

PLANNING COMMISSION

City of Augusta, Kansas

OFFICIAL NOTICE OF A PUBLIC HEARING

The Planning Commission will consider a proposed:

- | | | | |
|-------------------------------------|---|--------------------------|-------------------------------|
| <input checked="" type="checkbox"/> | Change of Zoning District Classification | <input type="checkbox"/> | Text Amendment |
| <input type="checkbox"/> | Appeal Zoning Administrator Decision | <input type="checkbox"/> | Variance from the Regulations |

At 8:00 A.M., on Monday, October 24, 2022 in the City Council Chambers at Augusta City Hall, 113 East 6th Avenue (southwest corner of 6th Avenue and School Street), Augusta, Kansas.

Applicant: City of Augusta, Kansas

Address: 113 E. 6th Street

City: Augusta **State:** KS **Zip Code:** 67010

This case has been assigned case number: Z2022-21

Address of the subject property: SW Hunter Road

PROPERTY DESCRIPTION: *All of the St. Louis and San Francisco Railroad (Abandoned) right-of-way located between the West right-of-way line of Walnut St. (U.S. Hwy 77) to the East right-of-way line of SW Hunter Rd. (Dike Rd.) more particularly described as beginning at the North line of said St. Louis and San Francisco Railroad (Abandoned); thence Southwesterly along said North line 1067 feet to a point of curvature Southwesterly a radius of 653.2 feet a length of 1721.8 feet thence Southwesterly 36.4 feet to the East line of SW Hunter Rd (Dike Rd); thence South 89 feet along said East line; Northeasterly along the North right-of-way of SW Sixth Avenue 281.6 feet; thence East Southeast along said SW Sixth Avenue right-of-way a distance of 218.5 feet; thence Northeasterly along the South right-of-way of St. Louis and San Francisco (Abandoned) a Radius of 1840.0 feet a length of 239 feet to a point of curvature to the right a radius 607.1 feet a length of 805.5 feet; thence South along said Railroad 91 feet, thence East 54.4 feet to a point on the East right-of-way line of said abandoned St. Louis and San Francisco Railroad; thence North 91 feet along said Railroad to a point of curvature to the right a radius of 575.2 feet a length of 668 feet; thence Northeasterly along said Railroad right-of-way 1050.2 feet to the West line of Walnut St. (U.S. Hwy 77; thence North along said West line 100 feet to the Point of Beginning. AND ALSO, All of the St. Louis and San Francisco Railroad (Abandoned) right-of-way, beginning at a point in the previously described tract of land that is on the East right-of-way line of said Abandoned St. Louis and San Francisco Railroad that is 91 feet South of a curve to the right; thence West 54.4 feet; thence South along the West right-of-way line of said Abandoned St. Louis and San Francisco Railroad, a distance of 1260 feet more or less to the East right-of-way line of said Abandoned St. Louis and San Francisco Railroad; thence North along said East right-of-way line, a distance of 1260 feet more or less to the point of beginning.*

CAMA Number: 008 298 27 0 20 01 016

Current Zoning: A-1 - Agricultural District

Proposed Zoning: I-1 - Industrial District

Reason of Public Hearing A proposed zone change from (A) Agricultural to (I-1) Industrial for 11.6-acres recently annexed for the purpose of constructing a new electric substation for greater service reliability.

All persons interested in the content of the public hearing may attend either in person or by agent and share their comments or concerns with the Planning Commission. After the public hearing closes, the Planning Commission will consider all relevant factors and decide accordingly. For matters concerning a *Change in Zoning District Classification*, the Planning Commission will make a recommendation for final approval to the Governing Body. The Planning Commission's ruling on a *Conditional Use Permit, Appeal of the Zoning Administrator's Decision, or Variance from the Regulations* is final. The Public Hearing may be recessed and/or continued without further written notice to the public or the property owners located within 200' (1,000' in the growth area) of the subject property. **Any questions should be directed to Robert Cooper, city planner at (316) 425-4507.**



Susan J. Smith

Susan Smith, Secretary

10-3-22

Date

TRADITION PRIDE PROGRESS