

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA

Thursday, May 8, 2008

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **Thursday, May 8, 2008** beginning at **1:30 PM** in the Planning Department Conference Room City Hall - 10th Floor, 455 N. Main Street, Wichita, Kansas. **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of the prior MAPC meeting minutes:

Meeting Date: April 10, 2008 and April 24, 2008

2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**

Items may be taken in one motion unless there are questions or comments.

- 2-1. **SUB 2007-115: Revised One-Step Final Plat -- VIA CHRISTI - WEST CAMPUS ADDITION**, located on the north side of 21st Street North and on the east side of 151st Street West

Committee Action: Approved 4-0
Engineer: Baughman Company, P.A.
Acreage: 113.79
Total Lots: 2

- 2-2. **SUB 2008-24: One-Step Final Plat -- GLENGATE WEST ADDITION**, located south of 21st Street North and west of Greenwich Road

Committee Action: Approved 5-0
Engineer: Professional Engineering Consultants, P.A.
Acreage: 7.5
Total Lots: 16

- 2-3. **SUB 2008-25: One-Step Final Plat -- FIRST PENTECOSTAL CHURCH ADDITION**, located on the southeast corner of MacArthur and Hydraulic

Committee Action: Approved 5-0
Engineer: Baughman Company, P.A.
Acreage: 24.21
Total Lots: 4

- 2-4. **SUB 2008-26: One-Step Final Plat -- KINGSBURY ADDITION**, located north of 45th Street North and on the east side of Hoover Road

Committee Action: Approved 5-0
Engineer: Baughman Company, P.A.
Acreage: 21.34
Total Lots: 1

- 2-5. **SUB 2008-27: One-Step Final Plat -- FOLIAGE FOURTH ADDITION**, located north of 13th Street North and on the west side of Webb Road

Committee Action: Approved 5-0
Engineer: MKEC Engineering Consultants, Inc.
Acreage: 5.93
Total Lots: 7

- 2-6. **SUB 2008-28: One-Step Final Plat -- JOHNSON'S NURSERY ADDITION**, located north of 21st Street North and on the east side of Hoover Road

Committee Action: Approved 5-0
Engineer: MKEC Engineering Consultants, Inc.
Acreage: 1
Total Lots: 1

3. PUBLIC HEARING – VACATION ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

Items 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 Floor, City Hall, 455 N. Main Street, Wichita, Kansas

- 3-1. **VAC2008-11 : Vacation of a platted street side setback**, generally located southeast of Woodchuck and University (7931 W. University).

Committee Action: Approved 5-0

- 3-2. **VAC2008-12: Vacation of access controls, associated with a lot split**, generally located north of 21st Street North and east of Oliver (4902 E. 21st Street N.).

Committee Action: Approved 5-0

PUBLIC HEARINGS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

4. Case No.: ZON2008-19
Request: County zone change from "SF 20" Single family Residential to "LC" Limited Commercial.
General Location: South of 21st Street North, 1/4 mile west of 159th Street East.
Presenting Planner: Dale Miller
5. Case No.: ZON2008-20
Request: County zone change from "SF 20" Single family Residential to "GC" General Commercial to permit expansion of self serve warehouse.
General Location: South of MacArthur and west of Tyler (8929 W. MacArthur).
Presenting Planner: Derrick Slocum
6. Case No.: CON2008-06 Previous application withdrawn on March 27, 2008
Request: Special Review for an existing off site billboard sign which does not meet the required 300 foot separation from residential zoning. Request to increase the height of this legal nonconforming billboard from 45 to 55 feet, exceeding the sign code height limit.
General Location: South of Kellogg Drive and west of Beverly (5325 E. Kellogg Drive).
Presenting Planner: Jess McNeely
7. Case No.: CON2008-18
Request: City Conditional Use for day care, general, on property zoned "SF 5" Single family Residential.
General Location: Approximately 1/4 mile west of Rock Road and midway between Central Avenue and 13th Street north on the northwest corner of Killarney Place and Lawrence Avenue (7404 Killarney Place).
Presenting Planner: Bill Longnecker

8. Case No.: CON2008-19
 Request: City Conditional Use for wrecking/salvage yard in "LI" Limited Industrial zoning.
 General Location: East of West Street and north of MacArthur Road (3950 S. West).
 Presenting Planner: Bill Longnecker
9. Case No.: CON2008-20
 Request: City Conditional Use for nursery and garden center in "LC" Limited Commercial zoning to store trees.
 General Location: West of Greenwich and north of Harry.
 Presenting Planner: Derrick Slocum
10. Case No.: DER2008-04
 Request: An amendment to Section III-B.2.c (4) of the Wichita-Sedgwick County Unified Zoning Code ("UZC"), April 19, 2001 edition, to allow "Vehicle storage yard" subject to Conditional Use approval in the RR Rural Residential ("RR") district, and add to the UZC - Section III-D.6.mm "Vehicle storage in the RR district." Section III-D.6.mm establishes minimum development standards (such as location, maximum area, use, setbacks, paving, screening, lighting, noise and impact on onsite wastewater treatment systems) for the storage of vehicles in the RR.
 General Location: City and County wide
 Presenting Planner: Derrick Slocum
11. Case No.: Sedgwick County Solid Waste Management
 Request: Sedgwick County Solid Waste Management Plan Update, June 2007-08: Finding of Consistency with the W-SC Comprehensive Plan
 General Location: County wide
 Presenting Planner: Dave Barber

12. Other Matters/Adjournment

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