



## AGENDA

**PLANNING COMMISSION**  
CITY-COUNTY BUILDING, ROOM 107  
TUESDAY, FEBRUARY 6, 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 January 16, 2024 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 #Z23-12, filed by Guy Walker on behalf of 1858 Properties, LLC, requesting a change in zoning district classification from C-3 (Shopping Center) district and R-3 (Multi-Family Residential) district to C-4 (Central Business) district. The property that is the subject of this application is legally described as Lots 170 and 172 on Santa Fe Avenue and Lot 169 and the North 10 ft. of Lot 171 on Seventh Street, plus abutting vacated alley, all in the Original Town (now) City of Salina, Saline County, Kansas.
- (3.2) Public hearing on Applications #M24-1, #A24-1, #Z24-1 and #P24-1, filed by Southlands 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 C-7 (Highway Commercial) and a preliminary plat on a 55.84 acre tract of land located on the west side of I-135 north of Water Well Road.

- (a) Application #M24-1, filed by Southlands 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 92.81 acre tract of land located on the west side of I-135 north of Water Well Road from Future Employment to Future Commercial in support of developing highway oriented and general commercial businesses.
- (b) Application #A24-1, filed by Southlands Development, LLC, requesting annexation of a 92.81 acre tract of land located on the west side of I-135 north of Water Well Road, directly north of the Yost Addition.
- (c) Application #Z24-1, filed by Southlands Development, LLC, requesting a change in zoning district classification from Saline County AG to C-7 (Highway Commercial) to allow development of highway oriented commercial businesses. The rezoning request area is a 55.84 acre tract of land located on the west side of I-135 north of Water Well Road.
- (d) Application #P24-1, filed by Southlands Development, LLC, requesting approval of a preliminary plat of a 55.84 acre tract of land located on the west side of I-135 north of Water Well Road (to be platted and known as the Windy Creek Addition).

- **Legislative Matters**

- (3.3) Application #Z23-11, filed by the Salina City Planning Commission, requesting approval of an amendment of Section 42-518 of the Salina Code to amend the limitations on the number, size, minimum setback and maximum height of signs, including electronic changeable copy signs, allowed in the University District sign regulations.

**Administrative Items**

- (3.4) Application #P23-7A, filed by Salina Destination Development, LLC, requesting approval of a final plat of a one lot subdivision of a 11.2 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).

**Preliminary Discussion Items**

None

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