



HAYS AREA PLANNING COMMISSION

City Hall, 1507 Main Street, Hays, KS

Monday, October 20, 2025 – 4:00PM

AGENDA

1. CALL TO ORDER BY CHAIRMAN.

2. CONSENT AGENDA.

- A. Minutes of the meeting of September 15, 2025

Action: Consider approval of the minutes of the September 15, 2025, meeting

- B. Citizen Comments (on non-agenda items)

3. PUBLIC HEARING ITEMS. None.

4. NON-PUBLIC HEARING ITEMS.

- A. Consider the Rezoning Request from "A-L" Agriculture District to "C-2" Commercial General District for City property at 27th & Commerce Parkway, also known as 161 Addition.

Action: Set a public hearing for November 17, 2025 to consider the proposed rezoning

- B. Consider the Rezoning Request from "A-L" Agriculture District to "I-1" Light Industrial District for 2200 Commerce Parkway

Action: Set a public hearing for November 17, 2025 to consider the proposed rezoning

5. AGENDA ITEMS/COMMUNICATIONS.

- A. Project Updates

- B. Planning Commissioner Comments

- i. Opportunity for Planning Commissioners to ask questions of staff or initiate topics for discussion

6. ADJOURNMENT.

DRAFT
HAYS AREA PLANNING COMMISSION
CITY HALL COMMISSION CHAMBERS
September 15, 2025

1. CALL TO ORDER BY CHAIRMAN:

The Hays Area Planning Commission met for their regularly scheduled meeting on Monday, September 15, 2025, at 4:00 p.m. in the Commission Chambers at City Hall. Chairman Matthew Wheeler called the meeting to order.

Roll Call:

Present: Matthew Wheeler, Bernie Gribben, Jim Schreiber, Dustin Schlaefli, Mike Vitztum, Joseph Boeckner, and Brian Garrett

Absent:

City staff in attendance: Toby Dougherty, City Manager, Jarrod Kuckelman, Assistant City Manager, Jesse Rohr, Director of Public Works, Curtis Deines, Superintendent of Planning and Development, and Kate Armstrong, Planning Technician.

2. CONSENT AGENDA:

A. Minutes: Matthew Wheeler asked if there were any changes to the August 18, 2025, Hays Area Planning Commission meeting minutes. There were none.

Motion: Jim Schreiber moved, Dustin Schlaefli seconded the motion to approve the minutes from the August 18, 2025, meeting.

Vote: AYES

Matthew Wheeler, Bernie Gribben, Jim Schreiber, Dustin Schlaefli, Mike Vitztum, Joseph Boeckner, and Brian Garrett

B. Citizen Comments: There were no citizen comments.

3. PUBLIC HEARING ITEMS: None.

4. NON-PUBLIC HEARING ITEMS:

A. Final Plat of Smoky Hill Plains Addition

Curtis Deines provided a PowerPoint presentation regarding an application that has been submitted for the Final Plat of the Smoky Hill Plains Addition, which will replat the former DK Ranch and undeveloped Columbine Drive lots into 52 lots. The project will require replatting and annexation adjustments and will likely be developed in phases. Stormwater management will be addressed through quality and quantity control measures integrated throughout the development.

The current plat of the area is the DK Ranch Addition, a large lot development that was platted in 2013, but never developed. The property was sold and is now being replatted into a more efficient residential subdivision. The owner also purchased the adjacent undeveloped lots along the west side of Columbine Dr. The Smoky Hill Plains Addition Final Plat also includes these lots.

The development is designed to have two points of access from Columbine Dr. and have greenspace for the drainage way from north to south of the property. Street access to future 33rd St improvements at the north end of the development will also be provided. There will be a multi-use path incorporated from 33rd St south along Columbine to 27th St utilizing the stormwater drainage area/green space for the location of the trail. City utilities are in the area and will be extended for development. Stormwater management will be taken care of with quality and quantity control measures throughout the development. The Utility Advisory Committee met on August 5th and had no issues with the development.

Mr. Deines provided options for the Planning Commission to consider. The Final Plat meets the requirements of the current subdivision regulations regarding lot size, setbacks, and specific utility requirements. Staff recommends approving the Final Plat.

Mike Vitztum asked which area would be given to the city. Mr. Deines stated that right along Columbine there will be an area identified as a drainage dedication. Mike asked if Columbine Street would change in any way. Mr. Deines stated it would remain a three quarter street.

Matthew Wheeler asked for any further questions. There were none.

Motion: Dustin Schlaefli made a Motion to approve the Final Plat of the Smoky Hill Plains Addition as submitted; Mike Vitztum seconded.

Vote: AYES

Matthew Wheeler, Bernie Gribben, Jim Schreiber, Dustin Schlaefli, Mike Vitztum, Joseph Boeckner, and Brian Garrett

5. AGENDA ITEMS/COMMUNICATIONS

A. Project Updates: Jesse Rohr and Curtis Deines updated the Planning Commissioners of the projects taking place throughout the city.

B. Planning Commissioner Comments: None.

6. ADJOURNMENT: Matthew Wheeler adjourned the meeting at 4:17 p.m.
Submitted by Ashley Kinderknecht, Administrative Assistant



Hays Area Planning Commission Agenda Memo

Agenda Item:	Rezoning Request from (A-L) Agriculture District to (C-2) Commercial General District for City property at 27 th & Commerce Parkway
Type of Review:	Consider Rezoning from (A-L) Agriculture District to (C-2) Commercial General District for City property at 27 th & Commerce Parkway
Presented By:	Curtis W. Deines, Planning & Development Superintendent
Date Prepared:	October 9, 2025
Agenda Date:	October 20, 2025

Summary

An application has been submitted to request a change in zoning from (A-L) Agriculture District to (C-2) Commercial General District for City owned property at Commerce Parkway and I-70, also known as 161 Addition. The property has been preliminary platted and utilities are planned to be installed in 2026. The property is owned by the City of Hays. Staff recommends setting a public hearing for November 17, 2025.

Background

An application has been submitted to request a change in zoning from (A-L) Agriculture District to (C-2) Commercial General District for City owned property at Commerce Parkway and I-70, also known as 161 Addition. The property is owned by the City of Hays. The City is proposing the requested zoning change to make it available for development. The request allows for logical and orderly development.

Discussion

The property was purchased by the City of Hays with the intention of incentivizing development. The property has been preliminary platted and utilities are planned to be installed in 2026. Annexation and final platting will be forth coming as part of the development.

The Future Land Use Map in the Comprehensive Plan identifies this area as General Commercial (COM). This is the intended use of the property and is a 5 out of 5 on the compatibility matrix, making this completely compatible.

Options

- Set a public hearing for November 17, 2025
- Do not set a public hearing and provide Staff other direction

Recommendation

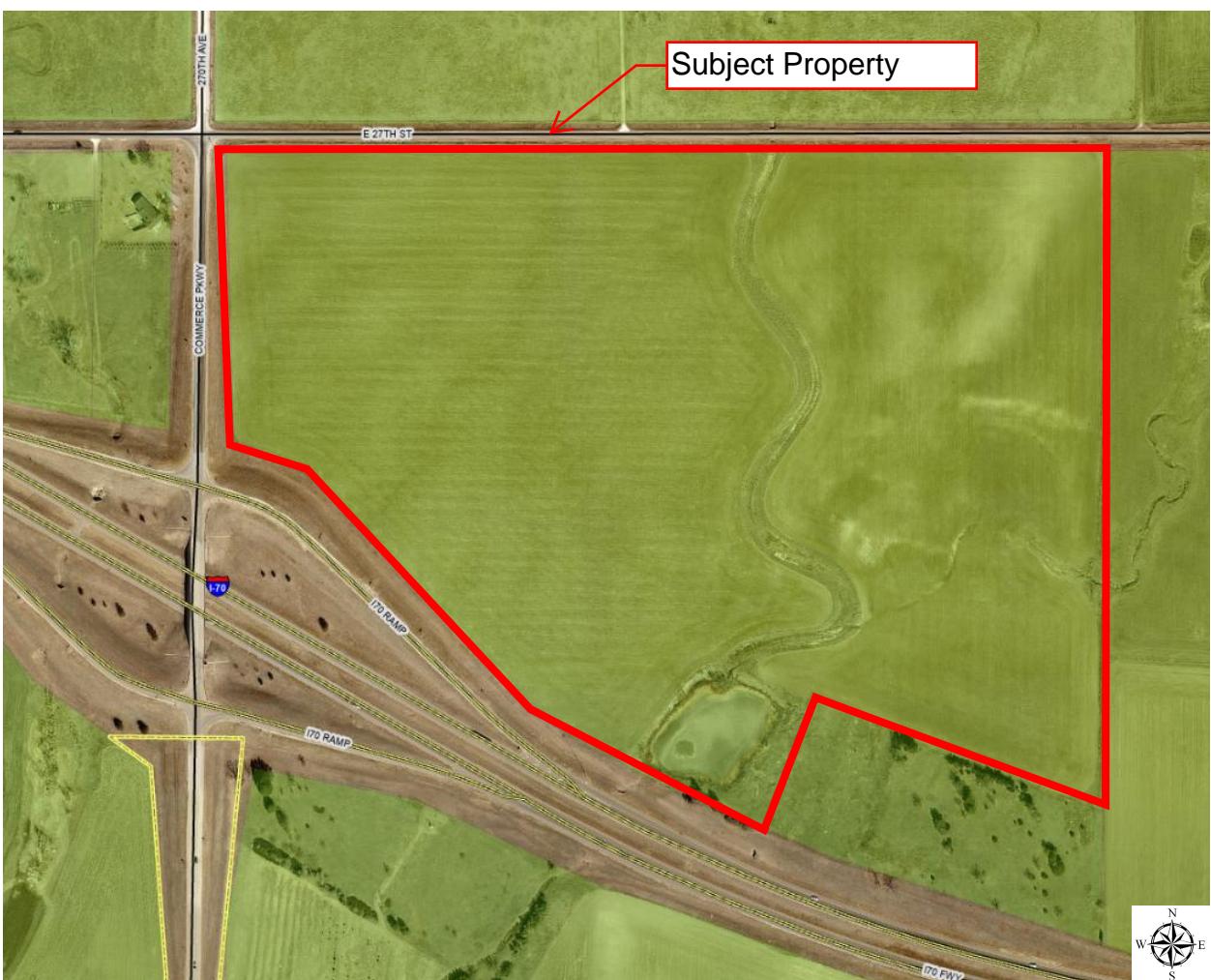
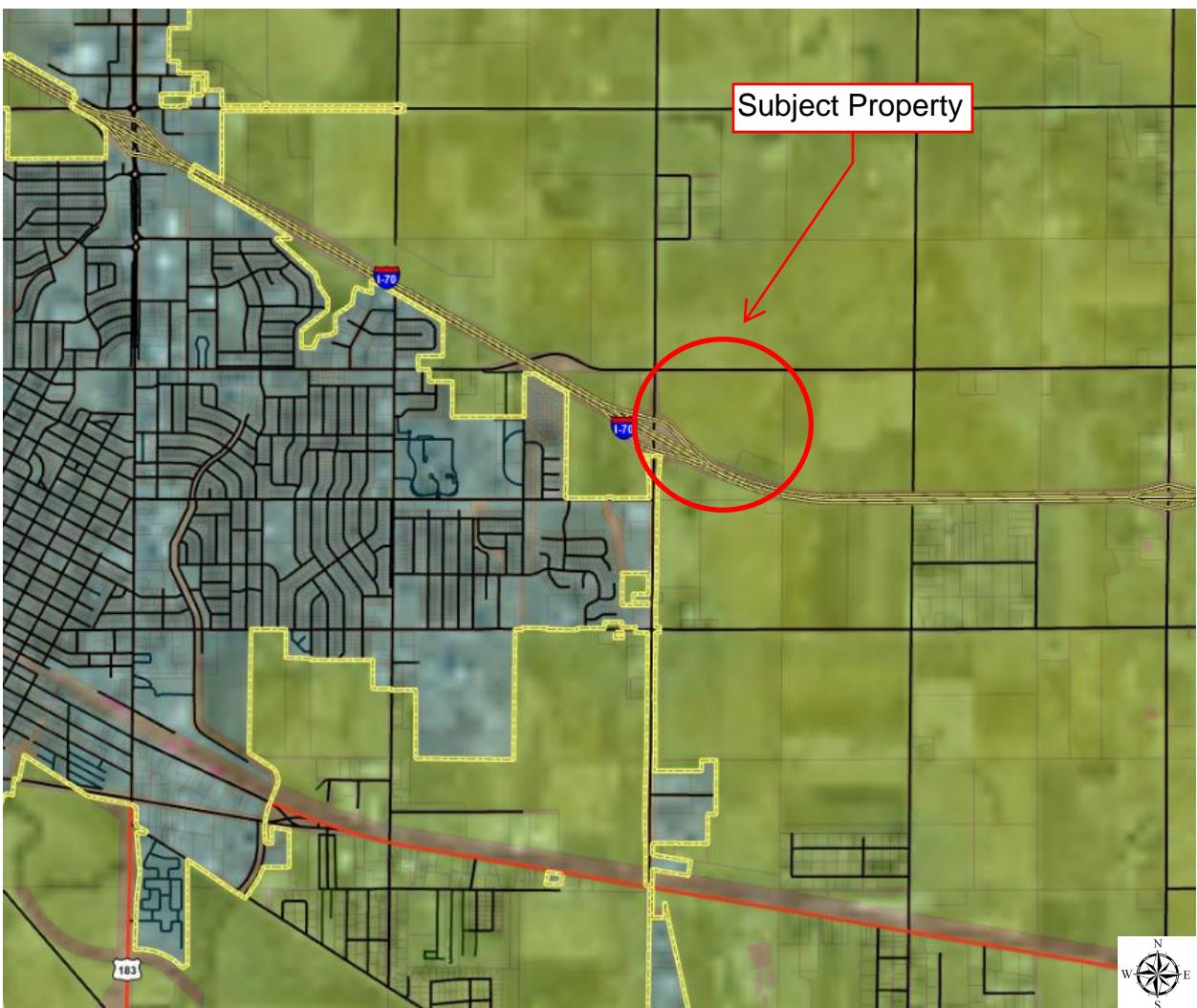
Staff recommends setting a public hearing for November 17, 2025 to consider the rezoning request.

Action Requested

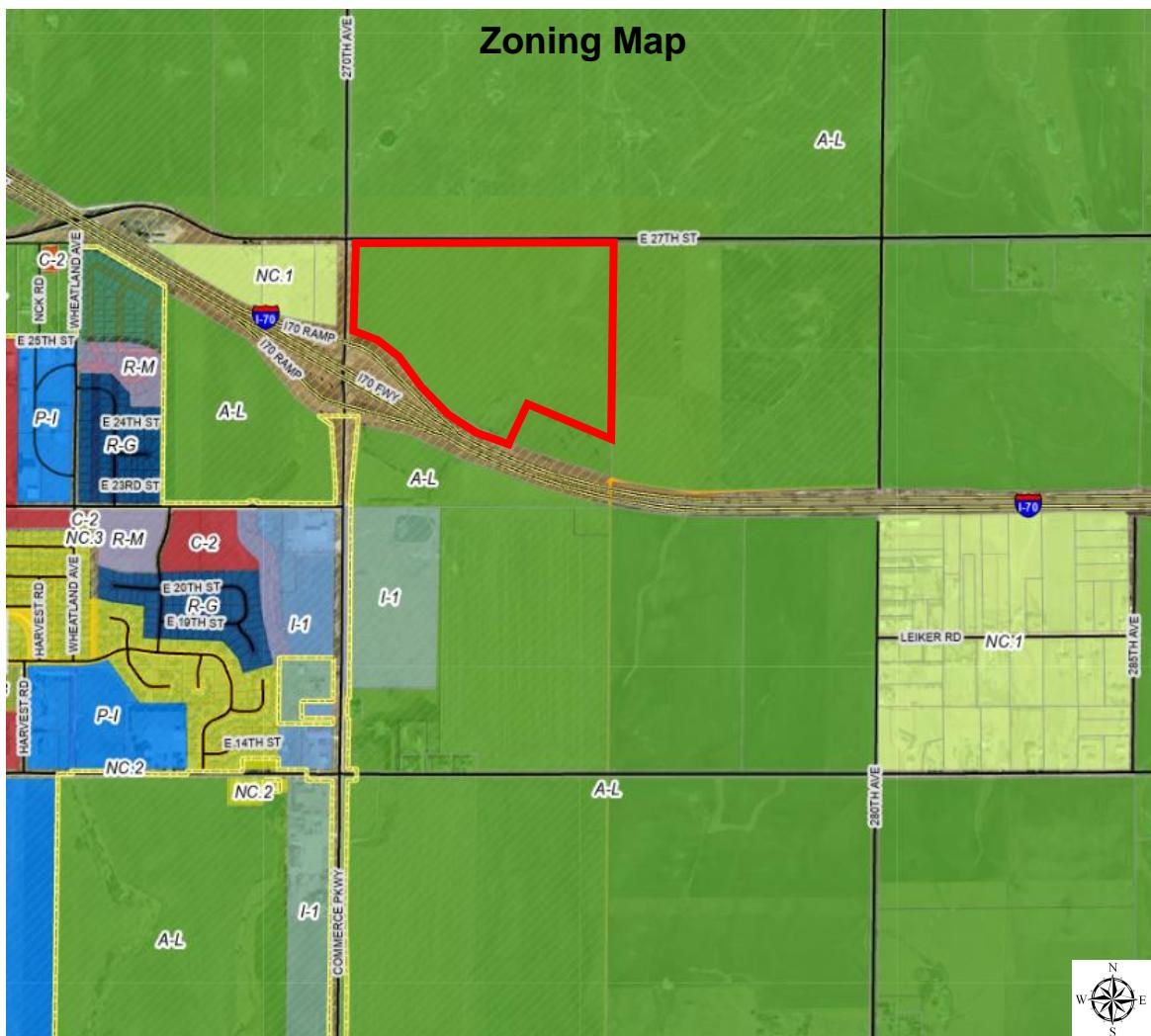
Motion to set a public hearing for November 17, 2025, to consider rezoning from (A-L) Agriculture District to (C-2) Commercial General District for City owned property at Commerce Parkway and I-70, also known as 161 Addition.

Supporting Documentation

Visuals
Zoning District Uses
Application



Zoning Map



Comprehensive Plan

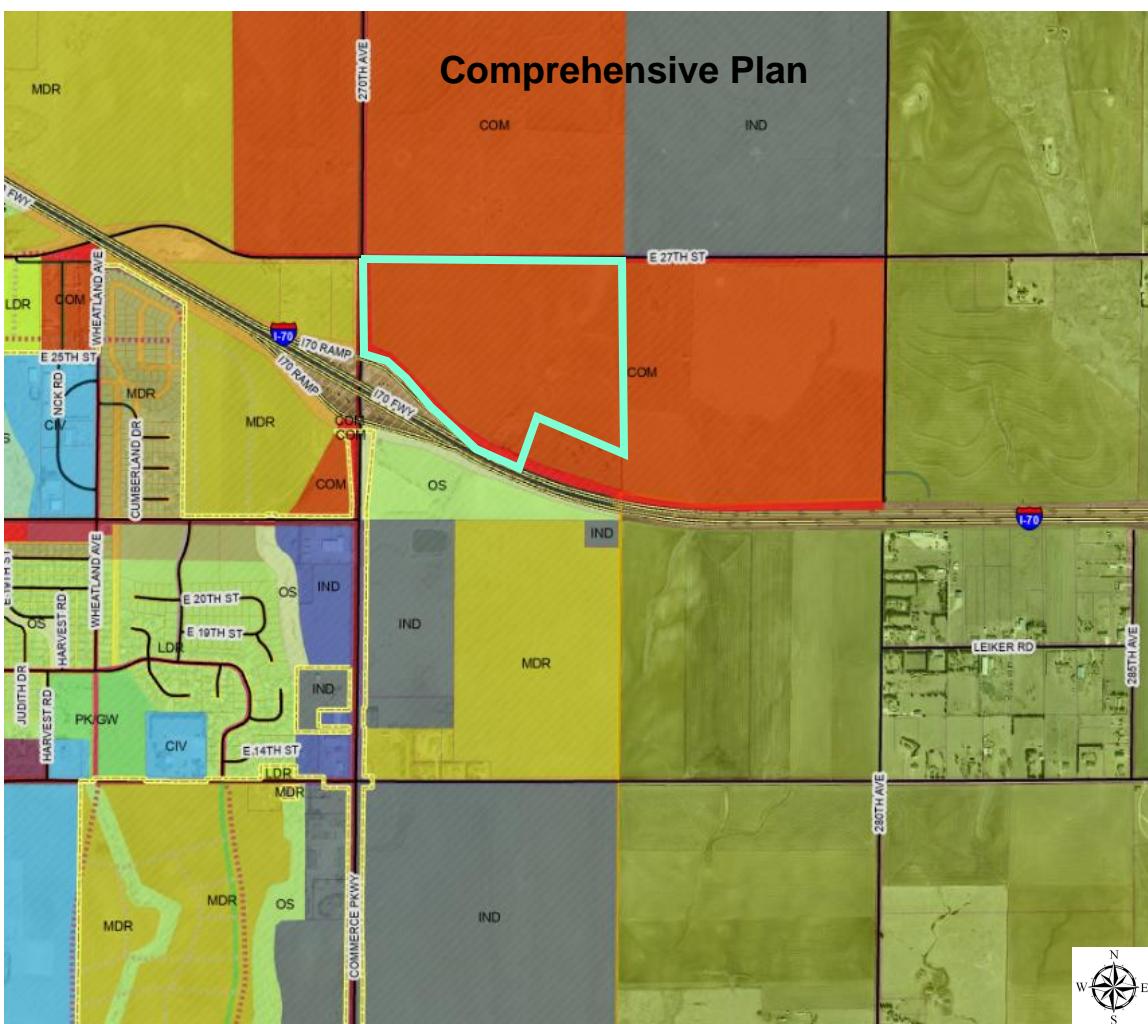
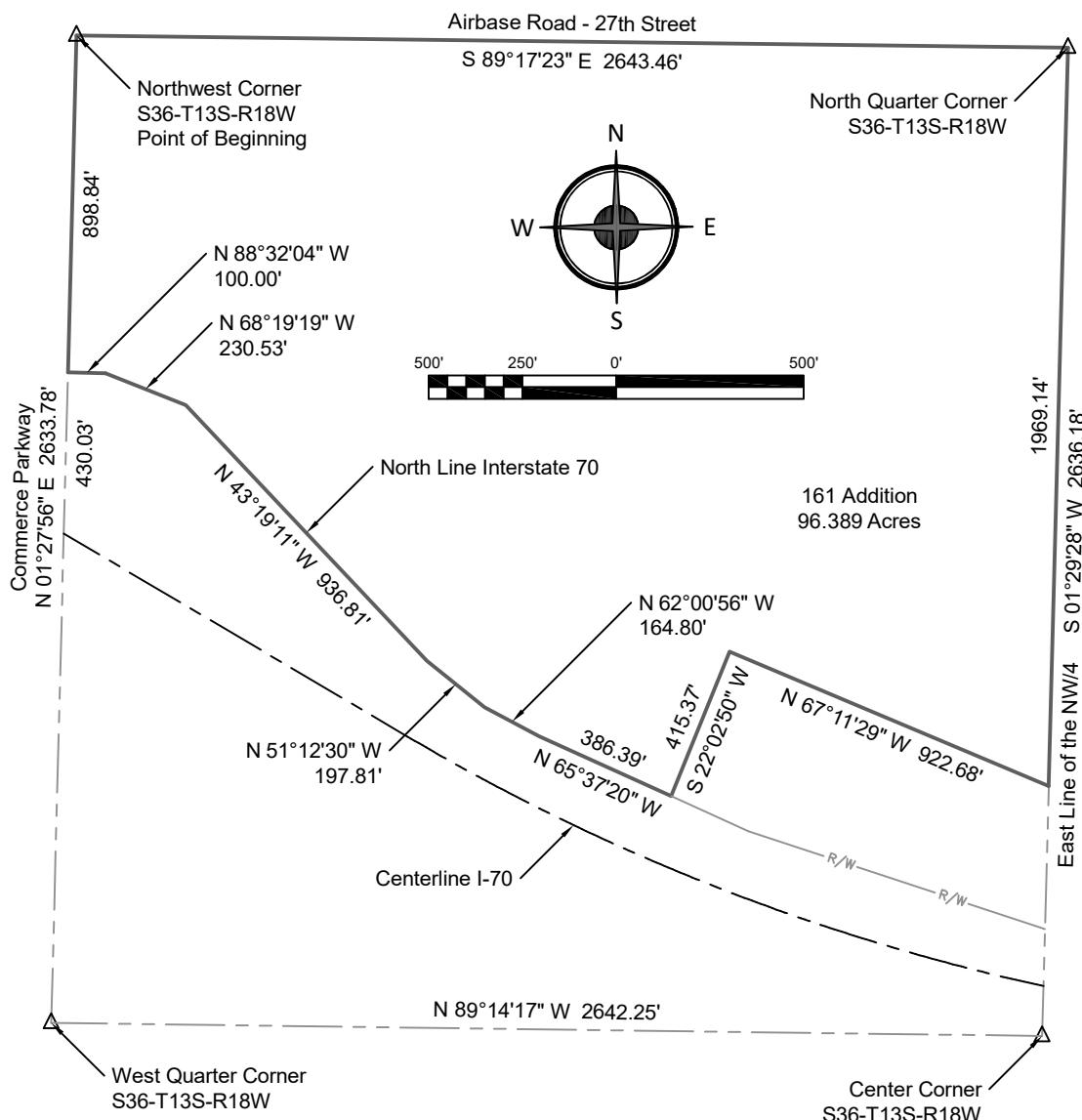


EXHIBIT - 161 ADDITION

in the Northwest Quarter of Section 36, Township 13 South, Range 18 West, Ellis County, Kansas



LEGAL DESCRIPTION: 161 Addition

A tract of land in the Northwest Quarter of Section 36, Township 13 South, Range 18 West of the 6th Principal Meridian, described as follows by James Meis, PS 1533 on October 9th, 2025:

Beginning at the Northwest corner of the Northwest Quarter of Section 36, Township 13 South, Range 18 West; Thence South 89 degrees 17 minutes 23 seconds East, along the North line of the Northwest Quarter, 2643.46 feet to the Northeast corner of the Northwest Quarter; Thence South 01 degrees 29 minutes 28 seconds West, along the East line of the Northwest Quarter, 1969.14 feet; Thence North 67 degrees 11 minutes 29 seconds West, 922.68 feet; Thence South 22 degrees 02 minutes 50 seconds West, 415.37 feet to the North line of Interstate 70; Thence North 65 degrees 37 minutes 20 seconds West, along the North line of Interstate 70, 386.39 feet; Thence North 62 degrees 00 minutes 56 seconds West, along the North line of Interstate 70, 164.80 feet; Thence North 51 degrees 12 minutes 30 seconds West, along the North line of Interstate 70, 197.81 feet; Thence North 43 degrees 19 minutes 11 seconds West, along the North line of Interstate 70, 936.81 feet; Thence North 68 degrees 19 minutes 19 seconds West, along the North line of Interstate 70, 230.53 feet; Thence North 88 degrees 32 minutes 04 seconds West, along the North line of Interstate 70, 100.00 feet to the West line of the Northwest Quarter; Thence North 01 degrees 27 minutes 56 seconds East, along the West line of the Northwest Quarter, 898.84 feet to the Point of Beginning. Said tract contains 96.389 acres.

SURVEY NOTES:

1. All bearings shown are grid, Kansas State Plane North Zone NAD83 (2011)

City of Hays
PO Box 490
Hays, KS 67601

DRIGGS DESIGN GROUP, PA
Surveying Engineering Planning

1017 Downing Avenue, Hays, Kansas 67601
www.driggsdesign.com (785) 621-4280

Project No: 2025-143
Date: 10-09-2025
Scale: 1" = 500'
Sheet No: 1 of 1
Drawn By: DV

City of Hays UDC Regulations for Commercial General District C-2

C-2 Zoning allows the following:

Uses by Right:

- o Alcoholic Beverage Sales
- o Animal Grooming Facilities
- o Assisted Living Facility
- o College/University/Vocational School
- o Commercial Amusement Indoor
- o Drinking Establishment
- o Government or Public Institution
- o Group Day Care Center
- o Grocery Store
- o Heavy Truck or Recreational Vehicle Sales, Service, and Repair
- o Hospitals
- o Library
- o Medical Office/Clinic/Medical Lab
- o Museum
- o Non-Profit Institutions
- o Nursing or Convalescent Home
- o Nursery/ Greenhouse Retail, Wholesale
- o Office, General
- o Personal Services
- o Place of Public Assembly- (Event Facilities, Meeting Halls, Private Clubs, Lodges, Place of Worship)
- o Public Utilities
- o Recreational Fitness Indoor and Outdoor
- o Restaurant
- o Retail Sales and Service
- o Showrooms
- o Schools Public and Private
- o Transportation Stop (Bus & Taxi)
- o Vehicle Gas and Fueling Station
- o Vehicle Wash

Limited use:

- o Animal Boarding or Veterinarian Services Small Animals
- o Cemetery or Mausoleum
- o Drive In/Drive through Facility
- o Farmers Market
- o Funeral Home/ Mortuary/Funeral Chapel/Crematory
- o Heavy Retail
- o Hotel/ Motel
- o Light Industry
- o Parking Structure, Stand Alone
- o Radio & Television Studio
- o Power Generation, Small-scale (Renewable; Noncombustible)
- o Mixed Use
- o Vehicle Sales, Rental and Service
- o Wireless Telecommunication Facilities (Stealth & Attached)

Uses by Exception:

- o Commercial Amusement, Outdoor
- o Helistop
- o Parking lot, Stand Alone
- o Pawn Shop
- o Substations (Electrical and Telephone)
- o Warehousing and Distribution
- o Wireless Telecommunication Facilities
(Non-Stealth)

Applicant and Property Profile

This profile shall be provided as a cover sheet for all development permits or applications within the City limits and three-mile extraterritorial jurisdiction.

Application / Permit fees: The fees for all applications and permits may be found in Part 7, *Fees*, or at haysusa.com.

APPLICANT INFORMATION

City of Hays

First / Last Name

1507 Main St

Street Address or PO Box

Hays Ks 67601

City, State, ZIP

785-628-7300

Work / Cell Phone

E-mail

Web Address (optional)

ARCHITECT (if different)

Name

Street Address

City, State, ZIP

Phone

E-mail

Web Address (optional)

OWNER INFORMATION (if different)

Same as Applicant

First / Last Name

Street Address or PO Box

City, State, ZIP

Work / Cell Phone

E-mail

Web Address (optional)

ENGINEER / SURVEYOR (if different)

Name

Street Address

City, State, ZIP

Phone

E-mail

Web Address (optional)

OFFICE USE ONLYApplication Complete: Yes No

Project Name: _____ Case#:_____ Reviewer(s):_____

Date Submitted: _____ Meeting Date(s): _____ BZA PC CC

THE CITY OF

HAYS, KS

Applicant and Property Profile

PROPERTY DESCRIPTION

See attached visual and description

Subdivision (Phase), Block #, Lot # - attach metes-and-bounds description if not platted

General Location South East corner of 27th & Commerce Parkway

Street Address (as applicable)

91.20 Acres

026-137-36-0-00-002.00-0

Total Acreage of Application

Property/Parcel ID Number(s) – attach additional sheets as needed

A-L Agricultrue

C-2 General Commercial

Current Zoning

Proposed Zoning (as applicable)

Adjacent Zoning:

N A-L E NC.1
NE A-L SE A-L

S A-L W A-L
NW A-L SW A-L

Cultivated Farm Land

Current Use(s)

Is any of the property in the floodplain or floodway?

If yes, attach copy of applicable firm panel.

Yes No Unknown

Is the property under a special use permit?

Yes No Unknown

Has the property ever received a variance?

Yes No Unknown

If yes, please explain the type of variance and date it was granted:

Commercial Businesses

Proposed Use(s)

SIGNATURES

I, Toby Dougherty (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Signature of Applicant

Date

Signature of Owner (if different from applicant)

Date

OFFICE USE ONLY

Application Complete: Yes No

Project Name: _____ Case#:_____ Reviewer(s):_____

Date Submitted: _____ Meeting Date(s): _____

BZA PC CC

THE CITY OF **HAYS, KS**

Rezoning Application Form

This form must be submitted with each application for a rezoning. See Section 11.2.407 *Rezonings* and 11.2.405-406 *Planned Development* and *Preliminary and Final Plans* for further information. Attach additional pages as necessary.

REQUIRED INFORMATION

Type of Rezoning Application: City 3-mile planning area
(check one) City PD 3-mile planning area PD

Current Zoning: _____ Requested Zoning: _____

Adjacent property zoning: N _____ E _____ S _____ W _____
NE SE SW NW

The rezoning is being requested for the following reason(s): (Do not include reference to proposed uses)

REQUIRED FORMS FOR A COMPLETE APPLICATION

- Rezoning Application Form
 - Applicant and Property Profiles
 - Site Plan, Numerical Description, and Written Description (PDs only)
 - Receipt showing fee(s) paid, as applicable
 - Narrative explanation of a minor change to a planned development plat

SIGNATURES

I, _____ (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Signature of Applicant

Date

Signature of Owner (if different from applicant)

Date

OFFICE USE ONLY

Date Received: _____ Reviewer: _____ Case Number: _____

Planning Commission Hearing Date: _____ Recommendation: _____ APPROVED DENIED

City Commission Public Hearing Date: _____ Final Decision: _____ APPROVED DENIED

Filing Date: _____ Recording Information: _____

Reason(s) for approval/denial: _____



Hays Area Planning Commission Agenda Memo

Agenda Item: Rezoning Request from (A-L) Agriculture District to (I-1) Light Industrial District for 2200 Commerce Parkway

Type of Review: Consider Rezoning from (A-L) Agriculture District to (I-1) Light Industrial District for 2200 Commerce Parkway

Presented By: Curtis W. Deines, Planning & Development Superintendent

Date Prepared: October 1, 2025

Agenda Date: October 20, 2025

Summary

An application has been submitted to request a change in zoning from (A-L) Agriculture District to (I-1) Light Industrial District for City owned property at 2200 Commerce Parkway, also known as the City of Hays tree farm. The property has utilities planned to be installed in 2026. The City is proposing the requested zoning change to make it available for development. Staff recommends setting a public hearing for November 17, 2025

Background

The City of Hays has initiated a request to change the zoning from (A-L) Agriculture District to (I-1) Light Industrial District for 2200 Commerce Parkway, also known as the City of Hays tree farm. The property is owned by the City of Hays. The City is proposing the requested zoning change to make it available for development. The request allows for logical and orderly development.

This property was originally a rest stop location for I-70. When the exit ramps for Commerce Parkway were installed and the rest stop was removed, the land was deeded over to the City of Hays. Since that time, it has been the City of Hays Parks Department tree farm. It is the intention to relocate the tree farm to a different location if development occurs.

Discussion

The Future Land Use Map in the Comprehensive Plan designates this area as Open Space (OS). These designated areas of Open Space are generally held for naturalized areas and not intended for development on a foreseeable timeline. Open Space is a use

that is not included on the compatibility matrix, however, changing the zoning to a district that is already adjacent to the subject property keeps up the existing character of the surrounding area and makes this rezoning logical and compatible with the area.

The property is unique in that it used to be a rest stop when I-70 originally was built. When the Commerce Parkway Exit was completed in 1995, the rest stops were closed. Since that time, the City of Hays has owned the property and utilized it as a tree farm for many years. Because of the property's utilization as the City tree farm, when the current Comprehensive Plan was created in 2012, the property wasn't identified for development. A current City project underway to provide utilities for the Exit 161 addition, across I-70 has created the opportunity for development on this property.

Options

- Set a public hearing for November 17, 2025
- Do not set a public hearing and provide Staff other direction

Recommendation

Staff recommends setting a public hearing for November 17, 2025.

Action Requested

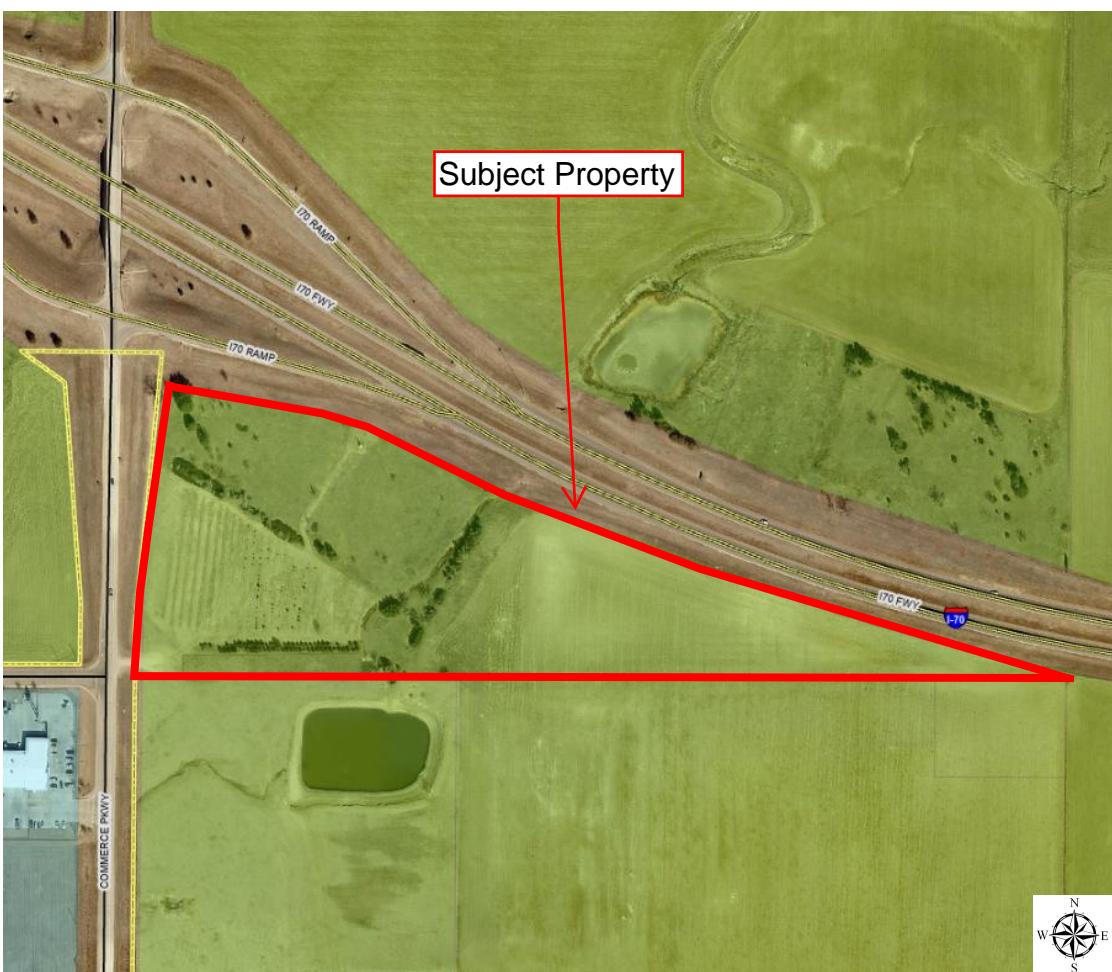
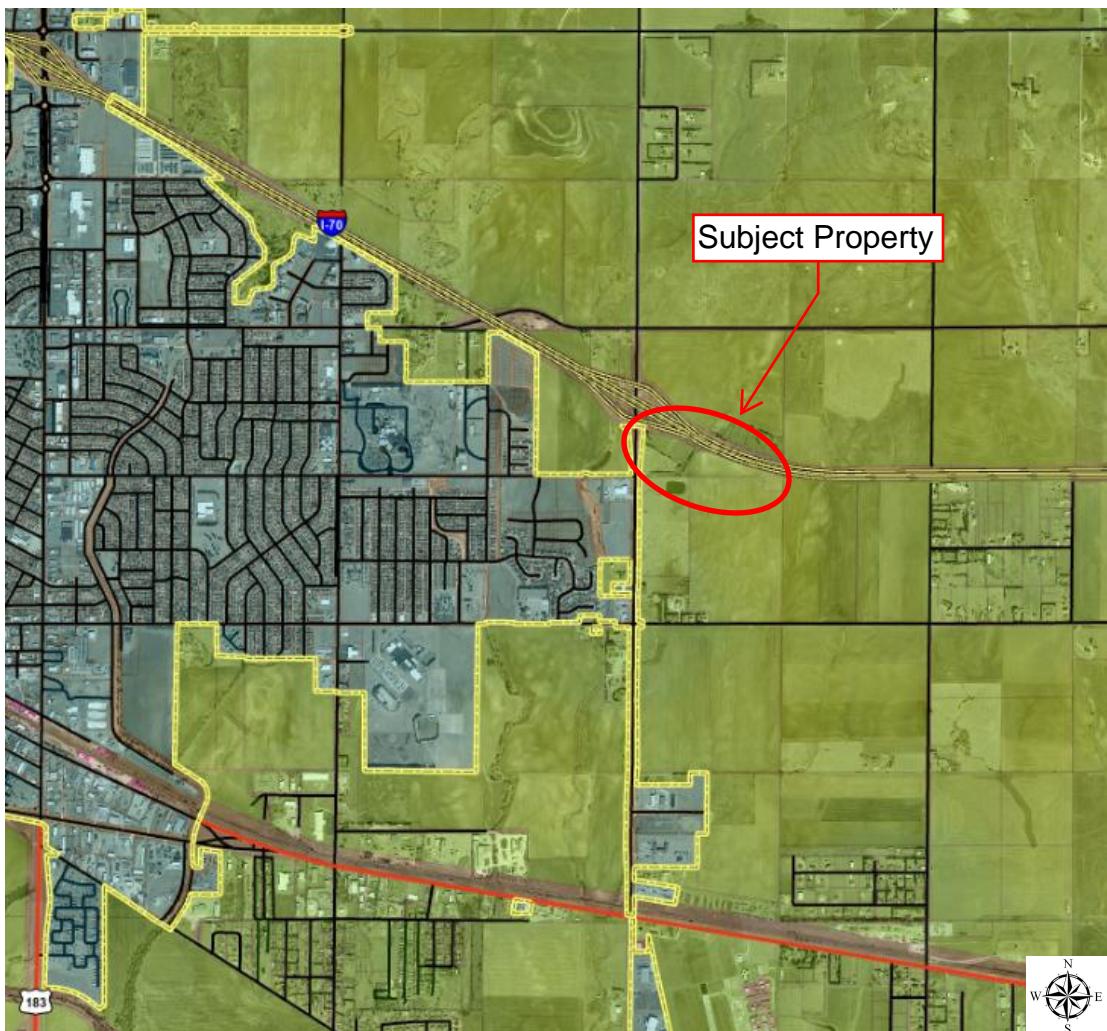
Motion to set a public hearing for November 17, 2025, to consider rezoning from (A-L) Agriculture District to (I-1) Light Industrial District for 2200 Commerce Parkway.

Supporting Documentation

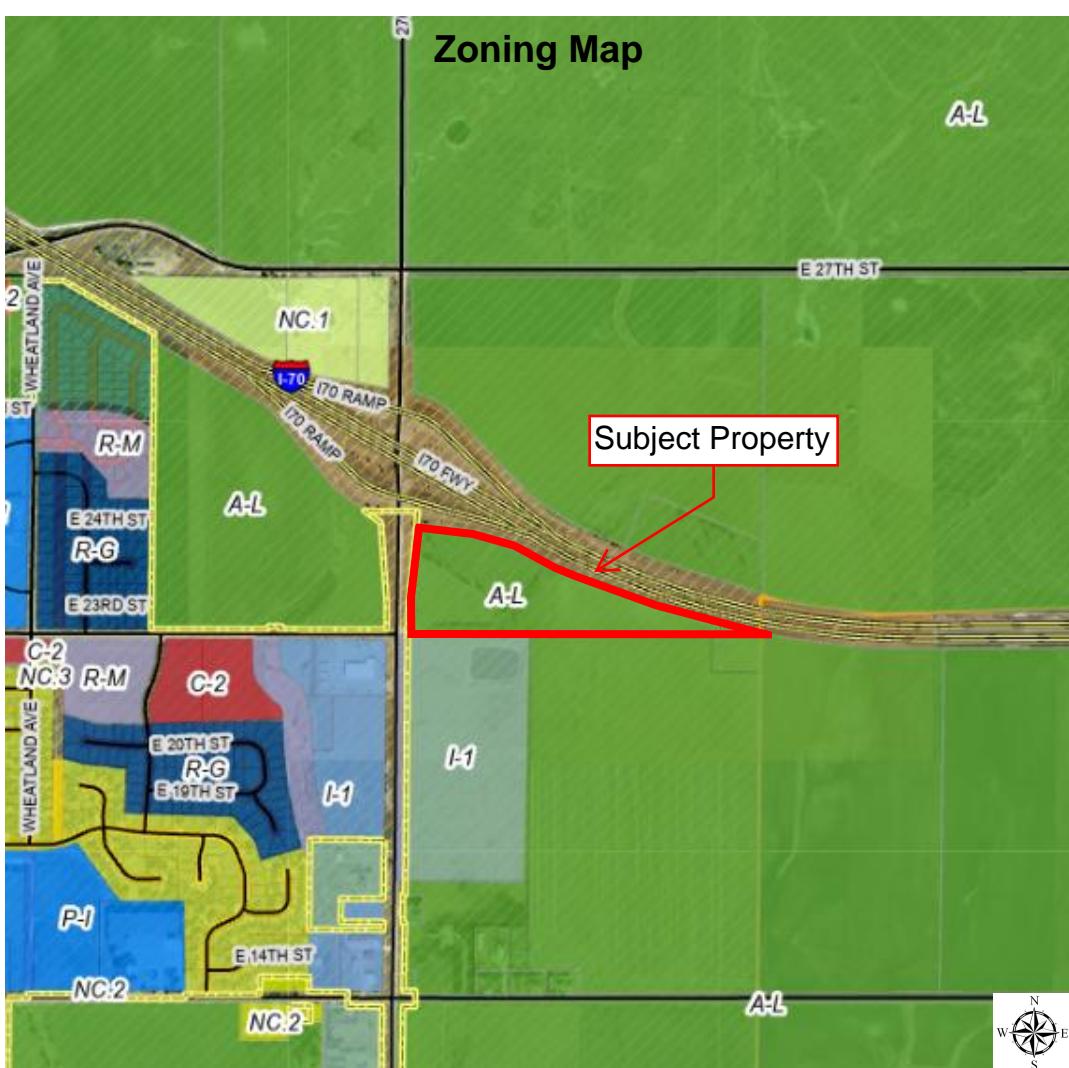
Visuals

Zoning District Uses

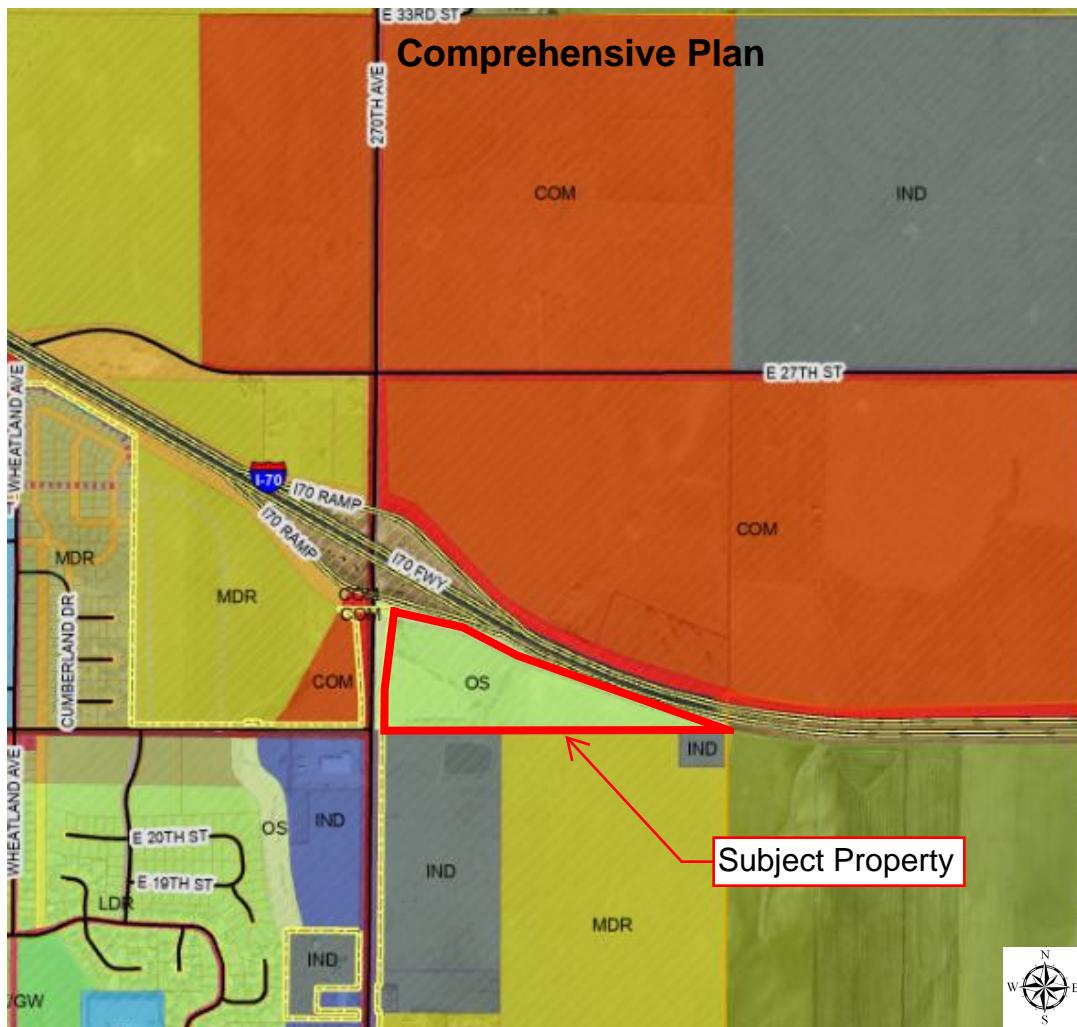
Application



Zoning Map



Comprehensive Plan



City of Hays UDC Regulations for Light Industrial District I-1

I-1 Zoning allows the following:

Uses by Right:

- o Commercial Retail, Heavy (Building Supply)
- o Farming Equipment Sales & Service
- o Heavy Truck or Recreational Vehicle Sales, Service, Repair
- o Hospitals
- o Library
- o Light Industry
- o Manufacturing and Fabrication
- o Medical Office/Clinic/Medical Lab
- o Museum
- o Non- Profit Institutions
- o Nursery/Greenhouse Retail, Wholesale
- o Office, General
- o Public Utilities
- o Recycling Collection Facility
- o Research and Testing Laboratories
- o Retail Sales and Services
- o Showrooms
- o Substations (Electrical and Telephone)
- o Transportation Stop (Bus & Taxi)
- o Transportation Terminal (Rail & Truck)
- o Vehicle Gas and Fueling Station
- o Vehicle Repair and Service, Heavy
- o Warehousing and Distribution
- o Wholesale Services

Limited use:

- o Assisted Living Facility
- o Animal Boarding or Veterinarian Services Large & Small Animal
- o College/University/Vocational School
- o Drive In/Drive Through Facility
- o Funeral Home/ Mortuary/Funeral Chapel/Crematory
- o Government & Public Institutions
- o Heavy Retail
- o Hotel/Motel
- o Nursing or Convalescent Home
- o Place of Public Assembly- (Event Facilities, Meeting Halls, Private Clubs, Lodges, Place of Worship)
- o Power Generation, Small-scale (Renewable; Noncombustible)
- o Recreational and Fitness Indoor
- o Schools, Private & Public
- o Storage, Self
- o Storage Yard
- o Vehicle Sales, Rental & Service
- o Vehicle Wash
- o Wireless Telecommunication Facilities (Stealth & Attached)

Uses by Exception:

- o Helistop
- o Oil/Gas Operations (Operation & Extraction)
- o Recreational Vehicle (RV) Park
- o Wireless Telecommunication Facilities
(Non-Stealth)

Applicant and Property Profile

This profile shall be provided as a cover sheet for all development permits or applications within the City limits and three-mile extraterritorial jurisdiction.

Application / Permit fees: The fees for all applications and permits may be found in Part 7, *Fees*, or at haysusa.com.

APPLICANT INFORMATION

City of Hays

First / Last Name

1507 Main St

Street Address or PO Box

Hays Ks 67601

City, State, ZIP

785-628-7300

Work / Cell Phone

E-mail

Web Address (optional)

ARCHITECT (if different)

Name

Street Address

City, State, ZIP

Phone

E-mail

Web Address (optional)

OWNER INFORMATION (if different)

Same as Applicant

First / Last Name

Street Address or PO Box

City, State, ZIP

Work / Cell Phone

E-mail

Web Address (optional)

ENGINEER / SURVEYOR (if different)

Name

Street Address

City, State, ZIP

Phone

E-mail

Web Address (optional)

OFFICE USE ONLYApplication Complete: Yes No

Project Name: _____ Case#:_____ Reviewer(s):_____

Date Submitted: _____ Meeting Date(s): _____ BZA PC CC

THE CITY OF

HAYS, KS

Applicant and Property Profile

PROPERTY DESCRIPTION

See attached visual and description

Subdivision (Phase), Block #, Lot # - attach metes-and-bounds description if not platted

General Location City Tree Farm Located at the NE corner of 22nd & Commerce Parkway

2200 Commerce Parkway

Street Address (as applicable)

24.10 Acres

Total Acreage of Application

026-137-36-0-00-003.00-0

Property/Parcel ID Number(s) – attach additional sheets as needed

A-L Agricultrue

Current Zoning

I-1 Light Industrial

Proposed Zoning (as applicable)

Adjacent Zoning:

N A-L E A-L
NE A-L SE A-L

S I-1 W A-L
NW A-L SW I-1

City Tree Farm - Open Space

Current Use(s)

Light Industrial

Proposed Use(s)

Is any of the property in the floodplain or floodway?

If yes, attach copy of applicable firm panel.

Yes No Unknown

Is the property under a special use permit?

Yes No Unknown

Has the property ever received a variance?

Yes No Unknown

If yes, please explain the type of variance and date it was granted:

SIGNATURES

I, Toby Dougherty (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Signature of Applicant

Date

Signature of Owner (if different from applicant)

Date

OFFICE USE ONLY

Application Complete: Yes No

Project Name: _____ Case#: _____ Reviewer(s): _____

Date Submitted: _____ Meeting Date(s): _____

BZA PC CC

THE CITY OF **HAYS, KS**

Rezoning Application Form

This form must be submitted with each application for a rezoning. See Section 11.2.407 *Rezonings* and 11.2.405-406 *Planned Development* and *Preliminary and Final Plans* for further information. Attach additional pages as necessary.

REQUIRED INFORMATION

Type of Rezoning Application: City 3-mile planning area
(check one) City PD 3-mile planning area PD

Current Zoning: _____ Requested Zoning: _____

Adjacent property zoning: N _____ E _____ S _____ W _____
NE SE SW NW

The rezoning is being requested for the following reason(s): (Do not include reference to proposed uses)

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REQUIRED FORMS FOR A COMPLETE APPLICATION

- Rezoning Application Form
 - Applicant and Property Profiles
 - Site Plan, Numerical Description, and Written Description (PDs only)
 - Receipt showing fee(s) paid, as applicable
 - Narrative explanation of a minor change to a planned development plat

SIGNATURES

I, _____ (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Signature of Applicant

Date

Signature of Owner (if different from applicant)

Date

OFFICE USE ONLY

Date Received: _____ Reviewer: _____ Case Number: _____

Planning Commission Hearing Date: _____ Recommendation: _____ APPROVED DENIED

Final Decision: APPROVED DENIED

Filing Date: _____ Recording Information: _____ APPROVED DENIED

Reason(s) for approval/denial: _____