



City Commission Agenda Item

Meeting Date: October 3, 2023
From: Josh White, Principal Planner
Item: 425 W. Quincy Ave. Conditional Use Permit

Purpose: An Ordinance granting a conditional use permit to allow a self-storage facility in a C-2 Restricted Commercial District located at 425 W. Quincy Avenue, requested by Chris Befort, in the City of Arkansas City, KS. **(Roll Call Vote)**

Background:

Chris Befort has submitted a request for a conditional use permit for a self-storage facility located at 425 W. Quincy Avenue. The surrounding area is comprised of residential and institutional uses. Single Family Residential surrounds the site. Churches are located both northwest and southeast of the site. The property consists of approximately 11.22 acres. The use must meet the requirements of Subdivision Regulations Section 13-702. In the C-2 District this use is only permitted with a conditional use permit. The sale of the property to Chris Befort is contingent upon approval of this request. Staff do have some concerns but having a Conditional Use Permit as a requirement for the proposed use alleviates some of the concerns. Assuming the issues can be mitigated by requiring certain conditions, it is the recommendation of staff that the conditional use permit be approved.

The Planning Commission held a public hearing on Tuesday, September 12, 2023 and voted to recommend to the City Commission to approve the request with the following conditions:

- 1) The project must meet the requirements of Subdivision Regulations Section 13-702;
- 2) The project must ensure its drainage plan does not negatively impact the existing drainage ditch on the property;
- 3) Automotive Repair or related operations shall not be allowed on the site.

Commission Options:

1. Approve ordinance on first reading
2. Table and approve on second reading
3. Disapprove ordinance with 2/3 majority
4. Table and send back to Planning Commission for further consideration

Fiscal Impact:

Amount: Cost of publication

Fund:

Department:

Expense Code:

Included in budget

Grant

Bonds

Other Not Budgeted

Attachments: Staff report, ordinance

Approved for Agenda by:

Randy Frazer, City Manager