

RESOLUTION NO. 031113-1

A RESOLUTION ESTABLISHING AN AIRPORT DEVELOPMENT PLAN FOR THE ABILENE MUNICIPAL AIRPORT

WHEREAS, the City of Abilene allows the development of public and private hangars at the Abilene Municipal Airport;

WHEREAS, the Airport Advisory Committee has developed a development plan for the Abilene Municipal Airport to clarify such the process and requirements pertaining to such development; and

WHEREAS, the Airport Advisory Committee has reviewed the proposed Airport Development Plan and affirmatively recommended its approval to the City Commission.

NOW, THEREFORE BE IT RESOLVED, by the City Commission of the City of Abilene, as follows:

Section 1. Airport Development Plan. That an Airport Development Plan for the Abilene Municipal Airport located within the City of Abilene, Kansas, is hereby adopted as attached hereto as **Exhibit A**.

Section 2. Implementation. The City Manager shall be authorized to enforce the provisions as provided therein and in applicable resolutions, ordinances, and laws.

Section 3. Effective Date. That the effects of this Resolution shall be in full force after its approval by the City Commission.

PASSED AND APPROVED by the Governing Body of the City of Abilene, Kansas this March 11, 2013.




Penny Soukup, City Clerk

CITY OF ABILENE, KANSAS

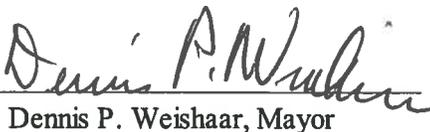
By: 
Dennis P. Weishaar, Mayor

EXHIBIT A

Airport Development Plan

Abilene Municipal Airport

City of Abilene, Kansas

March 11, 2013

Abilene Municipal Airport
Development Plan Update – 2030



Prepared by the Community Development Department under the Direction of the Airport Advisory Committee, 12/2012

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SCOPE

This document is intended to supplement the “Airport Layout Plan Update” approved by the City in 1999. It is not intended to be as detailed as a full Development Plan update, but rather its main purpose is to clarify for the City and the Airport Advisory Committee matters of the development process for potential developers. The goals listed herein reflect the anticipated development of the designated airport property to the year 2030. This plan, along with the parent document “The Airport Layout Plan Update” should be reviewed periodically by the Airport Advisory Committee to ensure that goals are being met, and/or remain relevant.

The site development plan included in this document is not to exact scale, and therefore should be used as a subjective guide only. The site plan may need to be amended as future development dictates, or as the City or Airport Advisory Committee deems necessary.

Interpretation

In the construction of this plan, the provisions and rules of this section shall be observed and applied, except when the context clearly requires otherwise:

- Words in the present tense shall include the future.
- The word “shall”, or “must” is mandatory.
- The word “may” is permissive.
- The word “should” is strongly recommended.
- The word “Person” includes individuals, firms, corporations, associations, governmental bodies and agencies, and all other legal entities.

I DEVELOPMENT PROCESS

The following process is required for all new construction on airport property, as well as any improvements to existing facilities, including service upgrades, building additions, and interior structural modifications. A lease agreement shall not be considered by the City until a certificate of occupancy has been issued by the Community Development Inspector.

Building Permit Submittals

All persons proposing a specific use, or construction of either a new hangar, or remodeling of an existing hangar must:

- Consult with the Community Development Director to discuss the proposed structure or use to verify that it conforms to Section 27 of the Zoning regulations, and/or
- Review the terms of a ground lease agreement with the Community Development Director.
- Contractor to obtain a building permit application from the Community Development Department.
- Submit, along with building permit application, stamped engineered plans which conform to the adopted building codes of the City of Abilene. Plans must include a drainage plan indicating storm water flow (A remodel may not necessarily require stamped plans).
- Submit all required floodplain paperwork (see below).
- Use only licensed contractors for installation of electrical, plumbing or mechanical systems.
- Obtain a Certificate of occupancy from the Community Development Inspector (Note: no ground lease agreement will be approved by the city until a certificate of occupancy is issued).

Floodplain Development

The Abilene municipal airport is located within the Special Flood Hazard Area, or 100 year flood plain of the Smoky Hill River. Because of this, there are special requirements which must be met, and documentation submitted to the city prior to the start of construction of any new facilities. All new construction must either be:

1. Elevated so that the finished floor is 1 (one) foot above the established base flood elevation as determined by a surveyor, or

2. Wet floodproofed to 1 (one) foot above the Base flood elevation.

The following documentation must be obtained from the Community Development Department, filled out and submitted with a building permit application prior to issuance of a building permit (or prior to construction).

- Floodplain Development Permit application
- Elevation Certificate – Completed by a registered Kansas Surveyor, and submitted to Community Development. Used to establish base flood elevations and existing grade elevations of a property.

Construction requirements for floodproofed structures – All submitted stamped plans must show, and all construction must conform to the following:

1. A minimum of 2 (two) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
2. The bottom of all openings shall not be higher than one foot above grade.
3. Openings may be equipped with screens, valves, louvers or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
4. Attendant utilities (i.e. electrical service and devices) must be elevated 1 foot above the base flood elevation.

If elevating:

- Division of Water Resources permit/compaction certification – All development requiring more than 12 (twelve) Inches of fill must receive compaction certification from the State of Kansas. Consult Community Development for contact information.

Zoning

The Abilene Municipal Airport is currently zoned “AP” Airport Zoning District, and is subject to restrictions and regulations as expressed in Section 27 of the Zoning Regulations. Use restrictions on airport property are as follows:

1. Agricultural uses
2. Public and private recreational uses as prescribed in Section 27 of the Zoning Code.
3. Any use permitted in the Industrial Districts as outlined in the Zoning Regulations.

II INFRASTRUCTURE AND FACILITIES IMPROVEMENTS TO 2030

This section is intended to reflect the goals for infrastructure and facilities improvements which may take place over the next 17 years. While some of the following goals are intended to complement the "Airport Layout Plan Update", some of the provisions included herein will replace a few of the outdated goals included in the 1999 document.

F.B.O./Terminal improvements – Improvements to the existing terminal shall be made which will upgrade the facility as deemed necessary.

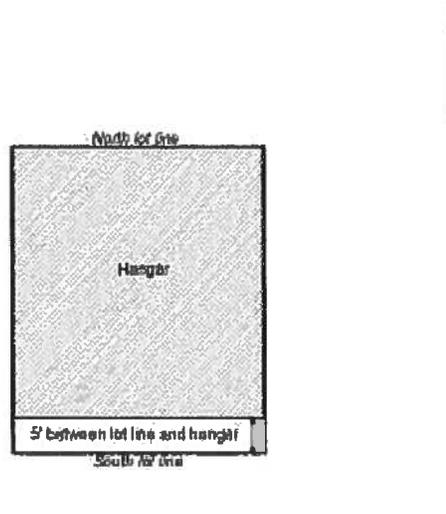
T-hangars – Existing T-hangars shall be maintained by their owners, and remain in place until such time as they become either:

1. Dilapidated and irreparable due to neglect, or
2. The city deems it necessary for the current T-hangar to be relocated to another adequate location on airport property.

Conventional Hangars – Freestanding conventional hangars shall replace T-hangars as deemed necessary (see items 1 & 2 above).

Hangar Footprint (lots 1 through 13)– Proposed free standing hangars may occupy the entire space of a designated lot, except:

1. No hangar shall be closer than 5' to an adjacent freestanding hangar as measured (eave to eave) from either the North or South lot line of a newly proposed hangar.



2. Developer of hangar must install and maintain either 5' paved sidewalk, or install low maintenance landscaping in the space between adjacent hangars.

New 10 space hangar – Shall be constructed to the South of the existing city hangar.

Demolish existing 10 space city hangar after:

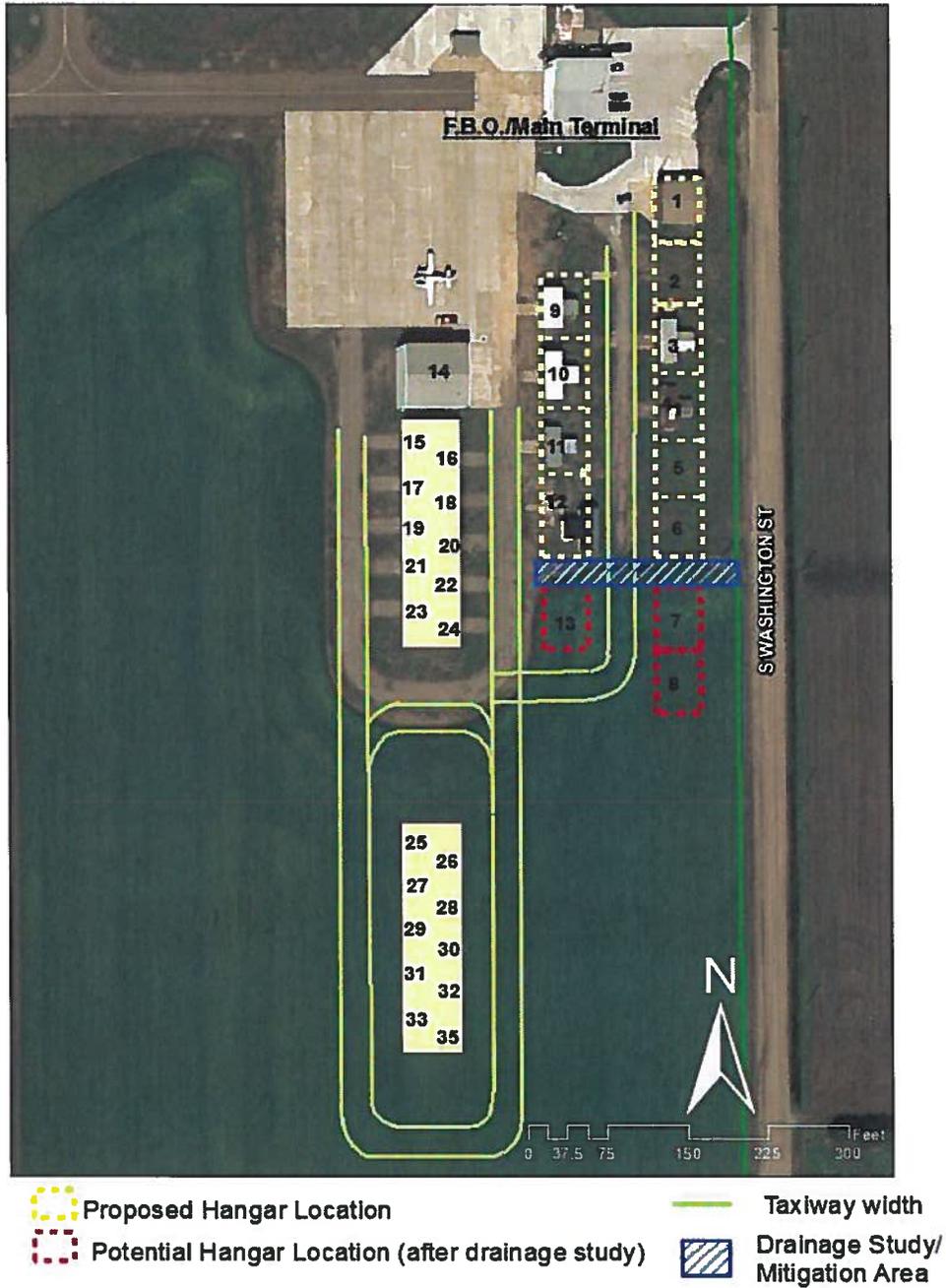
1. completion of new city hangar to the South, or
2. until such time sufficient funds are available to construct a replacement hangar at the existing city hangar location.

Taxiway Extensions – Any new taxiways or taxiway extensions shall be designed with widths and specifications to accommodate larger planes as deemed necessary by the City.

III Site Development Plan

- Lots 1 through 13 – approximately 60' x 40' and designated for conventional hangars.
- Lots 1 through 8 – May be extended an additional 20 feet to the East to accommodate larger hangars.
- Lots 7, 8 and 13 may only be developed only after a drainage study, at developer's expense, is completed and storm water mitigation is in place.

Abilene Municipal Airport Site Development Plan 2030



TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Airport Development Plan
DATE: March 8, 2013

The Airport Development Plan provides a plan for the development of the Abilene Municipal Airport. The plan discusses the requirements that will be required for private hangars. The Airport Advisory Committee has developed a guide to clarify the development process and the requirements for private hangar construction at the Airport.

The building process will be administered by the Community Development Department in the same manner as other construction within the City of Abilene, except that development will have to comply with pre-existing requirements established by the City because the property is owned by the City.

All hangars would have to comply with FEMA flood requirements since the Airport is located within the floodplain. Other requirements include how storm drainage will be managed and where hangars may be constructed.

Special Considerations: The Airport Advisory Committee has reviewed the proposed Airport Development Plan and has recommended its approval by the City Commission.

Budgetary Considerations: The Airport Development Plan has no budgetary considerations. The plan will provide a guide for the development of future development at the Abilene Municipal Airport. Some of the plan includes public improvements, but the budget would not include these improvements until funded in the Capital Improvement Program. Private development at the Abilene Municipal Airport would be funded with private dollars and have little to no impact on the City's budget.

Supporting Documentation: Resolution No. 031113-1 (Airport Development Plan)

City Manager Recommendation: The City Manager concurs with the recommendation of the Airport Advisory Committee and recommends approval of Resolution No. 031113-1.

City Commission Actions: The City Commission has the following options with respect to this item:

1. Approve Resolution No. 031113-1 as presented by the City Manager. This action would adopt the Airport Development Plan.
2. Table Resolution No. 031113-1 and direct the Airport Advisory Committee to review changes the City Commission wishes to consider at the next meeting. This option will require the City Commission to specify the changes to be made prior to its consideration.
3. Deny approval of Resolution No. 031113-1.
4. Take other action as the City Commission may require. This option will require the City Commission to specify the actions to be taken with respect to this item.