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**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**

Thursday, November 05, 2015

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **Thursday, November 05, 2015**, beginning at **1:30 PM** in the Planning Department Conference Room City Hall - 10<sup>th</sup> 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 MAPCS meeting minutes:

*Meeting Date:* No Minutes

2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**

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

**SUBDIVISION CASE DETAILSSUBDIVISION CASE DETAILS**

- 2-1. **SUB2015-00023: Final Plat – VASSAR ADDITION**, located on the Southwest corner of 63rd Street South and Clifton.

*Committee Action:* APPROVED 6-0  
*Surveyor:* Baughman Company, P.A.  
*Acreage:* 17.4  
*Total Lots:* 55

- 2-2. **SUB2015-00037: One-Step Final Plat – SIGG ADDITION**, located west of 263rd Street West on the north side of 61st Street North.

*Committee Action:* APPROVED 6-0  
*Surveyor:* Garber Surveying Service, P.A.  
*Acreage:* 3.18  
*Total Lots:* 2

- 2-3. **SUB2015-00038: One-Step Final Plat – WASINGER 2ND ADDITION**, located on the west side of Webb Road, south of Harry Street.

*Committee Action:* APPROVED 6-0  
*Surveyor:* Savoy Company, P.A.  
*Acreage:* 1.17  
*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 – 10<sup>th</sup> Floor, City Hall, 455 N. Main Street, Wichita, Kansas*

- 3-1. **VAC2015-00046: City request to vacate easements dedicated by separate instruments**, on property generally located south of Harry Street, north of Dora Avenue, on the east side of Seneca Street.

*Committee Action:* APPROVED 6-0

- 3-2. **VAC2015-00047: City request for vacation of a platted street side yard setback**, on property generally located midway between Harry Street and Mt Vernon Road, west of Webb Road, on the southwest corner of Cooper and Skinner Streets (associated with BZA2015-53, a variance of the street side yard setback)

*Committee Action:* APPROVED 6-0

**PUBLIC HEARINGS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM**

4. Case No.: ZON2015-00043  
Request: City zone change request from LC Limited Commercial to GC General Commercial with a Protective Overlay.  
General Location: At the southwest corner of Lewis Street and Ellison Street (North of Kellogg and East of Greenwich).  
Presenting Planner: Derrick Slocum
5. Case No.: CON2015-00032  
Request: County Conditional Use request for an accessory apartment on RR Rural Residential zoned property.  
General Location: Midway between 24th and 39th Streets West on the south side of 101st Street North (3213 W. 101st Street N.).  
Presenting Planner: Derrick Slocum
6. Case No.: CON2015-00033  
Request: City Conditional Use request for car sales on LC Limited Commercial zoned property.  
General Location: North of Central Avenue, on the northeast corner of Elm and West Streets.  
Presenting Planner: Bill Longnecker
7. Case No.: PUD2015-00004  
Request: County zone change request from SF-20 Single-family Residential to the Sunstone PUD Planned Unit Development.  
General Location: On the southeast corner of Kellogg Street and 135th Street West.  
Presenting Planner: Dale Miller

**NON-PUBLIC HEARING ITEMS**

8. Other Matters/Adjournment

8-1. **2016 Planning Commission Calendar:**

**Dale Miller, Secretary**  
**Wichita-Sedgwick County Metropolitan Area Planning Commission**

**STAFF REPORT**

**CASE NUMBER:** SUB2015-00023 – VASSAR ADDITION

**OWNER/APPLICANT:** Caywood LLC, Attn: Jay Russell, PO Box 75337, Wichita, KS 67275

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** Southwest corner of 63<sup>rd</sup> Street South and Clifton (District III)

**SITE SIZE:** 17.4 acres

**NUMBER OF LOTS**

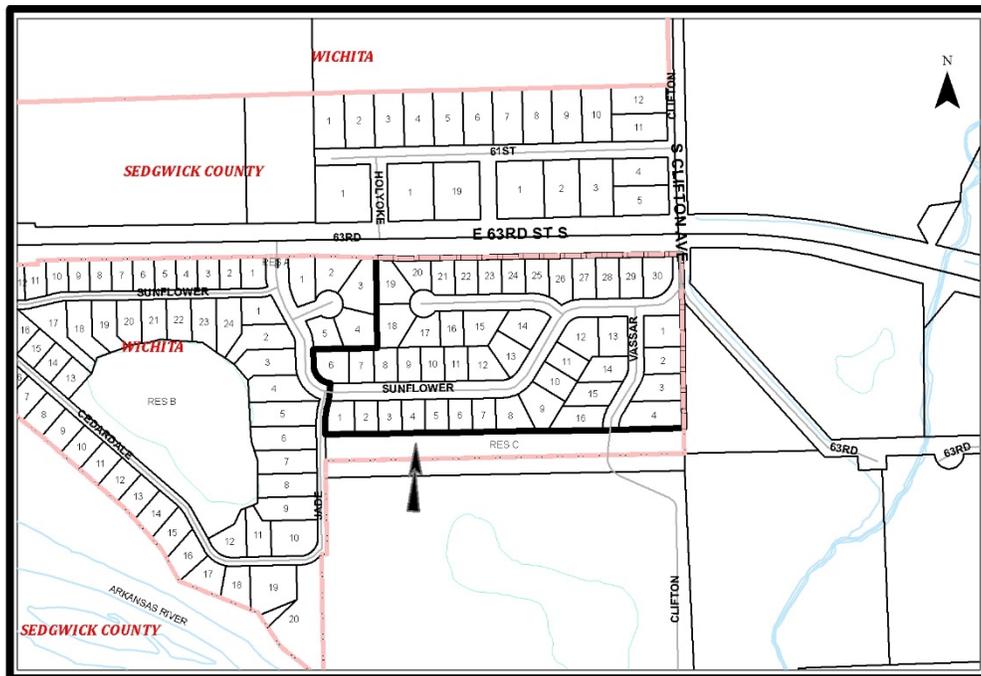
Residential:	55
Office:	
Commercial:	
Industrial:	
Total:	<u>55</u>

**MINIMUM LOT AREA:** 7,750 square feet

**CURRENT ZONING:** Single-Family Residential (SF-5), Two-Family Residential (TF-3)

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB2015-00023 – Plat of VASSAR ADDITION**  
**November 5, 2015 - Page 2**

**NOTE:** This is a replat of a portion of the Clifton Cove Addition.

**STAFF COMMENTS:**

- A. City of Wichita Public Works and Utilities Department advises that the applicant needs to extend water (distribution) and sewer (laterals) to serve all lots.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Management advises that the Clifton Cove Addition Drainage Plan addresses this plat.
- D. The plat proposes one street opening along 63<sup>rd</sup> Street South. Traffic Engineering has approved the access controls.
- E. The Applicant shall guarantee the paving of the proposed streets. The paving guarantee shall include the emergency access drive within Reserve A.
- F. The plat denotes a hammerhead turnaround on Vassar Avenue. City Fire Department has approved the dimensions of the turnaround.
- G. The paving guarantee shall include the construction of an emergency access drive located within Reserve A that meets Fire Department standards. The emergency access drive shall be referenced in the restrictive covenant for the reserves. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a restrictive covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lot 11, Block B and Lot 6, Block A. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The Subdivision Committee recommends a modification of the design criteria in Article 7 of the Subdivision Regulations as it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

**SUB2015-00023 – Plat of VASSAR ADDITION**  
**November 5, 2015 - Page 3**

- L. GIS has approved the street names.
- M. The MAPC signature block needs to reference “Dale Miller – Secretary”.
- N. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.
- O. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [nstrahl@wichita.gov](mailto:nstrahl@wichita.gov).
- P. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- Q. The platlor’s text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.
- R. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- S. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- T. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant’s responsibility to contact all appropriate agencies to determine any such requirements.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant’s expense.

**SUB2015-00023 – Plat of VASSAR ADDITION**  
**November 5, 2015 - Page 4**

- Y. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: [kwilson@wichita.gov](mailto:kwilson@wichita.gov)).

**STAFF REPORT**

**CASE NUMBER:** SUB2015-00037 – SIGG ADDITION

**OWNER/APPLICANT:** Gary Sigg 27132 West 61<sup>st</sup> Street, Andale, KS 67001; Susan M. Sigg, P.O. Box 394, Andale, KS 67001

**SURVEYOR/AGENT:** Garber Surveying Service, P.A., 2908 North Plum, Hutchinson, KS 67502

**LOCATION:** West of 263<sup>rd</sup> Street West, on the north side of 61<sup>st</sup> Street North (County District III)

**SITE SIZE:** 3.18 acres

**NUMBER OF LOTS**

Residential:  
Office:  
Commercial:  
Industrial: 2  
Total: 2

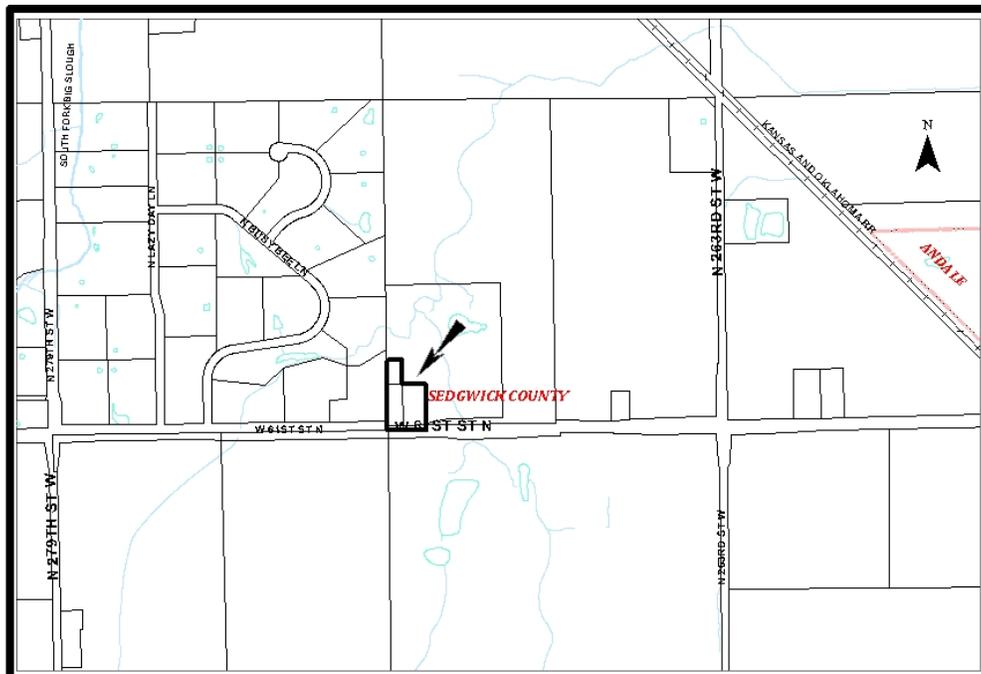
**MINIMUM LOT AREA:** 1.32 acres

**CURRENT ZONING:** Rural Residential (RR)

**PROPOSED ZONING:** Limited Industrial (LI)

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**VICINITY MAP**



**SUB2015-00037 -- Plat of SIGG ADDITION**  
**November 5, 2015 - Page 2**

**NOTE:** The site has been approved for a zone change (ZON2015-00011) from Rural Residential (RR) to Limited Industrial (LI) subject to a Protective Overlay regarding permitted uses. This is unplatted property located in the County designated as “rural” by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact Metropolitan Area Building and Construction Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available.
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a Safe Yield Analysis must be provided to Metropolitan Area Building and Construction Department to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water and sewer.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. County Stormwater has approved the drainage plan.
- E. County Surveying advises the monuments shown on the preliminary plat do not match the monuments shown on the final plat.
- F. County Surveying advises all recorded easements need to be shown along with the recording data along the south line of the proposed plat and section line.
- G. County Surveying advises the reference to the previously platted land on the west should be shown. The road right-of-way of 70 feet along the section line on the west side of the plat should be shown. The tapering road right-of-way along the section line on the east side of the plat should be shown.
- H. County Surveying advises the center of section should be reestablished to match the stone found during the survey of “Bluestem Acres Second Addition” in 2002 so there will not be a gap or overlap with adjoining property.
- I. The plattor’s text shall reference, “Lots, Block and Street”.
- J. The plat name shall be denoted on the title block and in the plattor’s text as “Sigg Addition”, Sedgwick County, Kansas.
- K. County Public Works has approved one opening per lot to match the preliminary plat which shall be depicted as “access control except one opening”. Dimensions are needed along all segments of access control. The final plat shall reference the dedication of access controls in the plattor’s text.
- L. Sedgwick County Fire Department advises that the plat will need to comply with the Sedgwick County Service Drive Code.

**SUB2015-00037 -- Plat of SIGG ADDITION**  
**November 5, 2015 - Page 3**

- M. A Protective Overlay Certificate shall be submitted to MAPD prior to Board of County Commissioners consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- N. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [nstrahl@wichita.gov](mailto:nstrahl@wichita.gov).
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- R. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- S. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- T. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- W. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: [kwilson@wichita.gov](mailto:kwilson@wichita.gov)).

**STAFF REPORT**

**CASE NUMBER:** SUB2015-00038 – WASINGER 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** J. Larry Fugate Revocable Trust, Attn: Karen Perrill, 208 South Maize Road, Wichita, KS 67209

**SURVEYOR/AGENT:** Savoy Company, 433 South Hydraulic, Wichita, KS 67211

**LOCATION:** West side of Webb Road, South of Harry (District II)

**SITE SIZE:** 1.17 acres

**NUMBER OF LOTS**

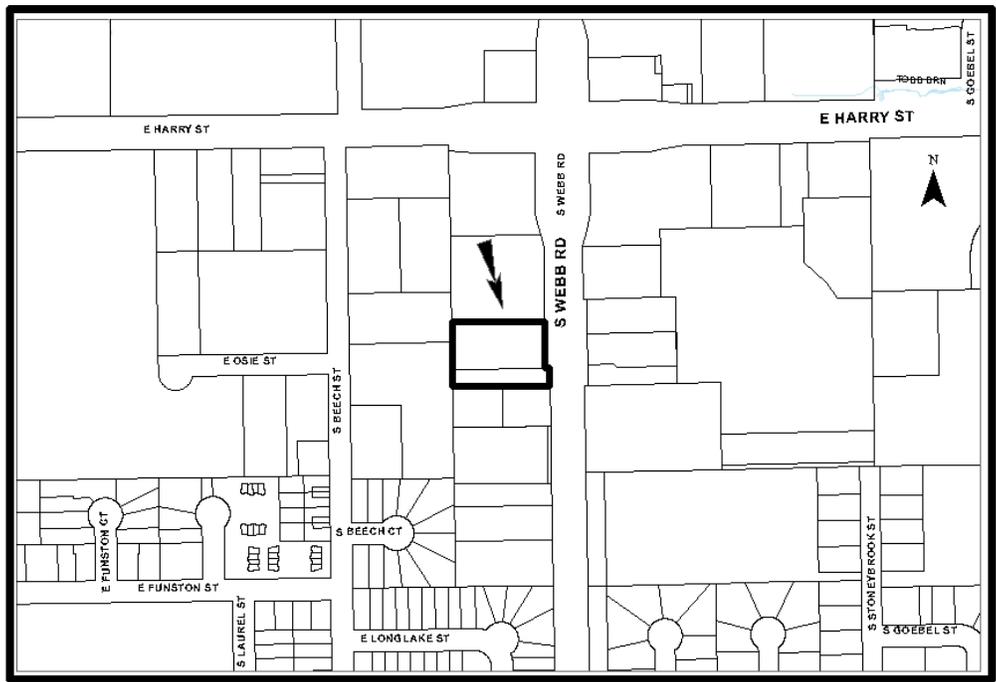
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 1.17 acres

**CURRENT ZONING:** Limited Commercial (LC), General Office (GO)

**PROPOSED ZONING:** Limited Commercial (LC)

**VICINITY MAP**



**SUB2015-00038 -- Plat of WASINGER 2<sup>ND</sup> ADDITION**  
**November 5, 2015 - Page 2**

**NOTE:** This is a replat of the Wasinger Addition in addition to a portion of the Caliendo 11<sup>th</sup> Addition. The applicant requests a zone change (ZON2015-00044) from General Office (GO) to Limited Commercial (LC).

**STAFF COMMENTS:**

- A. City of Wichita Public Works and Utilities Department advises that Lot 1, Block A is currently being served by water and sewer.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Management has approved the drainage plan.
- D. The platlor's text shall include language that "No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements."
- E. One opening is proposed along Webb Road. Traffic Engineering has requested the opening be defined to match the site plan.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- G. On the final plat, the MAPC signature block needs to reference Dale Miller as Secretary.
- H. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [nstrahl@wichita.gov](mailto:nstrahl@wichita.gov).
- I. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.
- J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- K. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- M. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.

**SUB2015-00038 -- Plat of WASINGER 2<sup>ND</sup> ADDITION**  
**November 5, 2015 - Page 3**

- N. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Westar Energy advises that LaDonna Vanderford is the Area Construction Services Rep for this plat and can be reached at 316-261-6490. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.
- R. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: [kwilson@wichita.gov](mailto:kwilson@wichita.gov)).

**STAFF REPORT**

**CASE NUMBER:** VAC2015-00046 - Request to vacate easements dedicated by separate instruments

**OWNER/AGENT:** Cook Construction, c/o Larry Cook David & Maria C Lovett (owners) CEPD, c/o Harlan Foraker (agent)

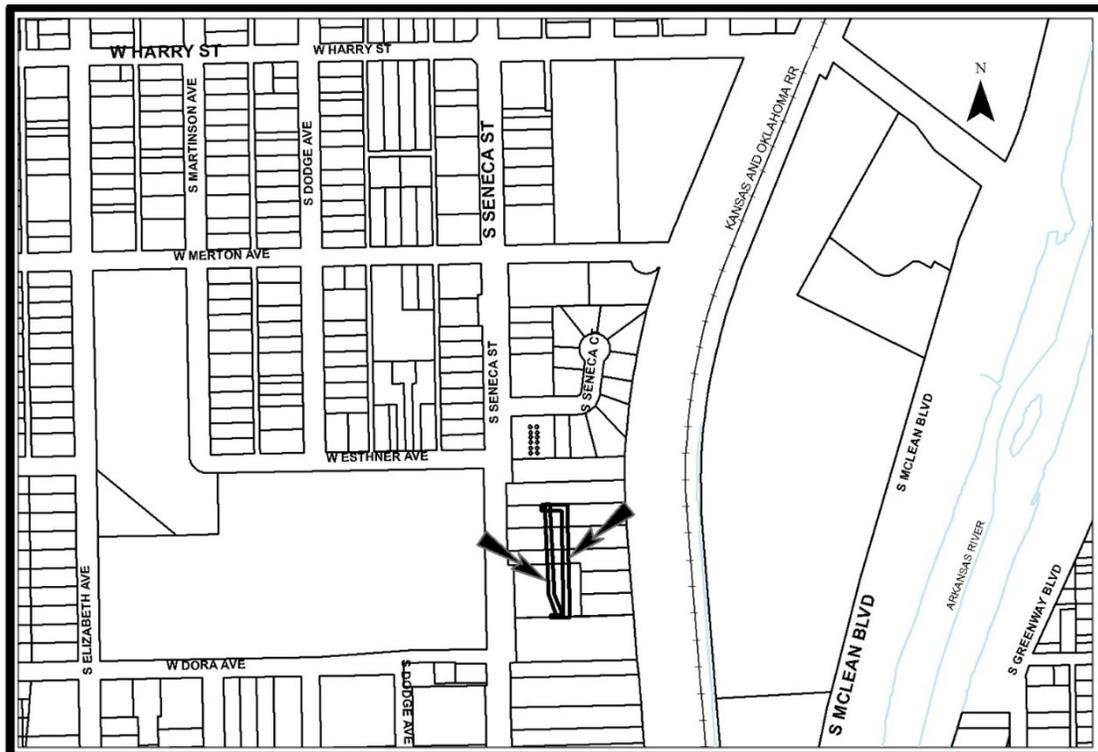
**LEGAL DESCRIPTION:** Generally described as vacating a 20-foot, a 16-foot\* and a 14-foot\* wide (\*District Court Case #A-66769) sanitary sewer easements dedicated by separate instruments; FLM-PG: 28862999, Book 361 – Page 87-88, Book 361 – Page 89-90 & Misc. Book 361 – Page 91, all located on Lots 3, 4, 5, 6 & 7, West Park Gardens Addition, Wichita, Sedgwick County, Kansas. (see exhibit)

**LOCATION:** Generally located south of Harry Street, north of Dora Avenue, on the east side of Seneca Street (WCC #IV)

**REASON FOR REQUEST:** Sewer line has been re-located

**CURRENT ZONING:** The site and the abutting south property are zoned LC Limited Commercial. Adjacent west property (across Seneca Street) is zoned MF-29 Multi-Family Residential. Abutting north and east property is zoned TF-3 Two-Family Residential.

**VICINITY MAP:**



The applicant proposes to vacate a 20-foot, a 16-foot\* and a 14-foot\* wide (\*District Court Case #A-66769) sanitary sewer easements dedicated by separate instruments; FLM-PG: 28862999, Book 361 – Page 87-88, Book 361 – Page 89-90 & Misc. Book 361 – Page 91, all located on Lots 3, 4, 5, 6 & 7, West Park Gardens Addition. There were no platted easements shown on the lots or called out on the plattor’s text of the West Park Gardens Addition. An approved Private Sewer Project, #2220 PPS (OCA #607861), relocated the sewer line that was covered by the subject easements. Public Works has accepted a 20-foot wide easement to cover the relocated sewer line. Westar has existing equipment near the requested area but not in the three sanitary sewer easements that are being vacated. Applicant may need to contact Brian Ward, Construction Services Representative for this item. He can be contacted at 261-6859. The West Park Gardens Addition was recorded with the Register of Deeds October 27, 1923.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described sanitary sewer easements dedicated by separate instruments.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time October 15, 2015, which was at least 20 days prior to this public hearing.
  2. That no private rights will be injured or endangered by vacating the described portions of the sanitary sewer easements dedicated by separate instruments and that the public will suffer no loss or inconvenience thereby.
  3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Provide Planning with a legal description of the vacated sanitary sewer easements dedicated by separate instruments on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
- (2) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

**SUBDIVISION COMMITTEE’S RECOMMENDED ACTION**

The Subdivision Committee recommends approval subject to the following conditions:

- (1) Provide Planning with a legal description of the vacated sanitary sewer easements dedicated by separate instruments on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
- (2) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

**STAFF REPORT**

**CASE NUMBER:** VAC2015-00047 - Request to vacate a portion of a platted street side yard setback; associated with BZA2015-00053, a variance of the street side yard setback

**OWNER/APPLICANT:** Anthony V. Edwards & Colleen Ackerman (owners/applicants)

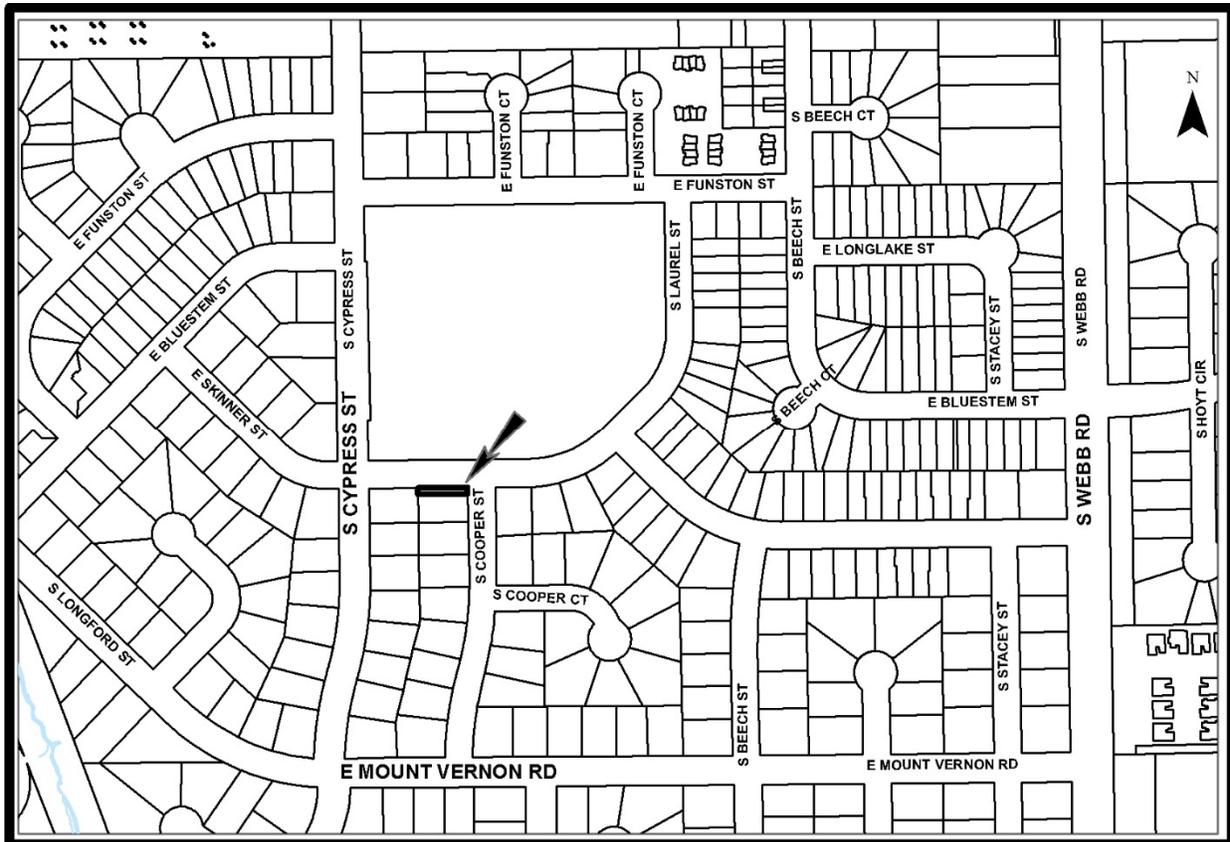
**LEGAL DESCRIPTION:** Generally described as vacating the platted 15-foot street side yard setback located parallel to the north property line of Lot 16, Block 2, Cedar Ridge 2<sup>nd</sup> Addition & the south side of the Skinner Street right-of-way, Wichita, Sedgwick County, Kansas.

**LOCATION:** Generally located between Harry Street and Mt Vernon Road, west of Webb Road, on the southwest corner of Cooper and Skinner Streets (1905 S. Cooper Street - WCC #II)

**REASON FOR REQUEST:** Remove encroachment

**CURRENT ZONING:** Subject property and all adjacent and abutting properties are zoned SF-5 Single-Family Residential

**VICINITY MAP:**



The applicants are requesting consideration for the vacation of the platted 15-foot street side yard setback located parallel to the north property line of Lot 16, Block 2, Cedar Ridge 2<sup>nd</sup> Addition and the south side of the Skinner Street right-of-way. A shed was permitted to be placed on the site of an old shed (built on a slab) that has been removed but was located within three-feet - four-inches (3-feet – 4-inches) of the north property line. There is a wooden fence located between the shed and Skinner Street. The subject corner lot is zoned SF-5 Single- Family Residential. The Unified Zoning Code's (UZC) minimum street side yard setback for the SF-5 zoning district is 15 feet; the same as the SF-5 zoned site's platted 15-foot street side yard setback. To remove the encroachment a vacation is required to reduce the platted 15-foot street side yard setback. The encroachment exceeds an Administrative Adjustment's 20% reduction thus the variance request. A variance, BZA2015-00053, has been filed. Traffic has reviewed the request and has determined that the shed does not fall within the sight obstruction triangle. There are no easements located within the platted setback. There are no utilities located within the platted setback. Water is located in the right-of-way. The Cedar Ridge 2<sup>nd</sup> Addition was recorded with the Register of Deeds June 30, 1981.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted street side yard setback.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time October 15, 2015, which was at least 20 days prior to this public hearing.
  2. That no private rights will be injured or endangered by vacating the described portions of the platted street side yard setback and that the public will suffer no loss or inconvenience thereby.
  3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Vacate the platted 15-foot street side yard setback located parallel to the to the north property line of Lots 16, Block 2, Cedar Ridge 2<sup>nd</sup> Addition and the south side of the Skinner Street right-of-way. Final reduction of the setback to three-feet – four-inches is set for review via the variance request BZA2015-00053, at the November 5, 2015, City Board of Zoning Appeals meeting.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Public Works/Water & Sewer and franchised utilities/Westar with any needed plans for review for location of utilities. Provide a guarantee or approved plans for the relocation of any utilities. This must be provided to Planning prior going to City Council for final action
- (3) All improvements shall be according to City Standards.

- (4) Per MAPC Policy Statement #7, all conditions to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation request are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

#### **SUBDIVISION COMMITTEE’S RECOMMENDED ACTION**

The Subdivision Committee recommends approval subject to the following conditions:

- (1) Vacate the platted 15-foot street side yard setback located parallel to the to the north property line of Lots 16, Block 2, Cedar Ridge 2<sup>nd</sup> Addition and the south side of the Skinner Street right-of-way. Final reduction of the setback to three-feet – four-inches is set for review via the variance request BZA2015-00053, at the November 5, 2015, City Board of Zoning Appeals meeting.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Public Works/Water & Sewer and franchised utilities/Westar with any needed plans for review for location of utilities. Provide a guarantee or approved plans for the relocation of any utilities. This must be provided to Planning prior going to City Council for final action
- (3) All improvements shall be according to City Standards.
- (4) Per MAPC Policy Statement #7, all conditions to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation request are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

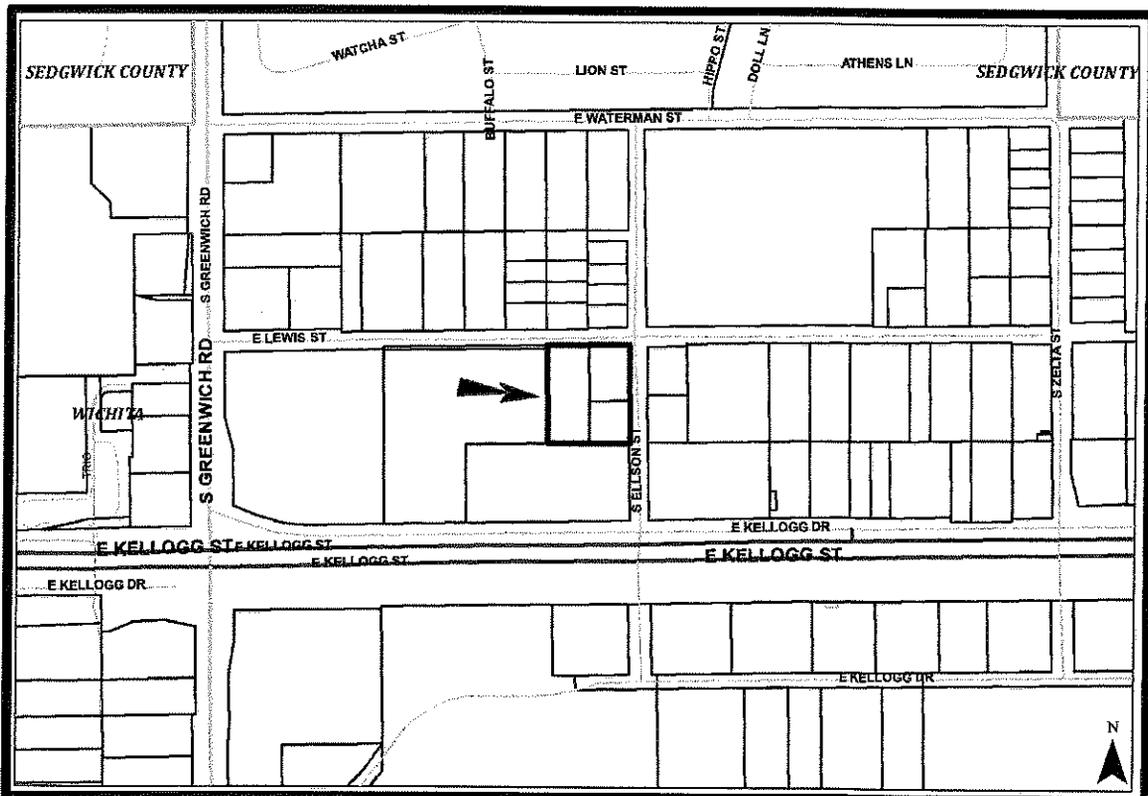
# STAFF REPORT

MAPC: November 5, 2015

DAB II: November 9, 2015

Tentative City Council: December 8, 2015

- CASE NUMBER:** ZON2015-00043
- APPLICANT/AGENT:** HD Reality, LLC, Attn: Brian Happy (Owner/Applicant)  
 Baughman Company, PA Attn: Russ Ewy (Agent)
- REQUEST:** GC General Commercial “GC”
- CURRENT ZONING:** LC Limited Commercial “LC”
- SITE SIZE:** 1.77 Acres
- LOCATION:** Generally located east of Greenwich Road, north of Kellogg Street, on the southwest corner of Lewis & Ellison Streets.
- PROPOSED USE:** Expansion of existing vehicle repair business



**BACKGROUND:** The applicants request a zone change from LC Limited Commercial (“LC”) to GC General Commercial (“GC”) on a site encompassing three lots. The property is located southwest of the intersection of South Ellison Street and East Lewis Street and is 1.77 acres in size (Lots 51-52 of the Linwood Acres Addition.) The property is primarily undeveloped, however the larger lot does contain an older single-family residence. The applicants propose to use the site for an expansion of their vehicle repair business.

The applicant has proposed a Protected Overlay (PO) for the zone change request. Many of the provisions focus on use limitations, landscaping and screening, signage, lighting, setbacks and height. Staff would also like to add a PO provision restricting access to Lewis from the site. With existing complete access control along Kellogg Drive from the property to the south, access control, except for three openings off of Ellison Street would be a viable solution. The applicant will be asked to submit an agreement not to protest participation in the future paving cost of Lewis Street and Ellison Street. Two of these requests match up with the existing, approved PO’s and requirements on the properties just east of the subject site.

The surrounding area is characterized by large undeveloped and developed commercial properties zoned either LC or GC. Property located north of the subject site, across Lewis, is zoned TF-3 Two-family Residential (“TF-3”) and MF-18 Multi-family Family (“MF-18”) and is currently developed with duplexes and single-family residences. The property to the south and east is zoned GC, and is developed as an auto dealership (east) and auto repair (south). The properties to the west of the subject site are zoned GC and is currently vacant undeveloped commercial property.

**CASE HISTORY:** The subject site is Lots 50-52; Linwood Acres Addition, Wichita, Sedgwick County, Kansas recorded on October 7, 1929. Property to the east, across Ellison St., was rezoned to GC (ZON2011-00047) with a Protective Overlay in 2011.

**ADJACENT ZONING AND LAND USE:**

NORTH:	“MF-18” & “TF-3”	Duplex and Single-family Residences
SOUTH:	“GC”	Auto Repair
EAST:	“GC”	Auto Dealership
WEST:	“GC”	Vacant Commercial Property

**PUBLIC SERVICES:** The subject site can be accessed off of East Lewis Street and South Ellison Street, both unimproved local roads. However, the main access to the site is off of East Kellogg Drive, a paved two-lane frontage road running along the north side of East Kellogg Road, a four-lane freeway/expressway with a traffic count of approximately 50,000 average daily trips. The subject property does have access to public sewer and water service. The nearest sewer line runs along the south property line and the nearest water line runs along the north side of Lewis Street and the west side of Ellison Street.

**CONFORMANCE TO PLANS/POLICIES:** The Land Use Guide of the Comprehensive Plan identifies this area as “Regional Commercial” within the Wichita 2030 Urban Growth Area. “This category encompasses major destination areas (centers and corridors) containing concentrations of commercial, office, and personal service uses that have predominately regional market areas and high volumes of retail traffic. These areas are located in close proximity to major arterials or freeways. The

range of uses includes major retail malls, major automobile dealerships and big box retail outlets with a regional market draw. Regional Commercial areas may also include higher density residential housing and uses typically found in Local Commercial areas.”

The current zoning request of GC for the 1.77 acre subject site is in conformance with the Comprehensive Plan’s recommended development. In terms of conformance with commercial goals/objectives/strategies and locational guidelines, the application conforms with the **Commercial/Office Objective** to “Develop future retail/commercial areas which complement existing commercial activities, provide convenient access to the public and minimize detrimental impacts to other adjacent land uses,” as well as **Strategy III.B1** of regulating new strip commercial development to areas identified by the “Wichita Land Use Guide” and neighborhood/subarea plans for expansion. **Strategy III.B.6** seeks to channel traffic generated by commercial activities to the closest major thoroughfare with minimum impact upon local residential streets; the major access points for this proposed rezone directs traffic onto east Kellogg Road. **Commercial Locational Guideline #1** of the *Comprehensive Plan* recommends that commercial sites should be located adjacent to arterial streets or major thoroughfares that provide needed ingress and egress in order to avoid traffic congestion. The proposed development complies with this guideline. **Commercial Locational Guideline #3** recommends site design features that limit noise, lighting and other aspects that may adversely affect residential use, **#4** recommends compact clusters versus extended strip development, and **#5** stated that commercially-generated traffic should not feed directly onto local residential streets.

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to a Protective Overlay:

- A. The following restrictions shall apply to the collective ownership of Lots 51 and 52, Linwood Acres Addition, Sedgwick County, Kansas, and Lot 1, Scholfield Bros. Addition, Wichita, Kansas as a single, unified development.
- B. Uses permitted shall be limited to those permitted by right within the GC General Commercial (“GC”) zoning district, except the following uses: retail liquor store, nightclub in the city, drinking establishment or tavern, entertainment establishment, pawnshop or business that accepts vehicle titles or other property as security for loans.
- C. Landscaped street yards, buffers and parking lot landscaping/screening shall utilize a shared palette of landscape material, and shall comply with the City of Wichita Landscape Ordinance unless modified by another provision of this Protective Overlay.
- D. A landscape plan shall be prepared for the above referenced requirement, and shall indicate type, location and specifications for all plant materials. Occupancy permits shall not be issued until a landscaping and screen plan has been approved by the Planning Director. Landscaping shall be installed prior to occupancy.
- E. Screening along the north property lines where adjacent to residential zoning shall be provided by a six (6) to eight (8) foot high wood screening fence, per the Unified Zoning Code.
- F. Light poles shall be of the same color and design and shall have cut-off fixtures which direct light away from any abutting or adjacent properties that are in a residential zoning district. Light poles shall be limited to a maximum height, including the base of the light pole, of 15 feet. Light poles shall not be located within any setbacks. Lighting on buildings must be directed down, away from abutting and adjacent residentially-zoned properties.

- G. Building setbacks shall be a minimum of 35 feet along the north, 20 feet along the east property line, 35 feet along the south property line, and zero feet for all interior side-yard setbacks, but if an interior side-yard setback is provided it shall be at least five feet in width.
- H. Maximum building height is limited to 40 feet.
- I. Trash receptacles, loading docks and loading areas shall be screened from ground level view, and said screening is required to match or be similar to the building façade.
- J. No off-site or portable signs shall be permitted on the subject property. All building signs facing north towards residentially-zoned properties are prohibited. Signs will be a monument type of sign, as permitted by the sign code in the GC General Commercial (“GC”) zoning district.
- K. Outdoor speakers and sound amplification systems shall not be permitted, with the exception of restaurant order boards. No order boards are permitted in setbacks.
- L. The applicant shall dedicate complete access control from the subject property onto Lewis Street.
- M. The applicant shall submit an agreement not to protest participation in the future paving cost of Lewis Street and Ellison Street.
- N. The applicant shall dedicate complete access control, except for three openings, from the subject property onto Ellison Street.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The surrounding area is characterized by large undeveloped and developed commercial properties zoned either LC or GC. Property located north of the subject site, across Lewis, is zoned TF-3 and MF-18 and is currently developed with duplexes and single-family residences. The property to the south and east is zoned GC, and is developed as an auto dealership (east) and auto repair (south). The properties to the west of the subject site are zoned GC and is currently vacant undeveloped commercial property.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject property is currently zoned LC and due to its close proximity to existing commercial zoning (GC to the west and GC to the south and east), it is unlikely that the subject property would be viable as a single-family residential property. This rezone request follows the zoning pattern for the properties located north of east Kellogg, between Greenwich and Zelta Street. The Protective Overlay for this request is patterned off other Protective Overlays that were placed on the properties east of the subject site during their zone change in 1998, 2008 and 2011.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The scale and impact of any development within GC zoning should be mitigated by the recommended protective overlay and code required development standards related to access management, landscaping, screening, lighting and signage.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The current zoning request of GC for the 1.77 acre subject site is in conformance with the Comprehensive Plan’s recommended development. In terms of conformance with commercial goals/objectives/strategies and locational guidelines, the application conforms with the **Commercial/Office Objective** to “Develop future retail/commercial areas which complement existing commercial activities, provide convenient access to the public and

minimize detrimental impacts to other adjacent land uses,” as well as **Strategy III.B1** of regulating new strip commercial development to areas identified by the “Wichita Land Use Guide” and neighborhood/subarea plans for expansion. **Strategy III.B.6** seeks to channel traffic generated by commercial activities to the closest major thoroughfare with minimum impact upon local residential streets; the major access points for this proposed rezone directs traffic onto east Kellogg Road. **Commercial Locational Guideline #1** of the *Comprehensive Plan* recommends that commercial sites should be located adjacent to arterial streets or major thoroughfares that provide needed ingress and egress in order to avoid traffic congestion. The proposed development complies with this guideline. **Commercial Locational Guideline #3** recommends site design features that limit noise, lighting and other aspects that may adversely affect residential use, **#4** recommends compact clusters versus extended strip development, and **#5** stated that commercially-generated traffic should not feed directly onto local residential streets.

5. **Impact of the proposed development on community facilities:** All services are in place, and any increased demand on community facilities can be handled by current infrastructure.



# STAFF REPORT

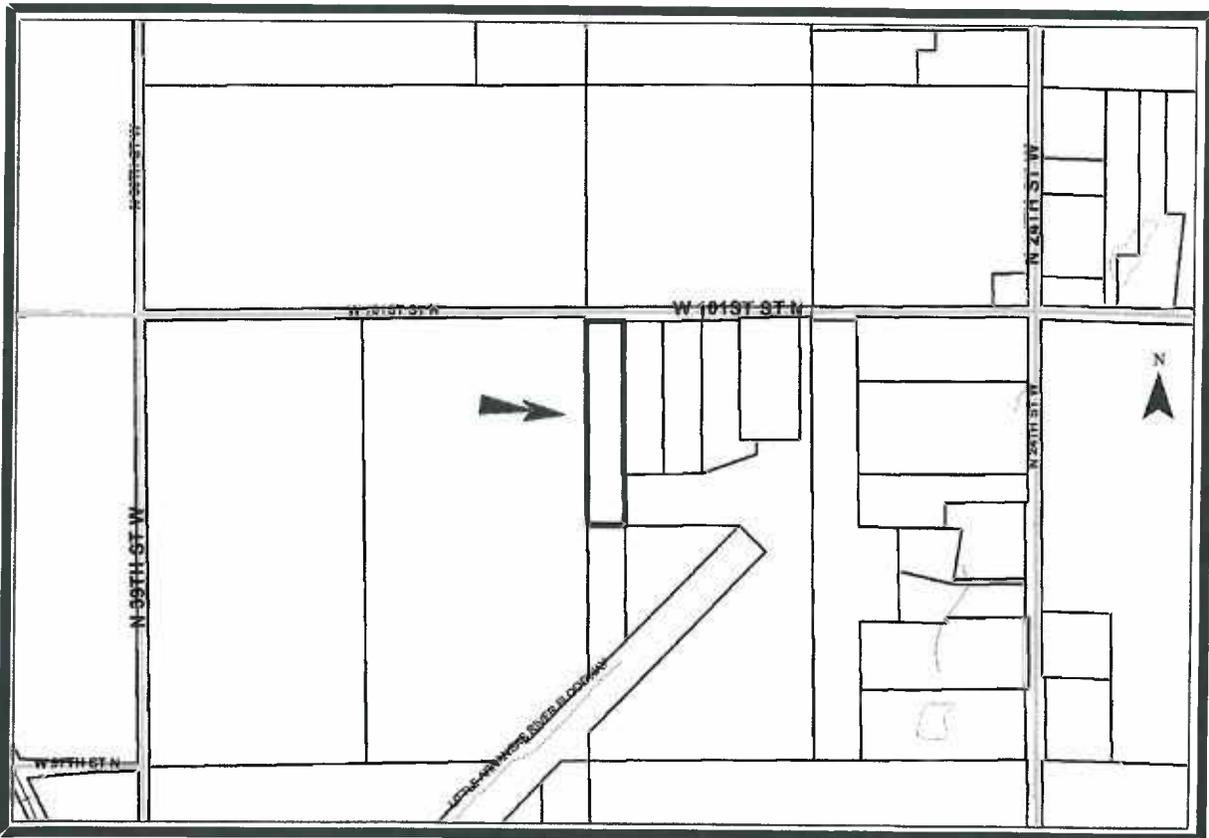
Valley Center: October 27, 2015

MAPC: November 5, 2015

BoCC: December 9, 2015

(If protests are received)

- CASE NUMBER:** CON2015-00032
- OWNER/APPLICANT:** Michael Boyd (Owner, Applicant)
- REQUEST:** Conditional Use for Accessory Apartment
- CURRENT ZONING:** RR Rural Residential ("RR")
- SITE SIZE:** 6 acres
- LOCATION:** Located midway between 24<sup>th</sup> and 39<sup>th</sup> Street West, on the south side of 101<sup>st</sup> Street North (3213 W. 101<sup>st</sup> Street N.)
- PROPOSED USE:** Residential, Accessory Apartment



CON2015-00032

**BACKGROUND:** The applicants are requesting a Conditional Use to allow an accessory apartment on unplatted property located at 3213 W. 101<sup>st</sup> Street North. The applicant plans to demolish the existing single-family residence on the site and rebuild the residence. During the time of construction, the applicant and his family will be living in the existing accessory structure and utilize the structure as an accessory apartment. After the principal structure is completed, the applicant plans to keep the accessory apartment on the property. The Wichita-Sedgwick County Unified Zoning Code (“UZC”) defines an accessory apartment as a dwelling unit that may be wholly within, or may be detached from, a principal single-family dwelling unit. The 6-acre subject site is zoned RR Rural Residential (“RR”), and is located in the Valley Center zoning area of influence.

The site plan submitted by the applicant shows the location of the existing structure that is proposed to be the accessory apartment. With the accessory apartment being located to the south and west of the existing/proposed principal residence, the units will share the same proposed circle access drive onto West 101<sup>st</sup> St. North. The accessory apartment and new principal residence will be served by well water and a new septic system. The applicant has been working with the Metropolitan Area Building and Construction Department to ensure that both structures and all utilities are to code.

As per the Unified Zoning Code, the “Conditional Use” requirements for accessory apartments stipulate the following:

- (a) A maximum of one accessory apartment may be allowed on the same lot as a single-family dwelling.
- (b) The appearance of an accessory apartment shall be compatible with the main dwelling and with the character of the neighborhood.
- (c) The accessory apartment shall remain accessory to and under the same ownership as the principal single-family dwelling, including that it shall not be subdivided or sold as a condominium.
- (d) The water and sewer service provided to the accessory structure shall not be provided as separate service from the main dwelling.

Property to the north, south and west are zoned RR and is used for farming and agricultural operations. Property east of the subject site is also zoned RR and is utilized for a single-family residence.

**CASE HISTORY:** The property is in the rural area of the county, north of Valley Center and within Valley Center’s Zoning Area of Influence. The property is currently unplatted.

**ADJACENT ZONING AND LAND USE:**

NORTH:	RR	Farming and Ranch Operations
SOUTH:	RR	Farming and Ranch Operations
EAST:	RR	Single-family Residence
WEST:	RR	Farming and Ranch Operations

**PUBLIC SERVICES:** North 101<sup>st</sup> Street is an un-paved, two-lane section line road. The 2030 Transportation Plan projects no change in its status. The site is not within any rural water districts and is served by a well. The site is currently served by a lagoon, but with the additional residential structure, the applicant will be required to install a new septic system.

**CONFORMANCE TO PLANS/POLICIES:** The Comprehensive Plan identifies this property as being within the Small City 2030 Urban Growth Area for Valley Center. The designated small cities' urban growth area is generally located adjacent to their existing municipal boundaries, and indicates the reasonable direction and magnitude of growth these communities can expect to experience out to the year 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost effective delivery of future municipal services and environmental factors.

**RECOMMENDATION:** Based upon information available prior to the public hearing, Staff recommends that the request be APPROVED subject to the following conditions:

1. The accessory apartment shall be subject to all requirements of Art III, Sec III-D.6.a of the Unified Zoning Code (UZC) for accessory apartments.
2. The site will be generally developed as shown on an approved site plan, obtaining and conforming to all applicable permits, including but not limited to building, health, and zoning, including connection to water and sewer. The site shall utilize existing driveway approaches.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

This recommendation is based on the following findings:

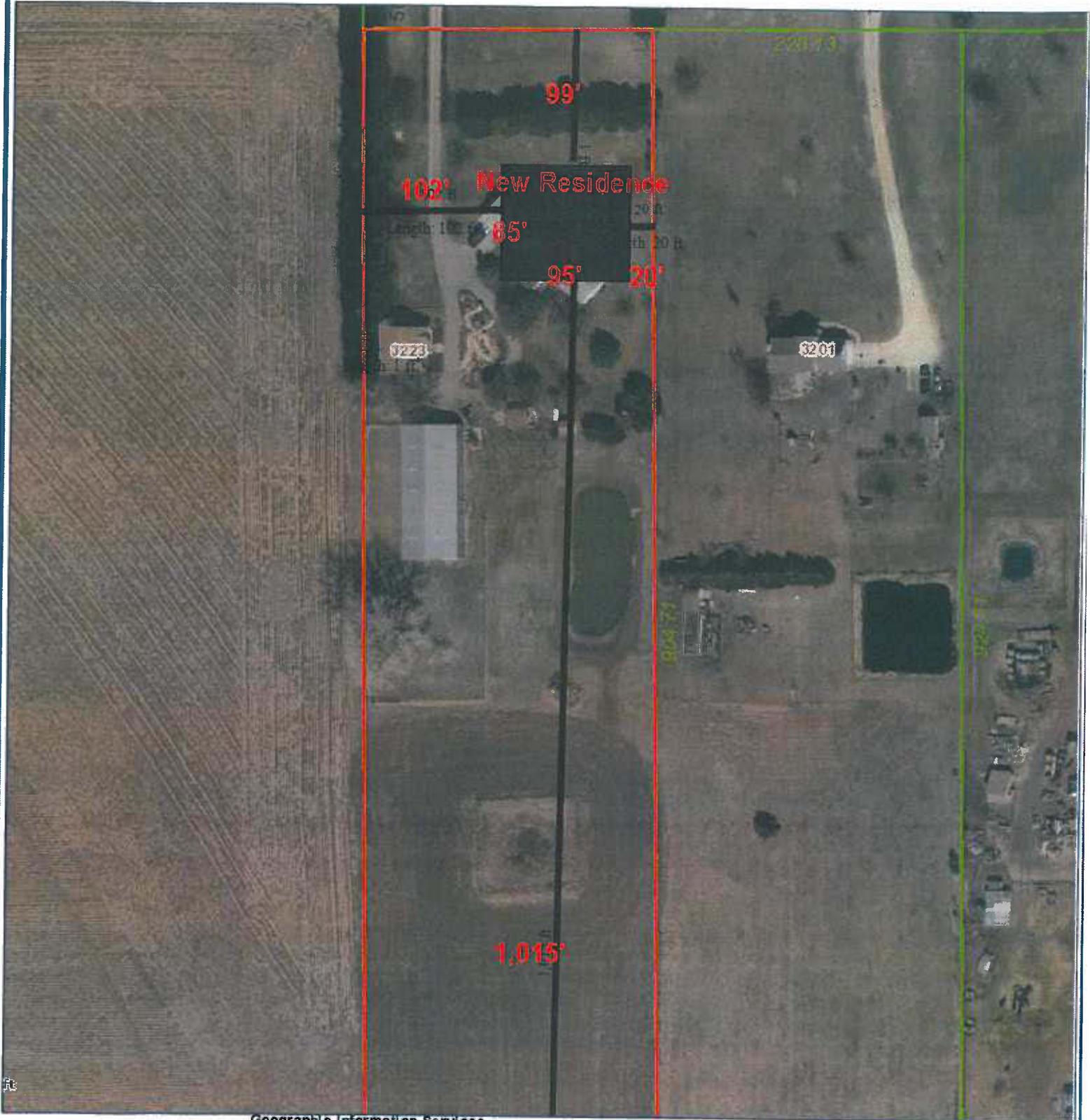
1. **The zoning, uses and character of the neighborhood:** Property to the north, south and west of the subject site is zoned RR, and is use for farming and agricultural operations. Property east of the subject site is developed with a single-family residence on a large lot.
2. **The suitability of the subject property for the uses to which it has been restricted:** The site is zoned RR, which accommodates agricultural uses, low-density single-family residential development and complementary land uses. The site is developed with a single-family residence and two accessory buildings, and could continue to be used as currently zoned.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Provided that the proposed accessory apartment meets all applicable codes, the proposed accessory use should have no effect on the surrounding

properties.

4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The Comprehensive Plan identifies this property as being within the Small City 2030 Urban Growth Area for Valley Center. The designated small cities' urban growth area is generally located adjacent to their existing municipal boundaries, and indicates the reasonable direction and magnitude of growth these communities can expect to experience out to the year 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost effective delivery of future municipal services and environmental factors.
5. **Impact of the proposed development on community facilities:** If developed in compliance with the recommended conditions of approval, existing facilities would be adequate.



# 3213 W. 101st St N Accessory Apt. Site Plan



Geographic Information Services  
Division of Information & Operations  
[www.sedgwickcounty.org/gis](http://www.sedgwickcounty.org/gis)  
525 N. Main, Suite 212, Wichita, KS 67203  
Tel: 316.660.9290 Fax: 316.262.1174  
Thu Sep 3 11:23:51 GMT-0500 2015

DISCLAIMER: It is understood that, while Sedgwick County Geographic Information Services (SCGIS), City of Wichita GIS, (for purposes of the road centerline file), participating agencies, and information suppliers, have no indication or reason to believe that there are inaccuracies in information provided, SCGIS, its suppliers make no representations of any kind, including, but not limited to, warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied with respect to the information, data or service furnished herein. In no event shall the Data Providers become liable to users of these data, or any other party, for any loss or damages, consequential or otherwise, including but not limited to time, money, or goodwill, arising from the use, operation or modification of the data. In using these data, users further agrees to indemnify, defend, and hold harmless the Data Providers for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data. No person shall sell, give or receive for the purpose of selling or offering for sale, any portion of the information provided herein.





**BACKGROUND:** The applicant is requesting a Conditional Use to allow car and light truck and motor outdoor sales on the LC Limited Commercial zoned Lot 1, excluding the east 82 feet, Block A, McLain Addition. Per the Unified Zoning Code (UZC, Sec.III-D.6.x), outdoor vehicle and equipment sales may be permitted after consideration and approval of a Conditional Use on a site by site basis in the LC zoning district. The site is located at the northeast corner of Elm and West Streets. The 0.34-acre site was once developed as a small bank (built 1974) with drive-thru service. The site is currently vacant.

Between Kellogg Street/US Highway 54 (US 54) on the south end and Zoo Boulevard on the north end property with West Street frontage is almost completely developed with small commercial businesses. These businesses include regional and local convenience stores, national and regional grocery stores, national and local fast food restaurants, national and local sit down restaurants (some providing alcohol), a large local commercial shopping center, small commercial strips, small stand-alone retail and office, car repair (including one with a body shop), banks with drive-thru services, an almost equal number of payday loan offices, a few pawn shops, and two used car sales lots. The largest development in the area is the exception to this mostly local commercial development, the Towne West Mall, located two-blocks west of West Street located up against the Interstate Highway 235 (IH 235) - US 54 interchange. North of Central Avenue the businesses are noticeably smaller and are open fewer hours than the businesses located south of Central Avenue. Two small 24-hour businesses operate north of Central Avenue, a local Mexican restaurant and a local (regional?) convenience store.

The immediate neighborhood begins with a LC zoned one-story payday loans building (built in 1966, looks like an old Pizza Inn) abutting the north side of the site with LC zoned one-story siding and widows sales office (built 1980) and a one-story commercial strip (built 1968) housing a restaurant and retail located further north. A GO General Office zoned 2-1/2 story small apartment building (built 1981) abuts the east side of the site. A TF-3 Two-Family Residential and SF-5 Single-Family Residential zoned neighborhood of mostly single-family residences and some duplexes (built late 1970s – mid 1980s) are located east, adjacent to the site. Development located south of the site, across Elm Street, include LC zoned one-story auto parts, a one-story Walgreens Drug store (built 2000), a one-story bank with a drive-thru (built 1972) and over three-acres of undeveloped GO zoned land. Development located west of the site, across West Street, include LC zoned one-story commercial strips (built 1967, 1973), a one-story bank with a drive-thru service (built 1994, 2007), a one-story flower shop (built 1955, 1998), an auto repair shop (built 1955, 1986) and a payday loans (built 1960). All of these nonresidential developments are local commercial types of uses.

There nearest outdoor car sales lots appear to be the two dealerships (CON2002-0005 and 2011-00038) located about four blocks south of the site on West Street between Douglas Avenue and 3<sup>rd</sup> Street and a recently approved car sales lot, associated with an existing auto repair business (CON2014-00034), located west of the Central Avenue – Zoo Boulevard intersection. The MAPC has recommended that buildings that had been used in the past for automobile activities, such as vehicle repair garages, be considered as possible sites for car sales. If the request is approved it would be the first car sales lot located north of Central Avenue. If the request is approved it is possibly the second time a building designed as a bank with drive-thru services became a stand-alone car sales lot.

The applicant has provided a site plan that shows the building, the canopy of the drive-thru service, the two existing drives onto Central Avenue and Elm Street, sidewalks, proposed parking and display areas, an existing pole sign, proposed parking barriers, a fenced trash receptacle, a grass area with two existing trees and Westar utilities. The site plan shows a display area blocking circulation between the site's Elm Street and Central Avenue driveways, this obstruction will have to be removed for internal circulation to provide unobstructed two points of ingress-egress. The site is almost entirely paved and as such there appears to be little opportunity for landscaping.

**CASE HISTORY:** The site is platted as Lot 1, Block A, McLain Addition, which was recorded with the Register of Deeds December 8, 1971. The site was annexed into the city sometime between 1951-1960.

**ADJACENT ZONING AND LAND USE:**

NORTH: LC	Payday loans, office, commercial strip, auto repair
SOUTH: LC, GO	Auto parts store, drug store, bank with drive-thru, undeveloped land
EAST: GO, TF-3, SF-5	Small apartment, duplexes, single-family residences
WEST: LC	Small commercial strips, small retail, bank, auto repair, payday loans

**PUBLIC SERVICES:** The subject property has access to West Street, a four-lane arterial street with a center turn-lane and Elm Street, a paved two-lane residential street. Municipal water and sewer services and all other utilities are currently provided to the subject property.

**CONFORMANCE TO PLANS/POLICIES:** The “2030 Wichita Functional Land Use Guide of the Comprehensive Plan” identifies this site as appropriate for “local commercial” types of use. Medical or insurance offices, auto repair and service stations, grocery stores, florist shops, restaurants, personal service facilities and on a limited basis mini-storage warehouse and light manufacturing are examples of local commercial uses. All of these uses would be on a scale that would not have a significant regional draw. The UZC allows consideration of outdoor car sales on LC zoned lots as a Conditional Use on a site by site basis.

The “Commercial Locational Guidelines of the Comprehensive Plan” recommends that commercial sites should be located adjacent to arterials and should have site design features, which limit noise, lighting, and other activity from adversely impacting surrounding residential areas. The site has direct access onto West Street, a four-lane arterial, with a center turn-lane. The site’s access onto the residential Elm Street provided the needed access for the former bank’s drive-thru service. The site’s Elm Street drive lines up with the LC zoned auto parts’ drive, located south of the site, across Elm Street. The conditions attached to a Conditional Use can address site design issues, including, but not limited to the required solid screening along the site’s east side. The “Commercial Locational Guidelines” also recommend that auto-related commercial uses should be guided to cluster in areas such as CBD fringe, segments of Kellogg Avenue and Broadway Avenue, or other appropriate areas and streets where these uses may already exist or to locations where traffic patterns, surrounding land uses, and utilities can support these activities. As mentioned the closest car sales lots are located about four blocks south (and south of Central Avenue) of the site on West Street between Douglas Avenue and 3<sup>rd</sup> Street and a recently approved car sales lot (associated with auto repair), CON2014-00034, located west of the Central Avenue – Zoo Boulevard intersection. Approval would allow the first car sales lot located north of Central Avenue.

In the past the MAPC has identified smaller car sales lots as being more of a local commercial use in their nature, as opposed to the cluster of larger new car sales lots located primarily along Kellogg Avenue, Broadway Avenue or more recently along arterial intersections located in the northeast and northwest parts of the City, all which are more regional in their cliental draw. Consideration of a Conditional Use to allow car sales as accessory to a bank’s services to its customers is not uncommon. However, converting a site that was previously used as a bank with drive-thru service to a stand-alone car sales lot seems to be rare. The applicant’s proposal is not entirely out of character for this section of West Street, from Douglas Avenue to Central Avenue, but it will establish the first car sales lot located a block north of Central Avenue; CON2001-00020, car sales located on the southeast corner of West Street and Zoo Boulevard was denied. The applicant’s proposal allows another opportunity for the site to be occupied.

**RECOMMENDATION:** The site mostly conforms to the MAPC’s identifying smaller car sales lots as being more of a local commercial use in their nature. If approved the request would not introduce a new use to the section of West Street as there are car sales lots are located about four blocks south of the site on West Street between Douglas Avenue and 3<sup>rd</sup> Street and a recently approved car sales lot (associated

with auto repair), CON2014-00034, located west of the Central Avenue – Zoo Boulevard intersection. However, if approved it would establish the first car sales lot located a block north of Central Avenue on West Street. This is a tough call but, based on the information available prior to the public hearing, MAPD staff recommends the application be **APPROVED**, with the following conditions:

1. The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks on Lot 1, excluding the east 82 feet, Block A, McLain Addition. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, outdoor vehicle and equipment sales shall be in effect.
2. Because the site has no building for any automotive service or repair work, none shall be conducted on the site. No outside storage of salvaged vehicles or vehicles waiting for repair shall be permitted in association with this use. No outside storage of parts, including tires, oil containers or any similar type of receptacles for new or used petroleum products.
3. All improvements to the property must be finished before car sales is permitted. Those improvements include a parking barrier, such as a heavy rail type, being installed along the west and south property lines of the site where it abuts the Central Avenue and Elm Street right-of-way, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public right-of-way, including the sidewalks. A six-eight foot wooden fence shall be erected on the east property line of the site.
4. No display or parking allowed on the north grass area of the site. The two trees located on the north side of the site in the grass area shall remain as shall the tree located along in the West Street right-of-way and the two trees located along the Elm Street right-of-way.
5. The applicant shall submit a revised site plan for review and approval by the Planning Director, prior to the selling of any cars or light trucks, within 45 days of approval by the MAPC or the City Council. The site plan will include, but not be limited to, internal circulation that will remain open at all time to allow access and connection to the Elm Street and Central Avenue driveways, a six-eight foot tall solid wooden fence along the east property line and parking barriers along the west and south property line. The site will be developed according to the revised site plan. No car sales will be allowed until the revised site plan is approved.
6. No temporary display signs are permitted, including the use of commercial flags, banners, portable signs, pennants, streamers, pinwheels, string lights, search lights, bunting and balloons. All other signage will be per the “LC” zoning district.
7. There shall be no use of elevated platforms for the display of vehicles. All parking areas, areas where vehicles are displayed for sale must be on a concrete, asphalt or an approved all weather surface.
8. No outdoor amplification system shall be permitted.
9. The lighting standards of Section IV-B.4 of the Unified Zoning Code shall be complied with. No string-type lighting shall be permitted. Outside pole lighting shall be no taller than 14-feet, including the base, and directed onto the site and away from the residential development north and east of the site.
10. All trash receptacles, shall have solid 6-foot screening around it. The gate shall be of similar materials as the screening.

11. No selling of cars and pick-up (light) trucks shall be allowed until all permits have been acquired and all improvements to the site have been made.
12. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
13. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

The staff's recommendation is based on the following findings:

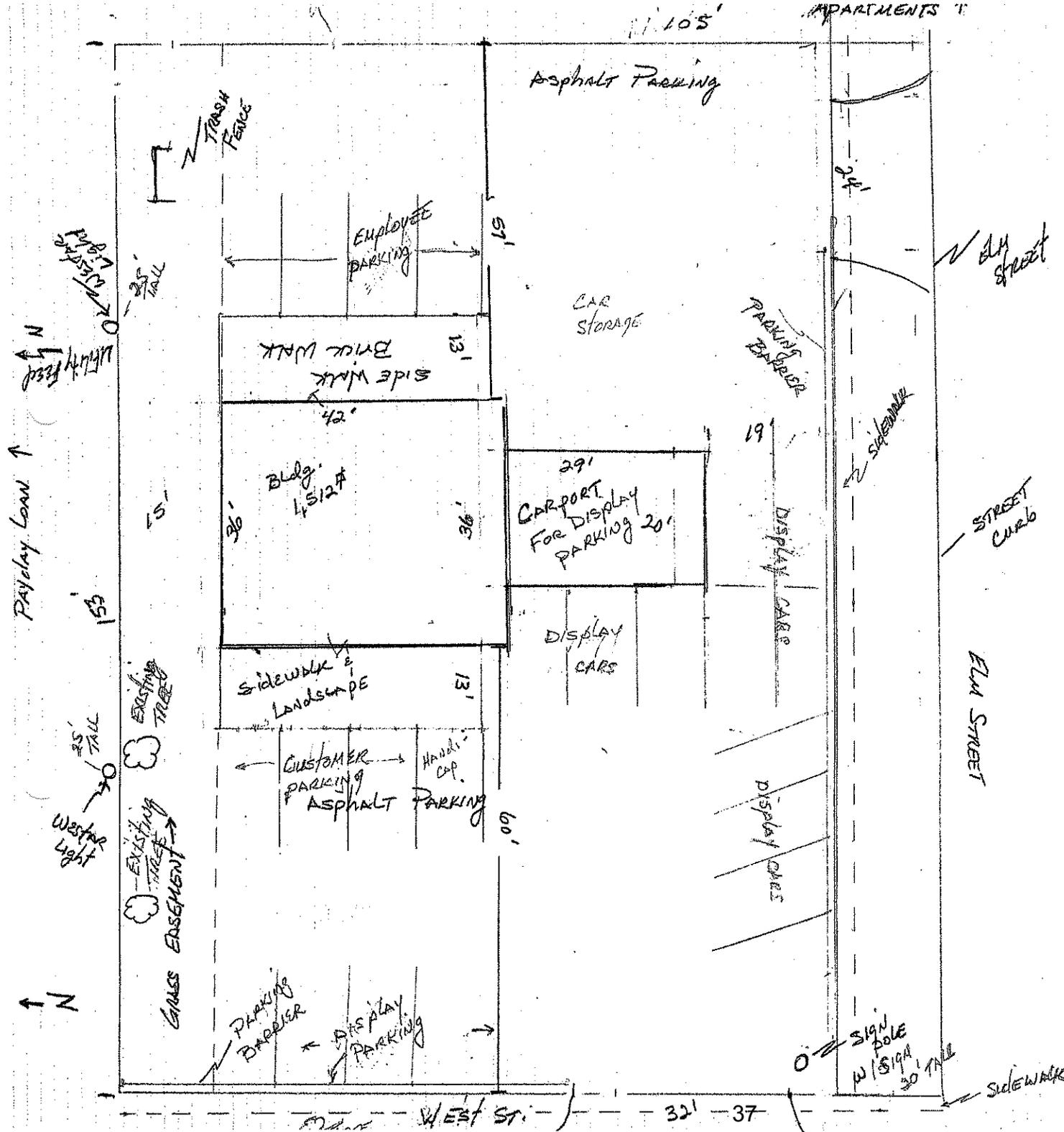
1. The zoning, uses and character of the neighborhood: The immediate neighborhood begins with a LC zoned one-story payday loans building (built in 1966, looks like an old Pizza Inn) abutting the north side of the site with LC zoned one-story siding and widows sales office (built 1980) and a one-story commercial strip (built 1968) housing a restaurant and retail located further north. A GO General Office zoned 2-1/2 story small apartment building (built 1981) abuts the east side of the site. A TF-3 Two-Family Residential and SF-5 Single-Family Residential zoned neighborhood of mostly single-family residences and some duplexes (built late 1970s – mid 1980s) are located east, adjacent to the site. Development located south of the site, across Elm Street, include LC zoned one-story auto parts, a one-story Walgreens Drug store (built 2000), a one-story bank with a drive-thru (built 1972) and over three-acres of undeveloped GO zoned land. Development located west of the site, across West Street, include LC zoned one-story commercial strips (built 1967, 1973), one-story bank with a drive-thru (built 1994, 2007), a one-story flower shop (built 1955, 1998), auto repair (built 1955, 1986) and a payday loans (built 1960). All of these nonresidential developments are local commercial type of uses.

There nearest outdoor car sales lots appear to be the two dealerships (CON2002-0005 and 2011-00038) located about four blocks south of the site on West Street between Douglas Avenue and 3<sup>rd</sup> Street and a recently approved car sales lot, associated with an existing auto repair business (CON2014-00034), located west of the Central Avenue – Zoo Boulevard intersection. The MAPC has recommended that buildings that had been used in the past for automobile activities, such as vehicle repair garages, be considered as possible sites for car sales. If the request is approved it would be the first car sales lot located north of Central Avenue. If the request is approved it would possibly be the second time a building designed as a bank with drive-thru services became a stand-alone car sales lot.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC. The property is suitable for the commercial uses to which it has been restricted, including its past use as a bank with drive-thru service.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of CON2015-00033 could encourage the application for more Conditional Use request for car sales on other properties on this section of West Street that are currently used for auto repair, payday loans or pawn shops. The result of such requests being approved would be a more auto focused commercial activity on this section of West Street, although on a physical scale not be out of character with the current local commercial activity; both sit down and fast food restaurants, offices, small commercial strips, grocery stores, a drug store, payday loan businesses, several pawn shops, etc. The conditions of the Conditional Use are intended to minimize the negative impact of car sales on this site. Approval would at least have the currently vacant property occupied.

4. Conformance of the requested change to adopted or recognized Plans/Policies: The Commercial Locational Guidelines recommend that auto-related commercial uses should be guided to cluster in areas such as CBD fringe, segments of Kellogg, and other appropriate areas and streets where these uses may already exist or to locations where traffic patterns, surrounding land uses, and utilities can support these activities. If approved the request would not introduce a new use to the section of West Street as there are car sales lots located about four blocks south of the site on West Street between Douglas Avenue and 3<sup>rd</sup> Street and a recently approved car sales lot (associated with auto repair), CON2014-00034, located west of the Central Avenue – Zoo Boulevard intersection. However, if the request is approved it would be the first car sales lot located north of Central Avenue. There is no adopted neighborhood plan that would specifically discourage a car sales lot on this site. The Conditional Use proposal allows another opportunity for the site to be occupied.
5. Impact on Community Facilities: All public facilities are available. Existing road facilities are adequate.

06/20/15-33



NO WORKING OR REPAIRS ON SITE.

PARKING:

- 1 Handicap
- 4 EMPLOYEE
- 10+ DISPLAY OR STORAGE

LEGAL: Lot 1, Exc. E 82'  
 BLOCK A  
 McLain Add.  
 Wichita, Sedgewick County.

Conditional Use:  
 CAR SALES LOT  
 SCALE 1" = 20'

**STAFF REPORT**  
 MAPC 11-5-2015

**CASE NUMBER:** PUD2015-00004 Sunstone at 135<sup>th</sup> Planned Unit Development

**APPLICANT/AGENT:** Sherwood Construction Co., Inc. (David Sherwood) and Vantage Point Properties (Paul Jackson) / Baughman Company, P. A. (Russ Ewy)

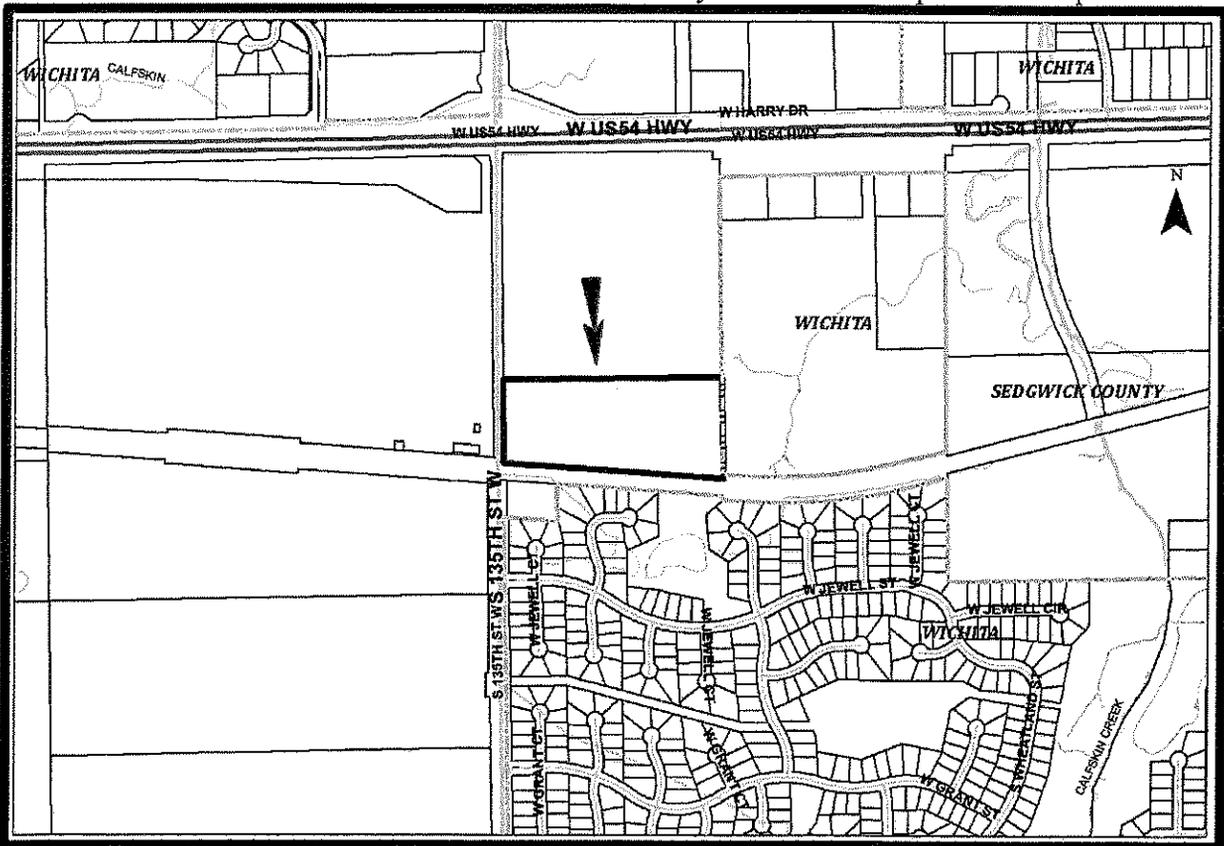
**REQUEST:** Planned Unit Development #47

**CURRENT ZONING:** SF-20 Single-Family Residential

**SITE SIZE:** Approximately 15.02 acres

**LOCATION:** 1,600 feet south of West U.S. Highway 54/400 on the east side of South 135<sup>th</sup> Street West

**PROPOSED USE:** Those uses permitted in the MF-18 Multi-Family Residential district and car wash restricted to use by residents of the apartment complex



**BACKGROUND:** The applicant is seeking Planned Unit Development (PUD #47) zoning to allow the development of a multi-family residential complex that also includes a car wash and dog run. The use of the car wash and dog run is to be restricted to only residents of the proposed apartment complex. The property is zoned SF-20 Single-Family Residential (SF-20), and is located 1,600 feet south of West U.S. Highway 54/400 on the east side of South 135<sup>th</sup> Street West. The site contains 15.02 acres.

Proposed uses are those uses permitted by right in the MF-18 Multi-Family Residential district (MF-18), and a car wash that is not for general public use. A maximum of 270 dwelling units or 18 dwelling units per acre are proposed. Off-street parking is to be provided per the Unified Zoning Code (UZO). Twenty-foot building setbacks are proposed on all four sides of the property. At the time of platting a drainage plan is to be submitted. Signage is to be restricted to that permitted in the County Sign Code Section 6-346(c). No LED, billboard or off-site signage is permitted. Access shall be as indicated on the plan. Two points of access are proposed to South 135<sup>th</sup> Street West. The location of the driveways shall be approved at the time of platting.

Land located north of the application area is zoned SF-20 and is currently farmland. Land located to the east is zoned Limited Commercial (LC), subject to the development standards contained in Community Unit Plan (CUP) DP-320, and is currently farmland. South of the application area is land zoned SF-20, and SF-5 Single-Family Residential (SF-5). Land to the south is a hike and bike trail, utility substation and farmland platted (but undeveloped) for single-family residential use (Turkey Creek 3<sup>rd</sup> Addition). Property to the west is zoned Limited Industrial (LI), and developed with a concrete plant.

**CASE HISTORY:** On July 25, 2002, CON2002-00035 was approved. The conditional use permitted mining and quarrying of fill material. The conditional use for mining and quarrying expired July 25, 2006. The present application area is only a portion of the larger area approved for mining and quarrying.

**ADJACENT ZONING AND LAND USE:**

North: SF-20; farmland  
South: SF-20, SF-5; utility substation, hike and bike trail and farmland  
East: LC, subject to CUP DP-320; farmland  
West: LI; concrete plant

**PUBLIC SERVICES:** South 135<sup>th</sup> Street West is a paved three-lane arterial that carried, in 2007, less than 800 average daily trips. Sanitary sewer is located over a quarter-mile away to the east. The closest water line is approximately 1,600 feet to the north along West U.S. Highway 54/400. Needed improvements can be guaranteed at the time of platting. If the site were to be developed to the maximum number of apartment units, 270, the average daily traffic generation rate is estimated to be 1,782 trips.

**CONFORMANCE TO PLANS/POLICIES:** The 2030 Wichita Functional Land Use Guide map depicts the site as appropriate for “regional commercial” uses, and is located with Wichita’s 2030 urban growth area. The regional commercial category encompasses major destination area containing concentrations of commercial, office and personal service uses that have predominately regional market area and high volumes of retail traffic. Regional commercial area may also include higher density residential housing and uses typically found in areas recommended for “local commercial” uses.

Multi-family residential uses may be used as transitional land use between single-family residential uses and higher intensity uses. Multi-family residential uses should have direct access to arterial or collector streets and should be sited where they will not overload or create congestion in existing and planned facilities or utilities.

**RECOMMENDATION:** Based upon the information available at the time the staff report was prepared it is recommended that the request be approved subject to the development standards contained in PUD #47, and the following conditions:

1. Platting of the property within one year of final approval.
2. Submission of four copies of the final approved PUD within 60 days of final approval.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Land located north of the application area is zoned SF-20 and is currently farmland. Land located to the east is zoned Limited Commercial (LC), subject to the development standards contained in Community Unit Plan (CUP) DP-320, and is currently farmland. South of the application area is more land zoned SF-20, and SF-5 Single-Family Residential (SF-5). Land to the south is a hike and bike trail, utility substation and farmland platted (but undeveloped) for single-family residential use (Turkey Creek 3<sup>rd</sup> Addition). Property to the west is zoned Limited Industrial (LI), and developed with a concrete plant. The property is located adjacent to the City of Wichita and is appropriately the subject of the current development application.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned SF-20 which primarily permits single-family residential uses on half-acre or larger lots and a few institutional and civic uses by right, such as churches, schools or parks. The site could be developed as currently zoned but rezoning the property to permit a more intense use is a more appropriate action given the site's location in the direct path of urbanization.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed use would be buffered from the platted but undeveloped single-family development located south across the hike and bike trail. Land to the east is already zoned for commercial uses. Land to the east is a concrete plant. Land to the north is undeveloped but will likely be the subject of rezoning requests given its proximity to West Highway 54/400 and its scheduled improvements.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would provide the public additional housing choice in the southwest part of the county. Denial would presumably represent a loss of economic opportunity for the property owner or the potential developer.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The 2030 Wichita Functional Land Use Guide map depicts the site as appropriate for "regional commercial" uses, and is located with Wichita's 2030 urban growth area. The regional commercial category encompasses major destination area containing concentrations of commercial, office and personal service uses that have predominately a regional market area and have high volumes of retail traffic. Regional commercial area may also include higher density residential housing and uses typically found in areas recommended for "local commercial" uses. Multi-family residential uses may be used as transitional land use between single-family residential uses and higher intensity uses. Multi-family residential uses should have direct access to arterial or collector streets and should be sited where they will not overload or create congestion in existing and planned facilities or utilities.

6. Impact of the proposed development on community facilities: At the time of platting needed improvements can be identified and guarantees for needed improvements can be obtained.

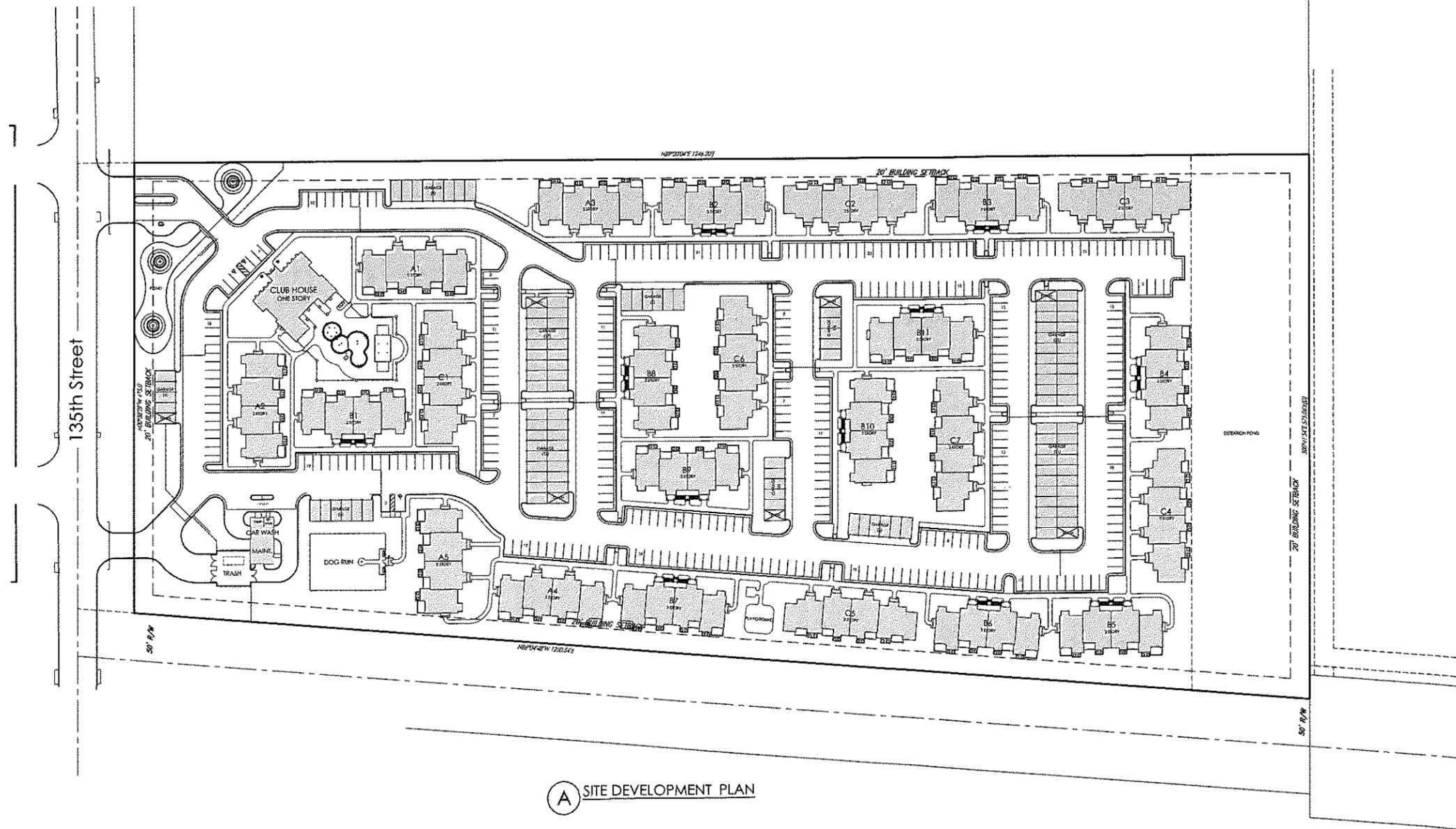
# SUNSTONE AT 135TH

## PLANNED UNIT DEVELOPMENT

### PUD-47

#### GENERAL PROVISIONS:

- Total Land Area: 654,468.86 sq.ft.± or 15.02 acres  
Total Gross Floor Area: 163,617 sq.ft.  
Total Floor Area Ratio: 25 percent
- Parking requirements shall be per the Wichita-Sedgwick County Unified Zoning Code for Multi-family uses.
- Setbacks are as indicated on the P.U.D. drawing.
- A Drainage Plan shall be submitted to the appropriate jurisdiction for approval. Required guarantees for drainage shall be provided at the time of plotting improvements.
- Depending on when the subject property is annexed, signs shall be in accordance with either the County Sign Code Section 6-346(c) for Multi-Family Residential districts, or the City Sign Code for the "MF-15" Multi-Family Residential zoning district. No LED, billboard, or off-site signs shall be permitted.
- Parcel 1 shall be limited to those uses permitted by right in the "MF-15" Multi-Family Residential district. The car wash/detailing facility, dog park area, and other recreational areas are accessory in nature to the Multi-Family development and for use by its residents, and is not for use by the general public.
- Uses are those permitted by the approved PUD, and are subject to the development standards contained in the approved PUD.
- Access shall be as indicated on the Plan, and/or as approved during the plotting process.
- Landscaping requirements shall be per the Wichita-Sedgwick County Unified Zoning Code for Multi-Family Residential uses. Existing landscaping shall be considered as meeting this requirement. Screening around the perimeter of the PUD shall not be required.
- The design layout shown on the plan illustrates only one development concept. Modifications to the location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan.
- All applicable permits, licenses, inspections or change in use shall be obtained prior to occupancy.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.



(A) SITE DEVELOPMENT PLAN

#### PARCEL 1

A. Net Area:	654,468.86 sq.ft. or 15.02 acres
F. Maximum Number of Dwelling Units (18 du/ac):	270 units
G. Maximum building height:	45 feet
H. Setbacks:	See Drawing
I. Access Points:	See Drawing

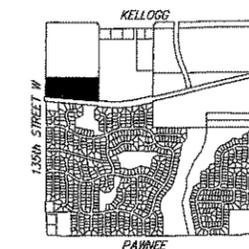
#### LEGAL DESCRIPTION:

A portion of the West Half of the Northwest Quarter of Section 36, Township 27 South, Range 2 West, of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas lying north of the north line of the A.T.&S.F. Railroad right-of-way within said Northwest Quarter more particularly described as commencing at the northwest corner of said Northwest Quarter, thence S00°39'56"E (assumed), along the west line of said Northwest Quarter, 1372.00 feet; thence N89°20'04"E, perpendicular to the west line of said Northwest Quarter, 60.00 feet to a point on the east road right of way of 135th Street West and for a point of beginning; thence continue N89°20'04"E, 1246.20 feet more or less to a point on the east line of the west half of said Northwest Quarter; thence S00°41'54"E, along the east line of the west half of said Northwest Quarter, 575.06 feet more or less to the north line of the A.T.&S.F. Railroad right of way; thence N86°04'43"W, along the north line of said A.T.&S.F. railroad right of way, 1250.54 feet more or less to the east road right of way of 135th Street West; thence N00°39'56"W, along the east line of 135th Street West, and parallel with the west line of said Northwest Quarter, 475.05 feet more or less to the Point of Beginning.

#### REVISIONS:

Planned Unit Development (PUD2015-04) Filed: September 21, 2015  
Revised per staff comments: October 14, 2015  
Approved by MAPC:  
Approved by County Commission:

#### VICINITY MAP



SCALE: 1" = 60'

## PUD-47

SUNSTONE AT 135TH  
PLANNED UNIT DEVELOPMENT



**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION**  
**CITY OF WICHITA BOARD OF ZONING APPEALS**  
**2016 CALENDAR**

**10<sup>th</sup> Floor Conference Room, Wichita City Hall, 455 North Main Street, Wichita, Kansas**

<b>CLOSING DATE (Monday by 4:00 p.m.)</b>	<b>NOTICE TO OFFICAL NEWSPAPER (Monday 9:00 a.m.)</b>	<b>ADVERTISING DATE (Thursday)</b>	<b>MAPC/BZA HEARING DATE (1:30 p.m.)</b>
November 30, 2015	December 14, 2015	December 17, 2015	January 7, 2016
December 14, 2015	December 28, 2015	December 31, 2015	January 21, 2016
December 28, 2015	January 11, 2016	January 14, 2016	February 4, 2016
January 11, 2016	January 25, 2016	January 28, 2016	February 18, 2016
January 25, 2016	February 8, 2016	February 11, 2016	March 3, 2016
February 8, 2016	February 22, 2016	February 25, 2016	March 17, 2016
February 29, 2016	March 14, 2016	March 17, 2016	April 7, 2016
March 14, 2016	March 28, 2016	March 31, 2016	April 21, 2016
March 28, 2016	April 11, 2016	April 14, 2016	May 5, 2016
April 11, 2016	April 25, 2016	April 28, 2016	May 19, 2016
April 25, 2016	May 9, 2016	May 12, 2016	June 2, 2016
May 9, 2016	May 23, 2016	May 26, 2016	June 16, 2016
May 27, 2016 Friday	June 13, 2016	June 16, 2016	July 7, 2016
June 13, 2016	June 27, 2016	June 30, 2016	July 21, 2016
June 27, 2016	July 11, 2016	July 14, 2016	August 4, 2016
July 11, 2016	July 25, 2016	July 28, 2016	August 18, 2016
August 1, 2016	August 15, 2016	August 18, 2016	September 8, 2016
August 15, 2016	August 29, 2016	September 1, 2016	September 22, 2016
August 29, 2016	September 12, 2016	September 15, 2016	October 6, 2016
September 12, 2016	September 26, 2016	September 29, 2016	October 20, 2016
September 26, 2016	October 10, 2016	October 13, 2016	November 3, 2016
October 10, 2016	October 24, 2016	October 27, 2016	November 17, 2016
October 24, 2016	November 7, 2016	November 10, 2016	December 1, 2016
November 7, 2016	November 21, 2016	November 23, 2016 (Wednesday)	December 15, 2016
November 21, 2016	December 12, 2016	December 15, 2016	January 5, 2017

The MAPC and the City BZA generally meet at 1:30 p.m. on the dates indicated above. If you have questions contact the Metropolitan Area Planning Department at 316- 268-4421.