sidewalk abutting the proposed subdivision.

Administrative Items

- (3.3) Application #P03-7C, filed by James Hall on behalf of South Ohio Land, LLC, requesting approval of a replat of Lot 5, Block 5 and Lots 1 and 2, Block 6 of the Corrected Plat of Liberty Addition No. 2, to create five (5) platted building lots on a 61.9 acre tract of land located on the west side of South Ohio Street south of Schilling Road (to be platted and known as Liberty Addition No. 3).

Preliminary Discussion Items

None

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