



City Commission Agenda Item

Meeting Date: March 5, 2024
From: Josh White, Principal Planner
Item: Etzanoa Conditional Use Permit

Purpose: An Ordinance granting a conditional use permit to allow a non-profit institution of an educational nature in an R-3, High Density Residential District, located at 28379 81st Road requested by the Etzanoa Conservancy, in the City of Arkansas City, Kansas. **(Roll Call Vote)**

Background:

The Etzanoa Conservancy has submitted a request for a conditional use permit for a non-profit institution of an educational nature located at 28379 81st Road. The surrounding area is comprised of agricultural uses. The property consists of approximately 4.97 acres. The applicant has submitted the request for a conditional use permit for a non-profit institution. In the R-3 District this use is only permitted with a conditional use permit. 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, January 9, 2024 and voted to recommend to the City Commission to approve the request with the following conditions: 1) Traffic shall not be permitted north of the site on 81st Road; 2) All parking shall be onsite.

Commission Options:

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

Fiscal Impact: Cost of publication

Attachments: Staff report, Ordinance

Approved for Agenda by:

Randy Frazer, City Manager