



City of
VALLEY FALLS

Incorporated May 17, 1869

**Planning & Zoning Commission
Agenda**

January 29, 2024 6:00 PM
Regular Meeting

CALL TO ORDER

ROLL CALL

MINUTES - Regular Meeting of July 10, 2024

BUSINESS ITEMS:

1. Residential Use for Central Business District (CP-4)
 - a. Set Public Hearing

NEXT MEETING DATE:

ADJOURNMENT



City of
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**Planning & Zoning Commission
Minutes**

July 10, 2024, 6:30 PM
Regular Meeting

CALL TO ORDER - Dean Leader called the meeting to order at 6:30 PM.

ROLL CALL - Dean Lederer, Matt Strickler, Brent Lloyd, Matt Hisey & Jerry Heinen were present. Jesse Nickelson was absent.

BUSINESS ITEMS:

1. The Committee discussed changing the ordinance on the CP-4 district not to allow residential on the main floor or basement of any structure facing Broadway Street. Dean made the motion to have Wes contact PEC to redefine the CP4 district, and Matt seconded the motion. Motion carried all in favor.

ADJOURNMENT:

Jerry moved to adjourn the meeting at 6:55 PM. Brent seconded the motion. Motion carried 4-0

ARTICLE 12
"CP-4" PLANNED CENTRAL BUSINESS DISTRICT REGULATIONS

Sections:

- 12-101 Application
- 12-102 Use Regulations
- 12-103 Plan Approval Guidelines
- 12-104 Performance Standards
- 12-105 Parking Regulations
- 12-106 Off-Street Loading Regulations
- 12-107 Sign Regulations
- 12-108 Height, Area and Bulk Regulations
- 12-109 Supplementary Height, Area and Bulk Regulations
- 12-110 Supplementary Use Regulations

12-101 Application: The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "CP-4" Planned Central Business District. This District encompasses the shopping and office core of the central business district of Valley Falls. Appropriate uses are the same as for the "CP-2" General Commercial District, but with altered off-street parking and off-street loading requirements in recognition of the practical difficulty of providing off-street parking and loading spaces in the core district, and in recognition of the collective responsibility to provide other parking and loading for the district.

12-102 Use Regulations: In District "CP-4," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Any use permitted in the "CP-2" Planned General Commercial District.
2. Residential uses. *01172*

12-103 Plan Approval Guidelines: The Plan Approval Guidelines, including site plan submission and content requirements, are contained in Article 15 of these Regulations.

12-104 Performance Standards: The Performance Standards for permitted uses are contained in Article 16 of these Regulations.

12-105 Parking Regulations: None required.

12-106 Off-Street Loading Regulations: None required.

12-107 Sign Regulations: The Sign Regulations are contained in Article 19 of these Regulations.

12-108 Height, Area and Bulk Regulations: In the "CP-4" Planned Central Business District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area on any lot shall be as follows:

1. Height: None.
2. Front Yard: None.
3. Side Yard: None.
4. Rear Yard: None.
5. Lot Dimensions: None.
6. Lot Area: None.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 20. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

12-109 Supplementary Height, Area and Bulk Regulations: The Supplementary Height, Area and Bulk Regulations are contained in Article 21 of these Regulations.

12-110 Supplementary Use Regulations: The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 22 of these Regulations.



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Public Hearing Notice

TO ALL PERSONS CONCERNED:

You are hereby notified the City of Valley Falls Planning and Zoning Commission will be considering an amendment to the zoning ordinance. The proposed changes for the Zoning Ordinance is as follows:

That in Article 21, Section 102 shall be amended to the following provisions:

That in Article 12 “CP-4” Planned Central Business District Regulations, Section 102 Use Regulations, 2 shall be amended as follows:

2. Residential Uses:

- a. Residential Use shall not be allowed on the first floor, ground level, or any basement level floor of any building or structure within this district facing Broadway Street, with the exception of existing single-family dwellings are permitted that have been established prior to the adoption date.

That Article 12, Section 102 shall otherwise remain unchanged.

You are hereby notified that a Public Hearing before the City Planning and Zoning Commission will be held in the City Hall, 417 Broadway St, Valley Falls, KS 66088, on the _____ day of February, 2025 at 6:30 p.m. and the Hearing will be reviewed for the purpose of considering the advisability of such amendment.

All persons having an interest in said proceeding should be present and be heard.

Reasonable accommodations will be made available to persons with disabilities.

Requests should be submitted to Christine Weishaar, City Clerk by 4 PM on February _____, 2025.

DATED at Valley Falls, Kansas this _____ day of February, 2025.

Dean Lederer, Chairman
Valley Falls Planning and Zoning Commission