

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
OCTOBER 7, 2004

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, OCTOBER 7, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N.

Main, Wichita, Kansas beginning at **12:00 P.M.**

❖ **PLANNING COMMISSION ITEMS**

1. Approval of MAPC September 9, 2004, and September 23, 2004 meeting minutes.

❖ **MPO AGENDA ITEMS**

2. Transportation Enhancement (TE); Review projects being prepared for submission to KDOT. Presentation by Jamsheed Mehta
3. Transportation Improvement Program (TIP); Review of projects submitted by member cities for federal funding, and set a public meeting date to amend the TIP. Presentation by Jamsheed Mehta

❖ **PLANNING COMMISSION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 12:30 P.M.

4. Case No.: DR04-04
Request: McAdams Neighborhood-wide Rezoning Proposal – Adoption of Proposed Rezoning of Certain Properties in the McAdams Neighborhood
General Location: East Boundary – Hydraulic Street, North Boundary – 17th Street, West Boundary – Washington Street, South Boundary – Murdock/8th Street
Presenting Planner: David Barber
5. Sign Code Amendments, presentation Kurt Schroeder.

❖ **SUBDIVISION ITEMS**

Items 6-1 to 6-6 may be taken in one motion unless there are questions or comments.

6. Consideration of Subdivision Committee recommendations from the meeting of September 30, 2004. Darrell Downing, Elizabeth Bishop, Denise Sherman, and Bill Johnson, present. Harold Warner Jr., Bob Hernandez, James Barfield, absent. Copies of their recommendations have been furnished to the Planning Commission.
Agenda Item 6-1 (SUB2004-120) Approved, vote (4-0); Agenda Item 6-2 (SUB2003-37) Approved, vote (4-0); Agenda Item 6-3 (SUB2004-102) Approved, vote (4-0); Agenda Item 6-4 (SUB2004-114) Approved, vote (4-0); Agenda Item 6-5 (SUB2004-122) Approved, vote (4-0); Agenda Item 6-6 (DED2004-22) Approved, vote (4-0); Agenda Item 7-1 (VAC2004-44) Approved, vote (4-0); Agenda Item 7-2 (VAC2004-45) Approved, vote (3-0); Agenda Item 7-3 (VAC2004-46) Approved, vote (3-1);

- 6-1. **SUB2004-120 – Revised One-Step Final Plat – CAREY ACRES ADDITION, located on the northeast corner of 93rd Street North and Hydraulic.**

Engineer: Armstrong Land Survey, P.A.
Acreage: 35.18

Total Lots: 4

- 6-2. **SUB2003-37 – Final Plat – STOCKYARD INDUSTRIAL PARK ADDITION, located on the north side of 21st Street North and east of Broadway.**
Engineer: MKEC Engineering Consultants, Inc.
Acreage: 48.98
Total Lots: 3
- 6-3. **SUB2004-102– Final Plat – PENNSWOOD PARK ADDITION, located east of 167th Street and on the north side of Central.**
Engineer: Baughman Company, P.A.
Acreage: 22.52
Total Lots: 30
- 6-4. **SUB2004-114– One-Step Final Plat – OAK CREEK ADDITION, located on the southwest corner of 21st Street North and Greenwich Road.**
Engineer: Professional Engineering Consultants, P.A.
Acreage: 154
Total Lots: 23
- 6-5. **SUB2004-122– One-Step Final Plat – DOROTHY ADDITION, located south of 31st Street South and on the east side of West Street.**
Engineer: K.E. Miller Engineering, P.A.
Acreage: 18.73
Total Lots: 2
- 6-6. **DED2004-22 – Dedication of Access Control, for property located west of Webb Road and on the north side of Harry.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

❖ **PUBLIC HEARING — VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 7-1 to 7-3 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 7-1. **VAC2004-44 – Request to Vacate a Portion of a Platted Front Setback, located approximately 1/4 mile south of Harry Street and on the east side of Hoover Road.**
- 7-2. **VAC2004-45- Request to Vacate a Platted Front and Street Side Setbacks, and Contingent Street Dedication, located southwest of Central and Waco.**
- 7-3. **VAC2004-46 – Request to Vacate a Floodway Easement, located west of Waterfront Parkway, and north of 13th Street.**

❖ **PUBLIC HEARING — ZONING ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

8. Case No.: CUP2004-34 DP106-#1
Request: Amendment to The Northwest Village Community Unit Plan

General Location: On the northeast corner of 13th Street North and Tyler Road
District Advisory Board: Five heard October 4, 2004
Presenting Planner: Dale Miller

DEFERRED SEPTEMBER 9, 2004

9. Case No.: CUP2004-31 DP18#2
Request: Amendment to River Bend Shopping Center Community Unit Plan
General Location: North of 21st Street North and west of Hood
District Advisory Board: Six heard October 4, 2004
Presenting Planner: Dale Miller

DEFERRED SEPTEMBER 23, 2004

10. Case No.: ZON2004-49
Request: Zone change from "GO" General Office to
"LC" Limited Commercial
General Location: Southwest of Seneca and Patterson
District Advisory Board: Four heard October 6, 2004
Presenting Planner: Jess McNeely

11. Case No.: CON2004-31
Request: Sedgwick County Conditional Use to permit an accessory apartment
on property zoned "RR" Rural Residential
General Location: At the southwest corner of 76th Street South and Hoover Road
Member City: Haysville Planning Commission heard September 23, 2004
Presenting Planner: Bill Longnecker

12. Case No.: CON2004-34
Request: Conditional Use to allow ancillary parking
in "B" Multi-family zoning
General Location: At the southwest corner of Central and Waco
District Advisory Board: Six heard October 4, 2004
Presenting Planner: Scott Knebel

13. Case No.: ZON2004-50
Request: Zone change from "SF-5" Single-family Residential
to "NO" Neighborhood Office
General Location: West of Amidon and 34th Street North
District Advisory Board: Six heard October 4, 2004
Presenting Planner: Donna Goltry

14. Case No.: CON2004-32
Request: Sedgwick County Conditional Use for sand extraction
General Location: Northeast of Ridge Road and 77th Street North
Member City: Valley Center Planning Commission heard September 28, 2004
Presenting Planner: Dale Miller

15. Case No.: PUD2004-03 PUD12 Amendment #1

Request: Amendment to Equestrian Estates Community Unit Plan
General Location: Approximately one-fourth mile south of Harry on the southwest corner of Triple Crown Court and Triple Crown Street (1733 S. Triple Crown St.)
Presenting Planner: Donna Goltry

16. Case No.: CON2004-30
Request: Conditional Use to permit vehicle sales on property zoned "LC" Limited Commercial
General Location: South of Harry and east of Broadway
District Advisory Board: Four heard on October 6, 2004
Presenting Planner: Bill Longnecker
17. Case No.: ZON2004-48
Request: Zone change from "SF-5" Single-family Residential to "LC" Limited Commercial
General Location: North of Kellogg and east of Maize Road
Presenting Planner: Scott Knebel

❖ **PLANNING COMMISSION ITEMS**

18. Other matters/adjournment.

**John L. Schlegel Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission**