

(Published on the City of Augusta website, [www.augustaks.org](http://www.augustaks.org)  
on the 8<sup>th</sup> day of November 2022)

THE CITY OF AUGUSTA, KANSAS

ORDINANCE No. 2201

AN ORDINANCE AMENDING THE ZONING REGULATIONS OF  
THE CITY OF AUGUSTA, KANSAS, 2020, BY ADOPTING A  
CONDITIONAL USE PERMIT AUTHORIZING AN OVERSIZED  
DETACHED STRUCTURE AT 10431 SW 103<sup>RD</sup> COURT.

**WHEREAS**, Section 05.03 of the adopted zoning regulations for the City of Augusta allows *Storage Shed or Structure* as a secondary land use by Conditional Use Permit, and

**WHEREAS**, the City of Augusta published notice on September 28, 2022 in the official city newspaper for a October 24, 2022 public hearing before the Augusta Planning Commission to consider a Conditional Use Permit for an oversized detached structure, pursuant to Section 14.03.A.1 of the adopted zoning regulations, and

**WHEREAS**, the City of Augusta provided written notification on September 28, 2022, for an October 24, 2022, public hearing before the Augusta Planning Commission to all property owners within 1,000 feet of the subject property located at 10431 SW 103<sup>rd</sup> Court, pursuant to Section 14.03.A.3 of the adopted zoning regulations, and

**WHEREAS**, the Augusta Planning Commission conducted a public hearing pursuant to Section 14.03.B of the adopted zoning regulations to consider a Conditional Use Permit to allow an oversized detached structure, to be located at 10431 SW 103<sup>rd</sup> Court; and

**WHEREAS**, at the culmination of the public hearing and after reviewing the Golden Factors, the Augusta Planning Commission voted unanimously to recommend approval of the Conditional Use Permit request for an oversized detached structure to be located at 10431 SW 103<sup>rd</sup> Court with condition(s) noted in Section One.

**WHEREAS**, the request for a Conditional Use Permit for an oversized detached structure, to be located at 10431 SW 103<sup>rd</sup> Court has been subjected to a fourteen (14) day protest period pursuant to Section 14.05 of the adopted zoning regulations in which no valid petitions of protest were filed with the City Clerk for the City of Augusta, Kansas.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF AUGUSTA, KANSAS AS FOLLOWS:**

**SECTION ONE:** Conditional Use Permit. The City Council of the City of Augusta, Kansas does hereby accept the recommendation made by the Planning Commission of the City of Augusta, Kansas to approve a request for a Conditional Use Permit allowing an oversized detached structure on property located at 10431 SW 103<sup>rd</sup> Court with the following condition(s):

The Conditional Use permit shall be limited to one 50-ft. by 50-ft. (2,500-sq. ft.) detached structure.

1. Hazardous Materials Handling, Storage, and Use: The use, storage and handling of hazardous materials shall be limited to those amounts normally used for normal household cleaning.
2. Drainage: The effect of stormwater run-off from the additional impervious surface area must be mitigated to prevent on-surface flooding of neighboring properties.
3. Permits: No construction or other activities shall commence on any portion of the property without the proper permits from Butler County or other appropriate governmental agency.
4. Revocation and Expiration: This Conditional Use Permit shall qualify for expiration and/or revocation as follows:
  - a. The Conditional Use Permit shall become null and void within 180-days of the date of approval if not exercised. The Conditional Use Permit shall be considered exercised when the use has been established or when a building permit has been issued and substantial completion accomplished.
  - b. If the building permit or use is abandoned or discontinued for a period of 180-days, it may not be re-established unless authorized by the Board upon appeal.
  - c. A Conditional Use Permit may be revoked if the applicant fails to comply with the imposed conditions, restrictions, and safeguards imposed herein.

**SECTION TWO:** Term. Pursuant to Section 14.06.C of the adopted zoning regulations, this Conditional Use Permit, approved in accordance with the adopted zoning regulations, shall run with the land upon approval by the City Council of the City of Augusta, Kansas. This Conditional Use Permit shall remain in effect without regard to ownership so long as the oversized detached structure remains on the subject property at 10431 SW 103<sup>rd</sup> Court without being significantly altered or destroyed.


**SECTION THREE:** Effective Date. This ordinance shall be in full force and effect from and after its publication in the official city newspaper.

Passed by the City Council this 7<sup>th</sup> day of November 2022.

Approved by the Mayor this 7<sup>th</sup> day of November 2022.

  
MIKE L. RAWLINGS, MAYOR

ATTEST:

  
ERICA L. JONES, CITY CLERK

