



AGENDA

PLANNING COMMISSION
CITY-COUNTY BUILDING, ROOM 107
TUESDAY, FEBRUARY 20, 2024
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 February 6, 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) 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 92.81 acre tract of land located on the west side of I-135 north of Water Well Road. (Continued from the February 6, 2024 meeting).
 - (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 portion 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 9.47 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).

(3.2) Application #CU24-1, filed by Ghallab Hamood, on behalf of VIP Smoke Shop, requesting approval of a Conditional Use Permit to allow an electronic cigarette establishment (vape shop) / tobacco shop in a C-5 (Service Commercial) zoning district. The subject property is legally described as Lot 1, Block 1 of the Hoffman Addition to the City of Salina, Saline County, plus adjacent vacated right-of-way and addressed as 2018 South 9th Street.

(3.3) Application #CU24-2, filed by Abdulaziz Mn Alshaif on behalf of Space Out Smoke Salina, LLC, requesting approval of a Conditional Use Permit to allow an electronic cigarette establishment (vape shop) / tobacco shop in a C-5 (Service Commercial) zoning district. The subject property is legally described as Lot 13, less the East 100 ft. thereof, in Block 15 of the Key Acres Addition to the City of Salina, Saline County, Kansas and addressed as 2629 Market Place, Suite 3.

- **Legislative Matters**

None

Administrative Items

(3.4) Application #P23-6A, filed by Chief Tony Sneider, Jr. on behalf of the Salina Fire Department, requesting approval of a final plat of an unplatted 5.33-acre tract of land at the north end of the Berkley Family Recreation Area to create a platted building lot for a proposed new fire station facility to be located at the southeast corner of the East Crawford Street and Markley Road intersection.

Preliminary Discussion Items

None

4. UNFINISHED OR OTHER BUSINESS

5. PUBLIC FORUM

6. ADJOURNMENT