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WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA

Thursday, April 7, 2016

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **Thursday, April 7, 2016**, beginning at **1:30 PM** in the Planning Department Conference Room City Hall - 10th Floor, 455 N. Main Street, Wichita, Kansas. **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of the prior MAPC meeting minutes:

Meeting Date: March 3, 2016

2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**

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

SUBDIVISION CASE DETAILS

- 2-1. **SUB2016-00007: Final Plat – M A A 2ND ADDITION**, located north of 47th Street South, east side of Broadway.

Committee Action: APPROVED 1-0 {D. Foster recommended case be heard by MAPC}

Surveyor: Baughman Company, P.A.

Acreage: 15.66

Total Lots: 2

3. **PUBLIC HEARING – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

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

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

- 3-1. **VAC2016-00003: City request to vacate a portion of a platted drainage easement on property**, located south of 13th Street North, east of Hoover Road and southwest of 11th and Curtis Streets.

Committee Action: APPROVED 1-0 {D. Foster recommended as consent}

- 3-2. **VAC2016-00007: City request to vacate a portion of a platted utility easement on property**, generally located west of I-35 and southeast of the 31st Street South and Navajo Street intersection.

Committee Action: APPROVED 1-0 {D. Foster recommended as consent}

- 3-3. **VAC2016-00008: City request to vacate a platted utility easement on property**, located on the northeast corner of South West Street and West Harry Street.

Committee Action: APPROVED 1-0 {D. Foster recommended case be heard by MAPC}

- 3-4. **VAC2016-00009: City request to vacate multiple platted easements, platted reserves and amend their plattor's text, on properties**, generally located northeast of North Ridge Road and West 37th Street North, west and east of Solano Street, off of Mirabella Street, Solano Court, and Collina Street.

Committee Action: APPROVED 1-0 {D. Foster recommended case be heard by MAPC}

PUBLIC HEARINGS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

4. Case No.: ZON2016-00009
Request: City zone change from LI Limited Industrial to CBD Central Business District.
General Location: North of Douglas Avenue west of Sycamore Street, on the east side of Oak Street.
Presenting Planner: Jess McNeely
5. Case No.: ZON2016-00010
Request: City zone change request from LI Limited Industrial to CBD Central Business District.
General Location: East of Seneca Street, north of Douglas Avenue, on the west side of Handley Street (117 N. Handley St.).
Presenting Planner: Jess McNeely

NON-PUBLIC HEARING ITEMS

6. Other Matters/Adjournment

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

MINUTES

March 3, 2016

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission was held on Thursday, March 3, 2016 at 1:30 p.m., in the Planning Department Conference Room, 10th floor, City Hall, 455 North Main, Wichita, Kansas. The following members were present: Carol Neugent, Chair; David Dennis, Vice Chair; John Dailey; David Foster; John McKay Jr.; Debra Miller Stevens; Lowell Richardson and John Todd. The following members were absent: Bob Dool; Bill Ellison; Matt Goolsby; Joe Johnson; Bill Ramsey and Chuck Warren. Staff members present were: Dale Miller, Director; Dave Barber, Advance Plans Manager; Jess McNeely, Senior Planner; Bill Longnecker, Senior Planner; Scott Knebel, Senior Planner; Jeff Vanzandt, Assistant City Attorney; Justin Waggoner, Assistant County Counselor and Maryann Crockett, Recording Secretary.

1. There were no minutes for approval.

2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**

- 2-1. **SUB2015-00045: One-Step Final Plat – HIEGER EAST 2ND ADDITION**, located east of 247th Street West, on the North side of 61st Street North.

NOTE: This site is located in the County in an area designated as “Andale urban growth area” by the Community Investments Plan 2015-2035.

STAFF COMMENTS:

- A. 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 water wells. A memorandum shall be obtained specifying approval.
- B. The plat proposes connection to City of Andale’s sanitary sewer in accordance with that city’s standards. A letter of confirmation shall be provided from Andale.
- C. Sedgwick County Fire Department advises that the plat will need to comply with the Sedgwick County Service Drive Code.
- D. The plat proposes three openings along 61st Street North. County Engineering has approved the access controls subject to a letter from Andale approving the access controls.
- E. County Stormwater advises the drainage plan is approved contingent on revisions.
- F. County Stormwater requires limitations on impervious area and has requested language on the plat’s text. A restrictive covenant regarding water quality requirements should also be filed and referenced in the plat’s text. County Stormwater will work with the applicant’s engineer on the covenant. A stormwater permit and a Notice of Intent are needed.

- G. A restrictive covenant shall be submitted regarding the reserves, which sets forth ownership and maintenance responsibilities of the private drives.
- 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 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. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- L. 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.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N. 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.
- O. 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.
- P. 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.

Q. Perimeter closure computations shall be submitted with the final plat tracing.

R. Westar Energy requests additional easements which will be provided by separate instrument on the adjoining Hieger East Addition. Heide Bryan, Subdivision Representative, will be the contact for this plat. She can be reached at 316-261-6554. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.

S. 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).

NEIL STRAHL, PLANNING STAFF briefly updated the Commission on Staff Report items as follows: Item B. – he reported that a letter of confirmation was received that the plat will be connected to the Andale sewer system; Item D. – access controls on 61st Street were approved by the County subject to approval by Andale. He reported that they have received a letter from Andale also approving the proposed access controls. He also reported that the City of Andale has not expressed an interest in annexing the property; and Item E. – he reported that the drainage plan has been approved.

WILL CLEVINGER, RUGGLES & BOHM, ON BEHALF OF THE APPLICANT said they are in agreement with staff comments. He said he would be happy to answer any questions.

FOSTER referenced item B. regarding the letter of confirmation from the City of Andale on the sanitary sewer connection. He asked if that letter includes that the applicant sign a waiver of annexation.

CLEVINGER said he didn't remember that particular language on the annexation and there was also no such language in the letter.

RICHARDSON commented that the letter they were referring to was not included in the agenda packet. He said he thought he got a copy of the letter in an e-mail.

STRAHL indicated that he thought he provided the correspondence to the Subdivision Committee via e-mail.

RICHARDSON said it should also have been provided with the agenda report at this meeting.

MOTION: To approve subject to the recommendation of the Subdivision Committee and staff recommendation. It was noted for the record that the City of Andale was contacted and did respond.

MCKAY moved, **TODD** seconded the motion.

FOSTER said he would like to make a substitute motion after making some comments. He said he reviews plats as they relate to planning documents to see how the plat fits in with its location. He read the definition of RR Rural Residential, which is what the case is being platted as. He said this does not meet the definition of RR due to its proximity to the City of Andale. He said it also has three entrances, private drives, on a total of nine lots. He said the east addition approved adjacent to this has another private drive with an additional three lots. He said that is 12 properties putting traffic out onto an arterial street immediately across from a collector street that serves hundreds of homes located to the south. He said from an access standpoint this creates a dangerous situation especially over time as things develop in the area. He referenced the previous and updated Comprehensive Plans. He said the previous Plan designated this as a 2030 growth area. He said the updated Comprehensive Plan restricts the Urban Growth Area to the northeast area of the City. He said this proposal does not meet three different Comprehensive Plans, including the City of Andale's Plan. He said the area is designated as potential residential and specifically urban type development adjacent to the City. He said the lot sizes are ten to twenty times urban lot sizes. He concluded by stating that the Subdivision Regulations promote connectivity between plats within the City but this effectively cuts off development northeasterly for the City of Andale.

SUBSTITUTE MOTION: To approve subject to the plat being resubmitted to have no more than two openings onto the arterial street and that the applicant be required sign a waiver of annexation.

FOSTER moved, **NEUGENT** seconded the motion.

FOSTER said so many rural communities are losing people and annexation is one of the few ways they can save themselves as a City. He said the waiver of annexation is very critical.

DENNIS commented that apparently what the Subdivision Committee gets is a lot more detailed than what is provided to the Planning Commission.

RICHARDSON said he was looking at the map and asked if this was outside the Urban Growth Area.

FOSTER said no, it was right in the way of any northeasterly expansion and directly in line with the sewage treatment plant.

DAILEY commented that Andale hasn't made an effort to annex the area which they can do by State Law if the area is platted as long as it is adjacent to the City. He said Andale can annex the area if they want to. He said if Andale doesn't care, he doesn't think the Planning Commission should stop the proposal.

RICHARDSON asked for clarification from legal regarding Andale's ability to annex the area.

JUSTIN WAGGONER, ASSISTANT COUNTY COUNSELOR verified that Andale could annex the area in the future since it is adjoining the City limits.

FOSTER referenced a situation that happened in Derby where it was so difficult to annex an area that the City eventually gave up. He said a waiver would really make any annexation effort go smoothly. He referenced work his company has done where water, sewer and electrical services were extended without a waiver. He said everyone regrets not doing that when looking to grow their city.

CHAIR NEUGENT asked staff to clarify their conversation with the City of Andale.

STRAHL said the Subdivision Regulations required letters from Andale on the sewer system and access and both letters were received.

RICHARDSON asked if the Commission can require this letter of annexation as part of the approval process.

DIRECTOR MILLER referred to County legal counsel; however, he said he believed the Commission could require anything that they think is reasonable and consistent with what will make this work as a condition of approval.

WAGGONER said he doesn't know if the Commission can or can't require the waiver of annexation, but added that typically those come from cities.

TODD said his view is that the Andale City Council is the policy making body and if they voted to approve this, it is contrary for the Planning Commission to go against that.

FOSTER requested that staff look into a policy that future plats adjacent to cities require a waiver of annexation for any utility connection.

DIRECTOR MILLER commented that Planning Staff cannot force another city to give them something they don't have any control over.

FOSTER referenced Subdivision Regulations and said he thought there was a way to do that. He said he would look into that further.

DIRECTOR MILLER indicated that Subdivision Regulations apply to the City of Wichita and the unincorporated portions of Sedgwick County. He said other cities are not party to the requirements of the Subdivision Regulations. He indicated that the simple answer was that the Commission not approve the plat.

CHAIR NEUGENT clarified that the plat is adjacent to the City of Andale but it is not in Andale's subdivision jurisdiction. She said that is confusing her and asked staff to explain it.

STRAHL indicated that some cities have extra territorial subdivision jurisdiction beyond their city limits but Andale does not.

CHAIR NEUGENT commented that having worked for the City of Haysville she agrees that annexing a property is not as simple as it sounds. She said annexation is a process and sometimes you are successful and sometimes you are not. She said Haysville did require waivers of annexation before they would extend services. She said the City of Andale was contacted and the elected governing body should be making those kinds of decisions, in her opinion. She said that is where she is a little bit lost on making the waiver a requirement. She concluded by stating that she can't help the politics going on in the City of Andale.

There was brief discussion concerning extra territorial jurisdiction and which small cities have it.

The **SUBSTITUTE MOTION** failed (2-6). **NEUGENT, DENNIS, MCKAY, DAILEY, TODD, MILLER STEVENS** – No.

The **ORIGINAL MOTION** carried (7-1). **FOSTER** – No.

2-2. **SUB2016-00004: One-Step Final Plat – NINNESCAH SUBDIVISION ADDITION**, located on the north side of West 13th Street North, West of North 279th Street West.

CHAIR NEUGENT announced that the item has been deferred until March 17, 2016.

2-3. **SUB2016-00005: One-Step Final Plat – MORRIS ADDITION**, located on the west side of North 159th Street East, North of East 21st Street North.

NOTE: This unplatted site is located in the County adjoining Wichita's boundary and annexation is requested. The site is currently zoned Rural Residential (RR) and will be converted to Single-Family Residential (SF-5) upon annexation.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's municipal boundaries, the applicant may submit a request for annexation. Upon annexation, the property will be zoned Single-Family Residential (SF-5) and allow for the lot sizes being platted. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. City of Wichita Public Works and Utilities Department requests the applicant extend water (distribution) to serve all lots, and extend sewer (laterals) to serve all lots. In-lieu-of-assessment fees are due on water (transmission) and sewer (mains).
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- D. City Stormwater Management has approved the applicant's drainage plan.
- E. Traffic Engineering has approved the access controls. The plat proposes one opening along 159th Street East.

- F. City Fire Department advises the drive surface needs to meet standard regulations for the Fire Department access road. The drive will need to meet Fire Code width of 26-foot width at spots where hydrants are located, per International Fire Code, Appendix D. At 20-foot wide, no parking will be allowed on either side of the drive.
- G. City Public Works requests a guarantee for the paving of the private drive. The cul-de-sac must meet a minimum 35-foot paved radius.
- H. A restrictive covenant shall be submitted regarding Reserve B, platted for private drive purposes, which sets forth ownership and maintenance responsibilities of the private drive.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. A restrictive covenant shall be submitted regarding ownership and maintenance responsibilities.
- J. 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.
- K. 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.
- L. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- M. County Surveying advises in the legal description the bearing of S88°56'59"E on the fifth line down from the top needs corrected to S88°56'59"W.
- N. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- O. 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. 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.

- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- V. 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).

MOTION: To approve subject to the recommendation of the Subdivision Committee and staff recommendation.

DENNIS moved, **MCKAY** seconded the motion, and it carried (8-0).

2-4. **SUB2016-00006: One-Step Final Plat – FLINT HILLS MATERIALS ADDITION,**
located east of Broadway on the north side of 29th Street North.

NOTE: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises that water is available to both lots. The applicant needs to extend sewer (laterals) to both lots.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- C. City Stormwater Management has approved the applicant's drainage plan.
- D. Traffic Engineering has approved the access controls. The plat proposes two access openings along 29th Street North.

- E. The platlor's text shall specify "Lots, Blocks, Streets and Reserves".
- F. The correct name of the plat shall be referenced in the MAPC signature block.
- G. The platlor's text language referencing utility easements and drainage and utility easements is not reflected on the face of the plat.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. A restrictive covenant shall be submitted regarding ownership and maintenance 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 platlor's text shall specify "the owner, its successors or assigns" in the platlor's text regarding the ownership and maintenance of the reserves.
- K. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lot 1, Block A. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three 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.
- L. This property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.
- M. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- N. County Surveying advises all the monuments used to establish the plat boundary need to be shown.
- O. County Surveying advises that if the northeast corner of Lot 1, Block A cannot be set, monuments shall be set on offsets from said corner.
- P. County Surveying advises the railroad easement on Lot 1, Block A needs dimensioned and located.
- Q. County Surveying advises dimensions need added on the south and east lines of Reserve A, and a bearing on the east or west line needs added.

- R. County Surveying advises dimensions need added on the north line of Lot 1, Block B.
- S. County Surveying advises dimensions need added on the north and east lines of Reserve B.
- T. County Surveying advises the width of the Kansas Power & Light Easement on Lot 1, Block B needs shown.
- U. County Surveying advises Lot 1, Block B needs located to the section line.
- V. County Surveying advises the calculated from described distance of 23.42 feet needs to also be shown between Blocks A and B.
- W. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- X. 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.)
- Y. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Z. 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.
- AA. 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.
- BB. 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.

- DD. Kansas Gas Service Company advises of a 6-inch steel pipeline along the north side of 29th Street that crosses the proposed full movement openings. The land owner should be made aware of this before they proceed with finalizing the plat. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- EE. 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).

MOTION: To approve subject to the recommendation of the Subdivision Committee and staff recommendation.

DENNIS moved, MCKAY seconded the motion, and it carried (8-0).

2-5. **SUB2016-00008: One-Step Final Plat – ALLEN WILLIAMS 2ND ADDITION,**
located on the Northeast corner of Hoover Road and Pawnee (extended).

NOTE: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises water is available to Lots 1 and 2 and sewer is available for Lot 2. The applicant needs to extend sewer (laterals) to Lot 1.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- C. City Stormwater Management has approved the applicant's drainage plan.
- D. The standard floodplain language is needed in the plat's text: "FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision."
- E. The plat proposes three access openings along Hoover. Traffic Engineering has approved the north two openings and requests a 30-foot access opening along the south line of the line of the plat in alignment with an access, drainage and utility easement. A joint access easement is needed with the property to the south.
- F. Traffic Engineering has approved a 10-foot sidewalk and utility easement which has been platted in lieu of an additional 10-foot street right of way.

- G. This property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.
- H. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- I. County Surveying advises of an overhead electric line approximately 28 feet north of the south line of Lot 1, Block A not shown in a utility easement.
- J. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- K. 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.
- L. 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.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N. 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.
- O. 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.
- P. 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.

- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Westar Energy requests additional easements. Ennidh Garcia is the Construction Services Representative for the southwest area and will be the contact for this plat. He can be reached at 316-261-6734. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.
- S. 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).

MOTION: To approve subject to the recommendation of the Subdivision Committee and staff recommendation.

DENNIS moved, MCKAY seconded the motion, and it carried (8-0).

3. PUBLIC HEARING – VACATION ITEMS

There were no vacation items.

PUBLIC HEARINGS

4. Case No.: DER2015-00007 - Review of Garden Plain Urban Area of Influence request from February 18, 2016 Meeting.

JUSTIN WAGGONER, ASSISTANT COUNTY COUNSELOR briefly commented that the item was heard at the February 18, 2016 Planning Commission meeting. He said the Commission voted 7-2 to take staff's recommendation which was to increase the Garden Plain Urban Growth Area but not as much as had been requested by Garden Plain. He said representatives from Garden Plain were present and gave a presentation and no one spoke in opposition of the item. He said prior to the vote the question had been raised as to what type of majority was required. He said there was discussion on whether it would be a simple majority of the quorum that was present. He said there was also a final opinion that it was actually going to require a majority of the Planning Commission as a whole, which would mean 8 of the 14 Commissioners. He said after further inquiry it was decided that it only required a simple majority of the quorum that was present. He said so the 7-2 vote that occurred should have carried the motion.

WAGGONER said the explanation behind that ruling is when it was the Zoning Area of Influence provision, the map of the ZAI's was part of the Unified Zoning Code (UZC). He said the Planning Commission Bylaws indicate that any change to the UZC requires a majority vote of the Planning Commission as a whole. However, the Urban Area of Influence map is not incorporated into the UZC. He said as a result it would only require a vote of 5 of the 9 Commissioners present to carry the item. He said because the advice was given before the vote, staff wanted the Planning Commission to hear the explanation and if the majority of those Commissioners present today want to either re-open and

reconsider, revote or set the item for reconsideration at a later meeting the Commission can vote to do that. He said if no action is taken today, Planning Staff will present the item to the Board of County Commissioners with the recommendation in favor of the revised Urban Growth Area staff recommended. He added that Garden Plain Planning Commission staff is present at today's meeting.

DENNIS clarified that if the Commission decides on a revote at today's meeting a simple majority of votes would pass the item. He said if they don't decide to open the item for discussion at today's meeting, the item will go to the County Commission as an approval of the lesser Urban Growth Area recommended by staff.

WAGGONER confirmed that was correct.

FOSTER said unfortunately he was not able to hear that item so he doesn't feel qualified to vote today and there is no Staff Report. He said he was surprised that the smaller area was approved.

CHAIR NEUGENT said the majority of the Commissioners present felt the staff recommendation was appropriate.

MILLER STEVENS said the Commission received information on the case because she recalled reading it although she was not present at that meeting. She added that ZAI's were discussed at length during Comprehensive Plan Meetings. She said there has been a lot of discussion on boundaries and comment was made that those could be looked at and perhaps extended, etc. She said rehashing it today won't bring any more light to the situation.

CHAIR NEUGENT said she sat through the hearing and heard the testimony on this request. She said the Commission voted and she does not believe this explanation would have changed how anyone voted on the issue. She suggested that the Commission go ahead with that decision and see how it all shakes out at the County level.

DENNIS said it was heard by nine people and all voted on the issue. He said he thinks the vote from that meeting should stand.

RICHARDSON said he concurred.

CHAIR NEUGENT asked about taking a vote to confirm the previous vote.

WAGGONER said he did not believe there was a requirement for a motion. He said Planning Staff was ready to take this forward to the County Commission.

TODD suggested sending the item to the Board of County Commissioners and let them make the policy.

It was the general consensus that Planning Staff move forward with the vote on the item taken at the February 18, 2016 meeting.

5. **Case No.: ZON2016-00005 and CUP2016-00004** - Christopher and Rosalynn Redmond (Owners) and Baughman Company, P.A. c/o Russ Ewy (Agent) request a County zone change request from SF-20 Single-family Residential to LC Limited Commercial and associated Community Unit Plan (CUP) request on property described as:

A tract of land described as the East 660 feet of the South 660 feet of the Southeast Quarter of Section 36, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT for road rights-of-way and EXCEPT that part deed to the City of Wichita.

BACKGROUND: The applicant requests LC Limited Commercial (LC) zoning subject to the development standards contained in the proposed Redmond Commercial Community Unit Plan (CUP) DP-339. The unincorporated, 8.3-acre site is zoned SF-20 Single-family Residential (SF-20); it is unplatted and undeveloped. The Wichita-Sedgwick County Unified Zoning Code (UZC) requires a CUP for LC zoned sites of 6-acres or more that are held under unified control at the time of initial approval. A CUP is intended to provide well planned and organized commercial development to certain standards prescribed by the UZC.

The site is located at the northwest corner of South 119th Street West and West Pawnee Avenue. The unincorporated site is surrounded on four sides by the City of Wichita. North and west of the site are SF-5 Single-family Residential (SF-5) zoned residential neighborhoods in the Turkey Creek 2nd Addition. South of the site, across West Pawnee is LC and GO General Office (GO) zoned property under DP-312, The Girrens Addition Commercial CUP. DP-312 is undeveloped and used for agriculture and one single-family residence. DP-312 has similar development standards as those proposed for the application area, and identical use restrictions. East of the application area, across South 119th Street West, is an SF-5 zoned church. Southeast of the site, at the southeast corner of South 119th Street West and West Pawnee Avenue, is unincorporated, SF-20 zoned land that is used for agriculture with no improvements.

The proposed DP-339 is divided into three Parcels. The applicants propose all permitted uses in the LC zoning district with the following prohibitions: adult entertainment, sexually oriented business, correctional placement residences, night club in the city or county, and tavern/drinking establishment. Restaurants with drive-through windows, convenience stores, service stations and vehicle repair uses are not permitted within 200 feet of residential uses. Restaurants with drive-through windows shall be designed to ensure queuing lanes will not align vehicle headlights to face residential zoning. No overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the CUP are prohibited.

The proposed DP-339 includes the UZC required masonry wall where abutting residential zoning. It also includes parking, setback, signage, lighting, landscaping and screening standards that meet or exceed code requirements and restrictions. The proposed CUP includes standards for architectural consistency, cross-lot circulation, and pedestrian circulation connected to the sidewalks along arterial streets.

CASE HISTORY: The site is unplatted and undeveloped.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residential
SOUTH:	LC, GO	Agriculture, single-family residential
EAST:	SF-20	Church
WEST:	SF-5	Single-family residential

PUBLIC SERVICES: South 119th Street West and Pawnee are both section line arterial streets at this location with 50-foot half-width right-of-way (ROW) adjacent to the application area, tapering to 75-foot half-width ROW at the intersection. The applicant anticipates dedicating 10 feet of ROW on each frontage through platting, putting each frontage at the Access Management standard of 60 feet. Proposed access points on the CUP meet Access Management spacing. Access controls, turn lanes, decel lanes, a drainage plan and other improvements will be finalized during platting. 119th currently has four travel lanes, a central turn lane and an intersection right turn lane at this location. Pawnee currently has two lanes with a central turn lane and right turn lane at the intersection. Current traffic counts on this portion of 119th and Pawnee are 4,825 and 1,095 vehicles per day respectively. The proposed CUP could have a total of 126,167 commercial square feet. With the ITE Manual estimate of 42 cars per day trip generation per 1000 square feet of shopping center space, this CUP could generate an additional 5,292 vehicles per day to this intersection. All utilities are available to the site, and the CUP indicates that all utilities will be placed underground.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Wichita Growth Area. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "Residential and Employment Mix." The Locational Guidelines of the Comprehensive Plan encourage major commercial development at arterial street intersections. This application meets the Comprehensive Plan Land Use Compatibility and Design recommendations regarding screening, buffering, shared internal vehicular and pedestrian circulation, access controls, noise and lighting controls and aesthetic considerations.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the proposed CUP and zone change be **APPROVED**, subject to platting within one-year and the following conditions:

- A. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: North and west of the site are SF-5 zoned residential neighborhoods in the Turkey Creek 2nd Addition. South of the site, across West Pawnee is LC and GO zoned property under DP-312. DP-312 is undeveloped and used for agriculture and one single-family residence. East of the application area, across South 119th Street West, is an SF-5 zoned church. Southeast of the site, at the southeast corner of South 119th Street West and West Pawnee Avenue, is unincorporated, SF-20 zoned land that is used for agriculture with no improvements.
2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned SF-20 and could be developed with single-family residences on half-acre lots. If the site were annexed into the City of Wichita, the zoning would automatically become SF-5, and the site could be developed with urban scale lots. However, this arterial street intersection location is not conducive to low density residential development. Arterial street intersections are suitable for commercial development, as proposed by the applicant.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The LC zoning request and CUP will allow significantly more intense development on this site. Nearby property could be most affected by increased traffic to this site, and will be affected by increased light, noise, trash and other impacts of commercial development. The proposed CUP and existing development codes should mitigate those impacts.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Wichita Growth Area. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "Residential and Employment Mix." The Locational Guidelines of the Comprehensive Plan encourage major commercial development at arterial street intersections. This application meets the Comprehensive Plan Land Use Compatibility and Design recommendations regarding screening, buffering, shared internal vehicular and pedestrian circulation, access controls, noise and lighting controls and aesthetic considerations.
5. Impact of the proposed development on community facilities: The project will generate increased traffic and demand for City services at this site. However, the Comprehensive Plan anticipates commercial development to occur at arterial intersections such as this location. Final access controls and improvements will be determined during platting.

JESS MCNEELY, Planning Staff presented the Staff Report. He reported that he has received e-mail contact from two neighbors. He said one e-mail was included with the Staff Report in the agenda packet and one e-mail was provided at today's hearing as a handout. He said both correspondence requested that the screening wall requirement be eight feet. He said some neighbors received incorrect information that a five foot wall was being proposed, which would not meet the requirements of the UZC. He said the CUP calls for a 6-8 foot wall which is typical of most CUP's. In addition, there is a

requirement that dumpsters and trash collectors be screened from view and this CUP proposes a 20 foot setback. He added that building setbacks will be at least 40 feet from property lines. He said the real concern from surrounding neighbors is what is being developed at the site. He said there is no identified commercial activity at the location.

MILLER STEVENS requested clarification on surrounding zoning.

MCNEELY clarified that the church located to the east is zoned SF-5.

FOSTER asked if trash and screening can be located in the setback.

MCNEELY said screening does not require a foundation and they have never considered screening building walls and subject to the setback.

KNEBEL clarified that screening is allowed in the setback by the UZC.

RICHARDSON said access controls are shown on the CUP drawing but this has not been platted.

MCNEELY clarified those are proposed access controls to be determined at platting.

RICHARDSON suggested that the CUP drawing needs to have dimensions on the parcels. In addition, he added as a general comment that the Commissioners need CUP drawings that they can read. He asked about #7, and how it compares with the sign ordinance.

MCNEELY commented that provision #7 is more restrictive than the Sign Code.

RICHARDSON referenced #10 and asked for a definition of the phrase “extensive use” and how that would be enforced. He also asked about the terms fluorescent and backlit.

MCNEELY responded that there is no definition of “extensive use” in the UZC so he sees Commissioner Richardson’s point. He read provision #10.

WAGGONER indicated that would be difficult to prosecute.

MCNEELY said the “use of backlit canopies, neon or fluorescent tube lighting on buildings is not permitted” lumps them in all together so that any one of those extensively used is not permitted. He said Code Enforcement would consider it extensive if any one of those went the entire length of the façade.

DIRECTOR MILLER said that language is 16-18 years old and was developed to prevent a canopy or an awning that is loaded up with light so that the fabric becomes a magnifier. He said the language was designed to minimize light pollution.

RICHARDSON asked about the 6-8 foot wall and who decides that.

MCNEELY said that language is from the UZC and it’s a minimum of 6 feet, not to exceed 8 feet, or anywhere in between those two heights.

RUSS EWY, BAUGHMAN COMPANY, AGENT FOR THE APPLICANT said they are in agreement with staff comments. He said he would address any questions.

FOSTER asked about room for the landscape buffer on the north side of the property.

EWY said there is approximately 15 feet for the landscape buffer and 30 feet for the drive. He clarified that there was a five foot wall "easement". He said a five foot wall was never proposed.

DAILEY asked if it would be unreasonable to ask for an eight foot wall up against residential areas.

EWY said he did not believe it would be an unreasonable request. He said no specific user is currently going into the location. He said when they did the Turkey Creek 3rd Addition at 135th and Pawnee they did a commercial intersection. However, with Turkey Creek 1st and 2nd Additions, they regrettably did not do the commercial corner and are now having to notify 65 property owners in the area so he does not believe an eight foot fence is an unreasonable request at this juncture.

LINDA PAPPAS, 2211 SOUTH ROGERS LANE said she was present to speak for **WALLY BELL, 2222 SOUTH ROGERS LANE** who was out of town. She said his property is adjacent to the commercial property. She said they are not opposed to commercial development but they are opposed to the height of the fence. She said Mr. Bell lived next to a commercial property with a six foot fence and when the property was robbed the person jumped over the fence into his backyard. She said they want eight foot fencing or concrete. She said this would also cut down on trash which they get enough of from the vacant lot.

ERNIE ALONZA, 2311 SOUTH ROGERS LANE said his only concern is what exactly is going in the location. He said he doesn't know what the boundaries are on what can go in there once this is approved. He said Pawnee Road is not made for any more traffic and they are constantly filling potholes in it every month. He said he is also concerned about any flashing signs. He said this is a new, quiet neighborhood that they try to keep clean. He also mentioned blowing trash and weeds on the site. He concluded by saying that he would like to find out exactly what was going in there.

MARK GRABER, 2226 SOUTH ROGERS LANE which is adjacent to the property. He said he is concerned about the height of the signage and would also like the height of wall to be at least eight feet. He said he was curious if there was a rule about signage being higher than the wall and also light from signage causing light pollution in the area. He concluded by mentioning that there was no shoulder on Pawnee west of 119th Street and he doesn't know if that is going to be fixed before this is developed or not.

EWY said although they have dedicated right-of-way to the City under separate instrument, once they replat the property all paving and accelerator, decelerator lanes and any road improvements will be guaranteed at that time. He said they really don't have a timeframe for development of this property; however, residential is typically around this type of commercial development so they are "catching up" so to speak. He said sign height in the CUP is 15 feet.

FOSTER clarified that any signage will probably occur along the arterial road. He also asked about restricted uses in the CUP document.

EWY said signage would occur along the arterial road. He said language in the CUP is standard and is the exact same use list as used for the CUP at 135th and Pawnee. He said all standard uses that residential would find offensive such as adult uses, liquor stores and those types of businesses are prohibited which opens it up for standard commercial retail and office type uses.

MOTION: To approve subject to staff recommendation with the addition of an eight foot wall.

DENNIS moved, **MCKAY** seconded the motion, and it carried (8-0).

MCKAY mentioned that this property is asking for LC Limited Commercial zoning and there is a big difference between that and GC General Commercial development.

DENNIS mentioned that he was also having difficulty reading the electronic version of the CUP drawings. He said he realizes that the Subdivision Committee gets hard copies of the plats and makes a recommendation to the entire Commission. He said he would like to get a better view of the CUP's electronically.

DIRECTOR MILLER said staff would look into that.

6. **Case No.: ZON2016-00006** - Teresa Robert, Joe Labelle, SPS Investments, c/o Larry Simons, city of Wichita, c/o John Philbrick (Applicants/Owners) and Hudson Real Estate, c/o James D. Hudson (Agent) request a City zone change from MF-29 Multi-family Residential to LC Limited Commercial on property described as:

All of Lots 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, and 545 on Meridian Avenue, Martinson's 5th Addition to the City of Wichita, Sedgwick County, Kansas.

TOGETHER WITH

That part of Lots 547, 549 and 551, on Meridian Avenue, in said Martinson's 5th Addition lying within and being coincident with the following described tract of land: Beginning at the northeast corner of said Lot 547; thence southerly along the east line of said Lot 547, 5.00 feet; thence southwesterly with a deflection angle to the right of 54 degrees 00'58", 95.57 feet; thence west-southwesterly with a deflection angle to the right of 24 degrees 06'46", 53.82 feet to a point on the west line of said Lot 551, said point being 22.36 feet southerly of the northwest corner of said Lot 551; thence northerly along the west line of said Lots 551, 549 and 547, 72.36 feet to the northwest corner of said Lot 547; thence easterly along the north line of said Lot 547, 130.00 feet to the point of beginning.

TOGETHER WITH:

Lot 368, except the south 50 feet, on Richmond Avenue, (originally dedicated as Phillip Avenue), in said Martinson's 5th Addition.

TOGETHER WITH:

The south 50.00 feet of said Lot 368 as condemned for the opening and widening of Kellogg Street and designated as Tract No. 43 in District Court Case No. A-56857.

TOGETHER WITH:

All of Lot 370 as condemned for the opening and widening of Kellogg Street and designated as Tract No. 42 in District Court Case No. A-56857.

TOGETHER WITH:

That part of Lot 372 as condemned for the opening and widening of Kellogg Street and designated as said Tract No. 42 described as follows: Beginning at the northeast corner of said Lot 372; thence southerly along the east line of said Lot 372, 0.61 feet; thence west-southwesterly with a deflection angle to the right of 84 degrees 38'48", 140.61 feet to a point on the west line of said Lot 372, said point being 13.88 feet southerly of the northwest corner of said Lot 372; thence northerly along the west line of said Lot 372, 13.88 feet to the northwest corner of said Lot 372; thence easterly along the north line of said Lot 372, 140.00 feet to the point of beginning.

TOGETHER WITH:

That part of Richmond Avenue, (originally dedicated as Phillip Avenue), in said Martinson's 5th Addition described as follows: Beginning at the intersection of the east right-of-way line of said Richmond Avenue with the southeast right-of-way line of the Mo. Pac. Railroad, (formerly the St. Louis, Ft. Scott & Wichita Railroad); thence southerly along the east right-of-way line of said Richmond Avenue, 69.21 feet, more or less, to a point 13.88 feet southerly of the northwest corner of Lot 372, on said Richmond Avenue; thence west-southwesterly with a deflection angle to the right of 84 degrees 38'48", 33.55 feet to a point on the southeast right-of-way line of said Mo. Pac. Railroad; thence northeasterly along the southeast right-of-way line of said Mo. Pac. Railroad, 79.67 feet to the point of beginning.

TOGETHER WITH:

That part of the alley as dedicated in said Martinson's 5th Addition lying west of and abutting the west line of Lots 523 through 551, odd inclusive, on said Meridian Avenue, lying east of and abutting the east line of Lots 368 through 372, even inclusive, on said Richmond Avenue, (originally dedicated as Phillip Avenue), lying south and southeast of and abutting the southeast right-of-way line of said Mo. Pac. Railroad, (formerly the St. Louis, Ft. Scott & Wichita Railroad), and lying north of and abutting the following described line: Commencing at the northwest corner of Lot 551, on said Meridian Avenue, said northwest corner also being on the east right-of-way line of said alley; thence southerly along the east right of way line of said alley, 22.36 feet for a point of beginning; thence west-southwesterly with a deflection angle to the right of 78 degrees 07'44", 11.85 feet; thence west-southwesterly with a deflection angle to the right of 06 degrees 31'04", 8.44 feet to a point on the west right-of-way line of said alley, said west right-of-way line also being the east line of Lot 372, on said Richmond Avenue, originally dedicated as Phillip Avenue), and said point being 0.61 feet southerly of the northeast corner of said Lot 372, and for a point of termination.

BACKGROUND: The applicant is requesting LC Limited Commercial (LC) zoning on the 2.09-acre, platted MF-29 Multifamily-Family Residential (MF-29) zoned site. The site is located on the northwest side of North Meridian Avenue and West Kellogg Drive. The east side of the site is developed with five small, one-story single-family residences (built 1930, 1935, 1950, 1952), a residential designed manufactured home and a trailer. The City of Wichita owns the undeveloped south end of the east side and the undeveloped west portion of the site. A platted, unimproved 20-foot wide alley separates the east and west sides of the subject site.

The 54.5-acre U University (U) zoned Friends University campus (founded 1898) is the dominant development in the area and is located east of the MF-29 zoned subject site, across Meridian Avenue. An active railroad track runs southwest – northeast through the area and abuts the west and north sides of the site. TF-3 Two-Family Residential (TF-3) zoned small, one-story single-family residences and scattered duplexes (built mostly 1930-1950s) are located west and north of the site, across the railroad tracks. The subject site is separated from Friends University and the adjacent low to moderate density residential development by the active railroad tracks, the arterial Meridian Avenue and Kellogg Street/US-54 Highway.

CASE HISTORY: The site is platted as all of Lots 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, and 545, portions of Lots 547, 549 and 551 on Meridian Avenue, portions of Lot 368, 370, and 372 as condemned for the opening and widening of Kellogg Street, all in the Martinson’s 5th Addition. The Martinson 5th Addition was recorded with the Register of Deeds November 6, 1886.

ADJACENT ZONING AND LAND USE:

NORTH:		Railroad, TF-3 Railroad right-of-way, single-family residences, duplexes, trailer
SOUTH:	Kellogg/US-54	US Highway
EAST:	U	Friends University campus
WEST:		Railroad, TF-3 Railroad right-of-way, single-family residences, duplexes

PUBLIC SERVICES: Public water is located in Meridian Avenue and sewer is located in the alley that separates the east and west halves of the site. The site currently has access/driveways for each of the site’s residences onto Meridian Avenue. Meridian Avenue is a curbed and paved four-lane arterial with a center turn lane on its north quarter at this location and a full-curbed landscaped median on its south three-quarters up to its interchange with the Kellogg Avenue/US-54 Highway frontage street.

CONFORMANCE TO PLANS/POLICIES: The “2035 Wichita Future Growth Concept Map” of the Comprehensive Plan identifies the northeast portion of the site as appropriate for “new employment” and the west portion as appropriate for “residential development.” The new employment category encompasses areas likely to be developed or re-developed by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks are likely to be developed as well, based on market driven factors. Higher density housing and convenience centers are also development possibilities. The site’s new employment designation is likely a spillover from the 54.5-acre Friends University’s designation as new employment center. The site’s residential development designation appears to confirm the site’s current single-family residential development.

The “2035 Urban Growth Areas Map” identifies the site as being in the “Established Central Area.” The Established Central Area is comprised of the downtown core and the mature neighborhoods surrounding it in a roughly three mile radius. The Established Central Area is the focus area for the Wichita Urban Infill Strategy. Commercial development in the Established Central Area should be neighborhood-serving retail and office uses and high-density residential uses can be appropriate along arterial streets on small infill sites near residential uses or through conversions of residential structures if appropriate site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential are provided and the scale of the development is appropriate for its context.

The locational criteria of Employment Centers states that they should be located at the intersection of arterial streets and along highways and commercial corridors. The site is located at the interchange of the arterial Meridian Avenue and Kellogg Street/US-54 Highway, which compromises the site’s existing single-family residential development. The subject site does not require nor has direct access through residential neighborhoods.

The purpose of the LC zoning district is to accommodate retail, commercial, office and other complementary land uses including all densities of residential development. The requested LC zoning can be compatible with the new employment classification as well as the Established Central Area’s infill goal of providing neighborhood-serving retail, office uses and high-density residential uses located along arterial streets; the arterial Meridian Avenue and Kellogg Street/US-54 Highway.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the proposed zoning be **APPROVED**, subject to replatting within a year. This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the surrounding area:** The 54.5-acre U zoned Friends University campus (founded 1898) is the dominant development in the area and is located east of the MF-29 zoned subject site, across Meridian Avenue. An active railroad track runs southwest – northeast through the area and abuts the west and north sides of the site. TF-3 zoned small, one-story single-family residences and scattered duplexes (built mostly 1930-1950s) are located west and north of the site, across the railroad tracks. The subject site is separated from Friends University and the adjacent low to moderate density residential development by the active railroad tracks, the arterial Meridian Avenue and Kellogg Street/US-54 Highway.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The site’s MF-29 zoning allows the current single-family residential development by right, as well as any potential duplex, multi-family residential and some office development. The site’s location on the northwest corner of the arterial Meridian Avenue – Kellogg Street/US-54 Highway interchange makes single-family residential and duplex development less attractive, as the traffic generated by the interchange compromises the value of these types of residential development.

- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested LC zoning allows for commercial development that is more suitable for this location at the northwest corner of the arterial Meridian Avenue– Kellogg Street/US-54 Highway interchange. The existing and active railroad track running southwest – northeast through the area and abutting the west and north sides of the site separates the site from the existing low to moderate density single-family residential development located north and west of the site across the railroad tracks.
- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The “2035 Wichita Future Growth Concept Map” of the Comprehensive Plan identifies the northeast portion of the site as appropriate for “new employment” and the west portion as appropriate for “residential development.” The new employment category encompasses areas likely to be developed or re-developed by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks are likely to be developed as well, based on market driven factors. Higher density housing and convenience centers are also development possibilities. The site’s new employment designation is likely a spillover from the 54.5-acre Friends University’s designation as new employment center. The site’s residential development designation appears to confirm the site’s current single-family residential development.

The “2035 Urban Growth Areas Map” identifies the site as being in the “Established Central Area.” The Established Central Area is comprised of the downtown core and the mature neighborhoods surrounding it in a roughly three mile radius. The Established Central Area is the focus area for the Wichita Urban Infill Strategy. Commercial development in the Established Central Area should be neighborhood-serving retail and office uses and high-density residential uses can be appropriate along arterial streets on small infill sites near residential uses or through conversions of residential structures if appropriate site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential are provided and the scale of the development is appropriate for its context.

The locational criteria of Employment Centers states that they should be located at the intersection of arterial streets and along highways and commercial corridors. The site is located at the interchange of the arterial Meridian Avenue and Kellogg Street/US-54 Highway. The subject site does not require nor has direct access through residential neighborhoods. The site abuts the interchange of the arterial Meridian Avenue and Kellogg Street/US-54 Highway, which compromises the site’s existing single-family residential development by the traffic it generates.

The purpose of the LC zoning district is to accommodate retail, commercial, office and other complementary land uses including all densities of residential development. The requested LC zoning can be compatible with the new employment classification as well as the Established Central Area’s infill goal of providing neighborhood-serving retail, office uses and high-density residential uses located along arterial streets; the arterial Meridian Avenue and Kellogg Street/US-54 Highway.

Impact of the proposed development on community facilities: The site will generate more traffic onto the interchange of the arterial Meridian Avenue and Kellogg Street/US-54 Highway. The site will also require a drainage study, via a replat of the site, because of the probable increase of paving due to the possible commercial development.

BILL LONGNECKER, Planning Staff presented the Staff Report. He reported that there was additional dialogue after the Staff Report was mailed out. He said he e-mailed an updated PO as a result of that dialogue between representatives of Friends University and the applicant. He said a copy of that PO has also been provided as a handout. He said the list of prohibited uses includes uses that are not compatible such as industrial type uses, nightclubs, drinking establishments, taverns, kennels, farmers market, garden centers, etc. and other uses that would require a conditional use and public hearing. He said staff is okay with the PO.

Proposed Protective Overlay (PO) for ZON2016-00006

The following uses are prohibited: Correctional placement limited and general, recycling collection station private and public, reverse vending machine, animal care limited and general, construction sales and service, event center, farmer's market, kennel, hobby/boarding/breeding/training, marine facility recreational, nightclub, nurseries and garden centers, commercial parking, pawnshop, indoor recreation and entertainment, tavern and drinking establishment, asphalt plant limited and general, manufacturing limited, mining and quarrying, oil and gas drilling, rock crusher, solid waste incinerator, agricultural sales and service.

The purpose of the PO is to ensure compatible uses with Friends University and the area.

JIM HUDSON, PO BOX 48643, AGENT FOR THE APPLICANT said he had a short presentation that he would skip and just answer questions.

MILLER STEVENS said she always gets a little suspect when the City is part of the deal. She said quite a few residents signed off on this. She asked do they own these homes, are they being relocated and are they being compensated. She said this is a cozy residential area, what is going on.

HUDSON he said they have purchase contracts on all the residential properties and all the owners are in agreement with the sale and redevelopment of this property. He said some of the properties are rental properties and some are owner/occupied.

MILLER STEVENS asked what is going in there.

HUDSON said they are proposing a convenience store.

TODD asked for clarification as to what part of the application area was owned by the City.

HUDSON said the City owns the area behind the homes to the south.

MOTION: To approve subject to staff recommendation with the PO.

TODD moved, **DAILEY** seconded the motion, and it carried (8-0).

7. **Case No.: CUP2016-00002** - Tipperary Group, LLC (Owner) and Stutzman Greenhouse, c/o Ron Peters (Lessee) request a City CUP Amendment to DP-111 Parcel 1 to permit Nursery and Garden center in LC Limited Commercial zoning on property described as:

The South 425 feet of the East 465 feet of Lot 2, Block 1, Mediterranean Plaza Commercial Second Addition, Wichita, Sedgwick County, Kansas.

BACKGROUND: The applicant is requesting DP-111 Mediterranean Park Commercial Community Unit Plan Amendment #7 to add a seasonal nursery and garden center to Parcel 1 on property zoned LC Limited Commercial ("LC"). The garden center site would be situated within the parking lot of Parcel 1, located on the east side of North Rock Road approximately 730 feet north of East 29st Street North.

A nursery and garden center is permitted in LC if it can comply with the outdoor storage and display requirements of the Unified Zoning Code ("UZC") Article III, Section III-B.14.e(2) and (3); otherwise a nursery and garden center must be approved as a Conditional Use or CUP amendment.

The nursery and garden center would be in operation from April 1 to October 30 of each year. Daily operations would be 8:00 A.M. to 7:00 P.M., or dusk, seven days a week. The footprint of the nursery and garden center display area would be 80 feet by 60 feet, or 4,800 square feet and would be located within the main parking lot closest to North Rock Road, just west of the Northrock Lanes building. A storage barn (12 feet by 32 feet) and a shade structure (80 feet by 60 feet) are shown on the site plan, with the balance of the area to be merchandise display. The applicant has indicated that they have deliveries via a box truck twice a week and that the deliveries take approximately 45 minutes. Any excess pallets or materials will be taken off the site by the box truck making deliveries. No trucks will be parked onsite overnight. Concrete blocks with landscape timbers, metal tables and some pallets set up on concrete blocks will be used for the display (display tables) of merchandise for sale. Merchandise will include plants, compost, mulch potting soil, spray wands, small hand gardening tools. The display tables will be left up overnight. Restroom facilities are available inside a nearby retail facility. The site plan shows no lights and none should be required as the applicant's proposed hours are daylight hours. The applicant has not requested signage, although it can be expected that they will want some type of temporary signage; signage will be per the Wichita Sign Code.

The garden center would increase the total required parking spaces by 4 spaces, and will be temporarily removing 34 spaces. The parcel contains 378 total spaces. According to GIS, the lot contains approximately 198,000 square feet and an existing 52,000 square foot entertainment use on the lot. The parking requirement for the existing bowling alley is 192 spaces (4 spaces per lane (48 lanes)). The availability of 378 total spaces is more than enough for the current use and the proposed additional seasonal garden center.

Surrounding development, north, south and west of the subject site is zoned LC Limited Commercial ("LC") and developed with retail and general office uses to the north, restaurants to the west and Wal-Mart to the south. Development to the east is zoned GC General Commercial and is developed vacant a theater complex.

CASE HISTORY: The property is platted as South 425 Feet, East 465 Feet, Lot 2; Block 1, Mediterranean Plaza Commercial 2nd Addition, recorded September 27, 1988, and the CUP was originally approved November 3, 1981. It has been amended several times. The most recent amendment (Amendment #6) was approved April 24, 2008, and there has been a number of adjustments on the CUP, the most recent being on October 3, 2007. None of these amendments or adjustments affect this case.

ADJACENT ZONING AND LAND USE:

NORTH:	LC	Retail/General Office
SOUTH:	LC	Wal-Mart
EAST:	GC	Vacant Commercial Structure
WEST:	LC	Restaurants (Fast Food/Sit-down)

PUBLIC SERVICES: The property has direct access to North Rock Road, a four-lane principal arterial street with right/left-turn center lane. A full movement access drive is located onto North Rock Road. Traffic counts in 2015 averaged 24,000 vehicles per day.

CONFORMANCE TO PLANS/POLICIES: The 2035 Wichita Future Growth Concept Map of the Community Investments Plan identifies this site as appropriate for commercial types of uses. This identification encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality.

The Locational Guidelines of the Community Investments Plan indicates that primary outdoor sales uses should be located along highway corridors or in areas where the uses have already been established and support expansion of existing uses to adjacent areas.

RECOMMENDATION: Based on the information provided prior to the public hearing, staff recommends the request for Amendment #7 to DP-111 be APPROVED subject to the following conditions:

1. A seasonal nursery and garden center shall be permitted by this amendment in Parcel 1. The CUP document shall be revised to add the Unified Zoning Code (UZC) requirements for the nursery and garden center.
2. The applicant shall submit a revised site plan for the seasonal nursery and garden center that complies with these conditions of approval. The site plan and any attachments shall be reviewed and approved by the Planning Department prior to issuance of any temporary building permit for this use. The site plan shall be oriented to direct traffic and parking patterns away from interference with the main circulation aisles within Parcel 1.
3. The seasonal nursery and garden center shall be located in temporary structures accompanied by outdoor display space as shown on the approved site plan and attachments compliant with these conditions.
4. Operation of the seasonal nursery and garden center shall be April through October, 8AM – 7PM/dusk, Monday – Sunday. There will be a week allowed before and after this period of operation for erecting and removing the temporary structures.
5. All outdoor work and storage areas, such as areas storing empty carts or containers, shall be screened from ground level view by approved screening materials, in conformance to Article IV, Section IV-B of the UZC.

6. No outdoor lighting shall be added. No generators shall be used to provide power to the site. No outdoor speakers or amplifiers shall be allowed. Water shall be supplied from an approved water supply.
7. Restroom facilities for employees must be provided and may be provided by agreement with a permanent use in the center upon approval of the Director of the MABCD. No portable-potties are allowed.
8. No temporary buildings shall be located within any setbacks or easements.
9. Permitted merchandise for sale shall be plants, plant materials, gardening supplies (including sacked fertilizer and sacked mulch), pottery for plants and gardening tools, limited to non-motorized hand tools.
10. The use shall be operated in conformance with all requirements of Article III, Section III-D.6.z of the UZC for a nursery and garden center on property zoned LC and with all requirements of Article III, Section III-B.14.e of the UZC pertaining to outdoor display and outdoor storage in LC unless specifically modified herein.
11. Signage shall be per the Wichita Sign Code.
12. A change in the location, within Parcel 1, in subsequent years may be considered as an Administrative Adjustment.
13. Prior to utilization of the nursery and garden center use, the operator (owner or lessee who seeks the temporary building permit) shall annually submit a report to the Zoning Enforcement Division of MABCD that demonstrates compliance with the approved site plan (See Exhibits) and conditions specified herein.
14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
15. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
16. The applicant shall submit four revised copies of the CUP and the site plan for the seasonal nursery and garden center to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Surrounding development, north, south and west of the subject site is zoned LC Limited Commercial ("LC") and developed with retail and general office uses to the north, restaurants to the west and Wal-Mart to the south. Development to the east is zoned GC General Commercial and is developed vacant a theater complex.
2. The suitability of the subject property for the uses to which it has been restricted: The subject property could continue to operate with the current requirements of the CUP.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The main impact would be to reduce the amount of parking available to other businesses within the center, particularly during peak garden center business times in late April and early May. The other impacts would be conflicts with traffic circulation within the center, which will be mitigated by having the entrances to the garden center away from main circulation aisles.
4. Length of time the subject property has remained vacant as zoned: The site is not vacant, rather this is a request to intensify and diversify the types of retail uses.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The 2035 Wichita Future Growth Concept Map of the Community Investments Plan identifies this site as appropriate for commercial types of uses. This identification encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. The Locational Guidelines of the Community Investment Plan indicates that primary outdoor sales uses should be located along highway corridors or in areas where the uses have already been established and support expansion of existing uses to adjacent areas.
6. Impact of the proposed development on community facilities: Addition of the garden center should attract more retail traffic during the seasonal sales times, which would increase the volume of traffic on North Rock Road and 29st Street North slightly.

DERRICK SLOCUM, Planning Staff presented the Staff Report.

RICHARDSON said he thought two different people on staff handled this case and #9. CON2016-0003 which were both for seasonal nurseries and garden centers. He said the amendment to the CUP has a lot of restrictions about hours and other items that are not on the conditional use. He asked what was the difference.

SLOCUM indicated that he handled both cases. He said with the CUP they are adding an additional use, so he had to list all the other restrictions included in the CUP document. He said the other case is for a conditional use so they are not adding conditions into a document. He said the conditional use is a standalone use, whereas the UZC lays out a number of restrictions required for CUP's.

RICHARDSON asked how that compares to restrictions put in the CUP such as no outdoor lighting, not outdoor restrooms, etc.

SLOCUM said the CUP is more restrictive than the conditional use. He said he listed what is allowed per the UZC.

MOTION: To approve subject to staff recommendation.

MILLER STEVENS moved, **TODD** seconded the motion, and it carried (8-0).

8. **Case No.: CON2016-00001** - Kevin and Krystal Klein, Stuhlsatz Revocable Trust (Owners) and Nextera Energy, c/o Sam Massey (Agent) request a County Conditional Use for a Utility, Major in RR Rural Residential zoning on property described as:

Kevin and Krystal Klein, Stuhlsatz Revocable Trust (owners); Nextera Energy, c/o Sam Massey (agent)

BACKGROUND: The applicants request a Conditional Use for an electric substation on the undeveloped RR Rural Residential (RR) zoned site, see the attached site plans submitted by the applicant. The Unified Zoning Code's (UZC) definition of a "utility, major" includes electrical substations; UZC, Article II., Section II-B.13.i. The UZC permits a utility, major in the RR district only with Conditional Use approval. The unplatted site is located north of West 13th Street North and ¼-mile west of North 279th Street West.

The agent for the applicants indicates that the site will provide "gen-tie line connecting wind generation projects to the electrical transmission system." Elevated electric transmission lines on poles exist on the site, extending northeast and south of the site. The County Tax Assessor lists the current land use of the site as agriculture. All surrounding property is also zoned RR and used for agriculture. Three residences are within ¼ mile of the site. The nearest residence is over 900 feet south of the site; the residence has a tree row between it and the site.

The site plan shows the electrical substation located within in a 700-foot by 800-foot area enclosed by an eight-foot tall chain-link fence with a three-strand, angled, barbed wire top. The site plan shows one small building with a 16-foot height. The applicant indicates that evergreen trees will be planted around the site at 8-foot intervals. The site plan indicates a 20-foot setback located parallel to the east and west property lines, a 25-foot setback located parallel to the south property line and a 30-foot setback located parallel to the north property line. These setbacks reflect the minimum RR zoning district's setbacks. The applicant filed a one-lot plat for the subject property and property connecting the site to 13th Street North (SUB2016-04).

CASE HISTORY: RR zoning was established with county-wide zoning in 1985; R Rural Residential (R) became RR Rural Residential in 1996 with the adoption of the UZC.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agricultural fields
SOUTH:	RR	Single-family residences, agricultural fields,
EAST:	RR	Agricultural fields
WEST:RR		Agricultural fields

PUBLIC SERVICES: Access to the site is via West 13th Street North, an unpaved section line road at this location. Traffic to and from the site will be minimal. The site is not served by public water or sewer.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as "Rural." This category encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the Conditional Use be APPROVED, subject to platting within one year and the following conditions:

1. The site shall be developed, maintained and operated in substantial compliance with the approved site plan and landscape plan, and in compliance with all applicable laws and regulations.
2. A Site plan and landscape plan shall be submitted to staff within 60 days of final Conditional Use approval or the request shall be considered denied and closed.
3. Lighting shall be no taller than 12 feet and shall be directed away all residential uses and zoning.
4. 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.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** All surrounding property is zoned RR and used for agriculture. Three residences are within ¼ mile of the site. The nearest residence is over 900 feet south of the site; the residence has a tree row between it and the site.
2. **The suitability of the subject property for the uses to which it has been restricted:** The electric substation site is zoned RR. The RR zoning district supports agricultural activity, as demonstrated in the agricultural use of the site and on surrounding property. The RR district maintains a low density development pattern with a two-acre minimum lot size for residential development.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The electrical substation will be a visual change to the area; this visual change will be buffered from surrounding properties with open space and proposed landscaping. The proposed substation will generate less traffic than the single-family residences in the area and possibly the agricultural uses in the area, minimizing the impact on 13th Street North.
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 will enhance the ability to provide electricity to the region. Denial would presumably be an economic loss to the applicant and cause the utility a delay in developing the infrastructure necessary to meet future demand.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as “Rural.” This category encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area.

6. **Impact of the proposed development on community facilities:** The proposed facility should have a minimal impact on existing community facilities, and will improve the ability to provide power to the region.

JESS MCNEELY, Planning Staff presented the Staff Report.

RICHARDSON asked about the legal description. He said the Subdivision Committee heard a one-step final plat that did not have the same dimensions as this. He said he didn't see any dimensions or legal description of what they are being asked to approve. He also asked what Buffalo Flats referred to since that was not the name of the plat. He said maybe it is the name of the substation.

MCNEELY said the legal description submitted to staff creates this 1/8 section application area, highlighted on the map. He said the plat includes property to the south for access. He said the conditional use for the utility has to stay within the highlighted area and that does not include the access area.

SAM MASSEY, AGENT FOR OWNER NEXTRA RESOURCES said they are in agreement with staff comments. He said they have employed a local landscape architect and the plan will be in compliance with local regulations.

RICHARDSON asked if Buffalo Flat is part of the internal nomenclature.

MASSEY indicated that will be the name of the substation itself.

MOTION: To approve subject to staff recommendation.

DENNIS moved, RICHARDSON seconded the motion, and it carried (7-1). FOSTER – Abstained.

9. **Case No.: CON2016-00003** - Dan Copps, GIMJ, LLC (Owner) and Stutzman Greenhouse, Inc. (Applicant/Agent) request a City Conditional Use for a seasonal nursery on LC Limited Commercial zoned property on property described as:

Lot 2, Block 2, Second Addition to Queen's Lake, Wichita, Sedgwick County, Kansas.

BACKGROUND: The applicant is seeking a Conditional Use for a seasonal nursery and garden center on 1.03 acres of platted LC Limited Commercial ("LC") zoned land located northeast of North Silver Springs Boulevard and West Central Avenue (6820 West Central Avenue). The site contains an approximately 12,200 square-foot vacant commercial building, formerly used as a restaurant, with 199 on-site parking spaces. The property has two driveways off of North Silver Springs Boulevard and one driveway off West Central Avenue. The property has nearly 257 feet of frontage along West Central Avenue, and the plat shows a 50-foot building setback located along West Central Avenue.

Stutzman Greenhouse, Inc. proposes to install a 60-foot by 120-foot shade house, with additional area around the shade house for additional display, the total area being 75-feet by 145- feet in the existing parking lot located just south and east of the site's commercial building. The sales and display area will occupy approximately 10,875 square feet, and the display area will take up 51 of the site's 199 parking spaces which results in 148 remaining off-street parking spaces. The nursery and garden center is proposed to be in operation from April to the end of October. The applicant hopes to uses the site on seasonal basis for as long as the property owner permits. (See the attached site plan.)

The "Wichita-Sedgwick County Unified Zoning Code" (UZC) permits "nurseries and garden centers" in the LC district by right provided the use complies with the development standards contained in Article III, Section III-D. 6.z, including the outdoor display and storage limitations of the LC district found at Article III, Section III-B.14.e(2). Merchandise that is for sale within a building may be displayed in areas immediately contiguous to and within 10 feet of the building, subject to the following standards (in part):

- (a) No portion of the display area shall be on publicly owned property unless the applicant shall have obtained appropriate approval for such use from the governing body.
- (b) No required off-street parking space or loading space shall be utilized for display.
- (c) No food or drink shall be displayed outside the building except in accordance with standards and prior written approval of Environmental Health.
- (d) These provisions shall in no way be deemed to authorize the outdoor display of motor vehicles, rental trailers, rental equipment, used furniture, used appliances, used plumbing, used housewares, used building materials or similar items, except as such may otherwise be authorized under an appropriate section of the Code.

A "nursery and garden center" that does not comply with the Code's development standards may be permitted by "conditional use" subject to the development standards contained in Article III, Section III-D. 6.z, which reads in part:

- (1) The property shall be contiguous to an arterial street or expressway or be located within a portion of the LC district or a more intense use district that is contiguous to such a street.
- (2) Screening shall be provided as deemed appropriate and necessary to provide protection to adjacent properties; however, under no circumstance shall the screening be less than that required by Sec. IV-D of the UZC or that required by an approved development plan.
- (3) Display and storage of merchandise, nursery stock, landscaping materials and equipment must be within an enclosed building; within an area enclosed by screening fence deemed necessary for the protection of adjacent properties; or be displayed in areas immediately contiguous to the buildings, provided any display or storage shall not be located within 25 feet of public right-of-way and shall not occupy required off-street parking spaces.
- (4) All lights shall be shielded to reflect or direct light away from adjacent properties. No string-type lighting shall be permitted.
- (5) No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
- (6) Any repair or servicing of vehicles or equipment shall only be permitted within an enclosed building.

- (7) A site plan showing all structures, all ingress, egress, off-street parking, off-street loading space, on-site circulation, storage and display areas shall be submitted with the application.
- (8) Areas for the growing of plants and nursery stock may be permitted in greenhouses or in open areas as designated by the applicant and approved by the Planning Commission.
- (9) Any vehicle used in conjunction with the business may be stored within the main structure, an enclosed garage, or when approved by the Planning Commission as to adequate screening material and location, within an enclosed compound on the property.
- (10) The Planning Commission may, in the process of the conditional use request, determine the number of parking spaces and loading spaces required for the use.
- (11) The Planning Commission may establish other conditions deemed necessary for the protection of adjacent property and may also require periodic reporting of compliance with all conditions of approval.

Land located south, east and west of the application area is zoned LC and developed with a variety of non-residential uses, such as: office, restaurant, retail, bank and strip/mini mall. Property north of the site is zoned MF-29 Multi-family Residential ("MF-29") covered by CUP DP-26 and is developed with a large apartment complex.

CASE HISTORY: The application area is Lot 3, Block 2, 2nd Addition to Queen's Lake that was recorded in 1981.

ADJACENT ZONING AND LAND USE:

North: MF-29	Apartment Complex
South: LC	Strip Mall
East: LC	Restaurant
West: LC	Bank

PUBLIC SERVICES: The site is served, or can be served, by all normally supplied municipal services. West Central Avenue is a four-lane arterial with additional right-turn and left-turn lanes that carries an average daily traffic volume in excess of 30,000 vehicles.

CONFORMANCE TO PLANS/POLICIES: The 2035 Wichita Future Growth Concept Map of the Community Investments Plan identifies this site as appropriate for commercial types of uses. This identification encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality.

The Locational Guidelines of the Community Investments Plan indicates that primary outdoor sales uses should be located along highway corridors or in areas where the uses have already been established and support expansion of existing uses to adjacent areas.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended the application be approved subject to the following conditions:

- A. The conditional use permits a "nursery and garden center" developed in substantial conformance with the approved site plan. The conditional use does not prohibit uses permitted by-right in the LC zoning district.

- B. The “nursery and garden center” shall be constructed, maintained and operated in general conformance with the approved site plan and in conformance with applicable local, state or federal regulations or codes, including but not limited to zoning, building, fire, health, unless specifically modified by this conditional use or subsequent adjustments or amendments.
- C. The conditional use permitting the “nursery and garden center” shall be effective so long as the building located on the site is vacant or is used in association with a nursery or garden center or can provide the minimum required off-street parking spaces required for all the uses located on the property.
- D. 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.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The property surrounding the application area is predominantly zoned LC and developed with office, retail and commercial uses, with a MF-29 zoned apartment complex north of the subject site. West Central Avenue is a major transportation artery that carries in excess of 30,000 vehicles on an average daily basis. West Central Avenue, between Ridge Road and I-235 is lined with nonresidential uses.
2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned LC which permits a wide range of residential, office and retail commercial uses, which should make it attractive for a wide range of uses. The site is developed with a vacant commercial building and associated parking.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request should not detrimentally impact nearby properties. The conditions of approval should address any anticipated detrimental impacts generated by the site.
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 would add another “nursery and garden center” to the community’s horticultural offerings. Denial would presumably be an economic loss to the property owner.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The 2035 Wichita Future Growth Concept Map of the Community Investments Plan identifies this site as appropriate for commercial types of uses. This identification encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. The Locational Guidelines of the Community Investments Plan indicates that primary outdoor sales uses should be located along highway corridors or in areas where the uses have already been established and support expansion of existing uses to adjacent areas.
6. Impact of the proposed development on community facilities: None identified.

DERRICK SLOCUM, Planning Staff presented the Staff Report.

MOTION: To approve subject to staff recommendation.

MILLER STEVENS moved, **TODD** seconded the motion, and it carried (8-0).

DIRECTOR MILLER said at the next meeting he would be bringing a proposed change for the Commissions consideration to Policy #5 on the platting requirement of within one year of zoning to eliminating the requirement entirely.

The Metropolitan Area Planning Commission adjourned at 3:12 p.m.

State of Kansas)
Sedgwick County) ^{ss}

I, W. Dale Miller, Secretary of the Wichita-Sedgwick County Metropolitan Area Planning Commission, do hereby certify that the foregoing copy of the minutes of the meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission, held on _____, is a true and correct copy of the minutes officially approved by such Commission.

Given under my hand and official seal this _____ day of _____, 2016.

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

(SEAL)

SUB2016-00007 – Plat of M A A 2ND ADDITION
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NOTE: This is a replat of the M A A Addition which includes the vacation of Santa Fe Avenue.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requests the applicant extend sewer (laterals) to serve all lots, and extend water (distribution) to serve all lots.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- C. City Stormwater Management has approved the drainage plan.
- D. Traffic Engineering has approved the complete access control along Broadway.
- E. The Applicant shall guarantee the paving of the proposed streets.
- F. This property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.
- G. 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.
- H. The depiction of the overlap of the drainage and utility easements between Lots 1 and 2 needs to be corrected.
- I. County Surveying advises the distance of 18.84 feet along the southerly line of Lot 2, Block A needs verified.
- J. The Register of Deeds Certificate shall include Judy J. Paget as Deputy.
- K. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- L. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- M. The plat'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.
- N. 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.)

SUB2016-00007 – Plat of M A A 2ND ADDITION
April 7, 2016 - Page 3

- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- U. 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).

STAFF REPORT

CASE NUMBER: VAC2016-00003 - Request to vacate a portion of a platted drainage easement

OWNER/AGENT: Jorge Pinedo & Irma Cabrera (owner)

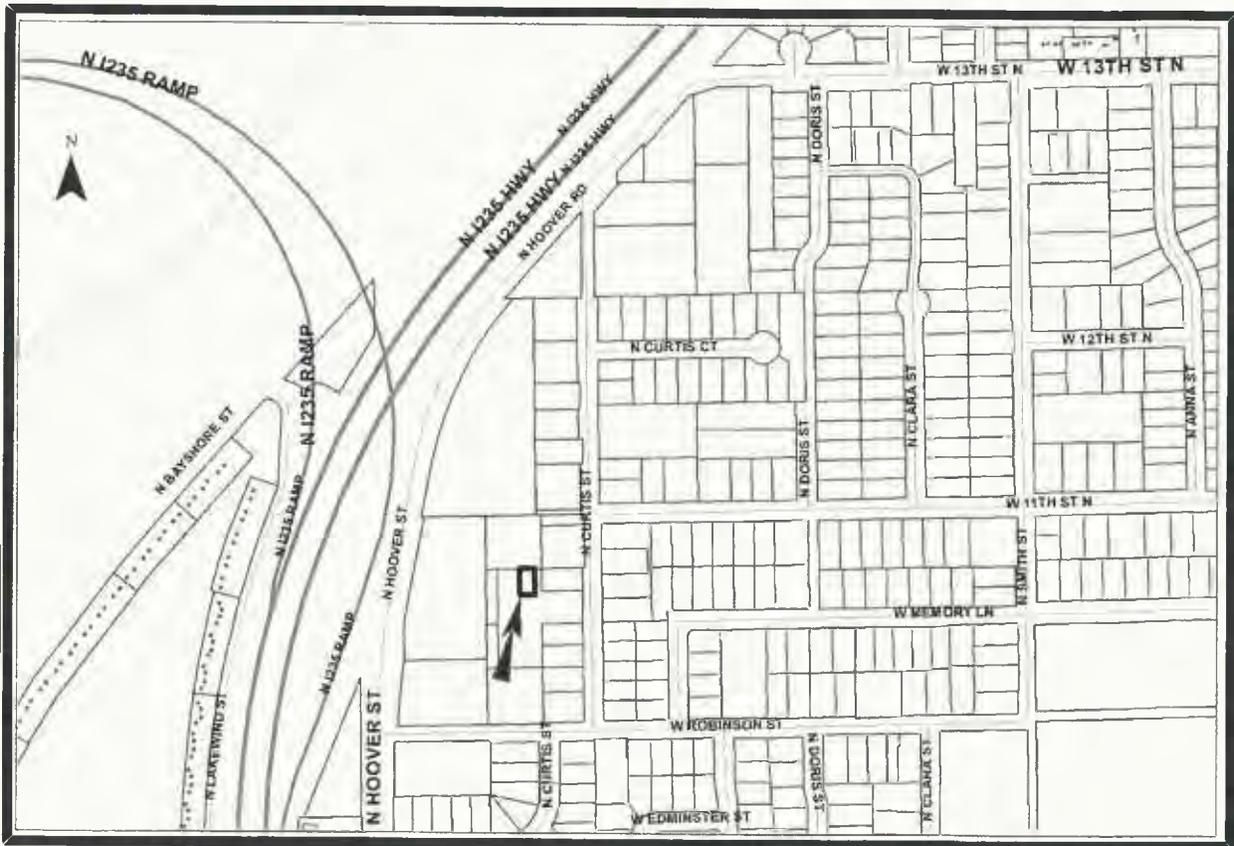
LEGAL DESCRIPTION: Generally described as vacating a northeast portion of the 115-foot wide by 333-foot long platted drainage easement located on the west portion of Lot 2, Steve Kelly 4th Addition, Wichita, Sedgwick County, Kansas

LOCATION: Generally located south of West 13th Street North, east of North Hoover Road and southwest of 11th and Curtis Streets (WCC II)

REASON FOR REQUEST: Build a garage

CURRENT ZONING: The site and all abutting and the adjacent properties are zoned SF-5 Single-Family Residential.

VICINITY MAP:



The applicant is requested the vacation of a northeast portion of the 115-foot wide by 333-foot long platted drainage easement located on the west portion of Lot 2, Steve Kelly 4th Addition. The subject easement is essentially an unbuildable portion of Lot 2's back yard and occupies approximately 75 per-cent of Lot 2. An east-west platted 30-foot wide drainage-utility easement is located on the south side of the east portion of Lot 2 and connects the subject easement with the Curtis Street right-of-way. There is an open concrete drainage channel built within this easement from Curtis Street to the subject easement. Drainage from Curtis Street flows through the platted 30-foot wide drainage-utility easement into the subject easement, which is a natural low area that also receives drainage from the abutting north property. Stormwater has shown an area within the northeast portion of the subject easement that can be vacated and built on, which requires a survey of the site for review and approval by Stormwater. The site is located in an area of reduced flood risk due to levee.

There is a platted 20-foot wide by 333-foot long utility easement located between the buildable east portion of the subject lot and the subject easement. A sewer line and manholes are located in this 20-foot wide platted utility easement. The 20-foot wide platted utility easement will remain in effect and cannot be built on. Westar has no objection to this request condition, as conditions 3, 4 and 5 will cover Westar. Becky Thompson is the Construction Services Representative for this area and can be reached at 261-6320. The Steve Kelly 4th Addition was recorded September 2, 1994.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, 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 drainage easement.

- 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 February 25, 2016, 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 portion of the platted drainage easement 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 a survey showing the area where the proposed garage and access will be built for review and approval by Stormwater. The approved survey will be an exhibit that will be recorded with the Vacation Order at the Sedgwick County Register of Deeds and must be provided to Planning prior to VAC2016-00003 proceeds to City Council for final action.
- (2) Provide a legal description of the vacated portion of the platted drainage and easement on a Word document via E-mail for the Vacation Order. This must be provided prior to VAC2016-00003 proceeds to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.

- (3) As needed provide easements for utilities. As needed provide letters from franchised utility representatives stating that there utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (4) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (5) All improvements shall be according to City Standards and at the applicants' expense.
- (6) 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 a survey showing the area where the proposed garage and access will built for review and approval by Stormwater. The approved survey will be an exhibit that will be recorded with the Vacation Order at the Sedgwick County Register of Deeds and must be provided to Planning prior to VAC2016-00003 proceeds to City Council for final action.
- (2) Provide a legal description of the vacated portion of the platted drainage and easement on a Word document via E-mail for the Vacation Order. This must be provided prior to VAC2016-00003 proceeds to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) As needed provide easements for utilities. As needed provide letters from franchised utility representatives stating that there utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (4) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (5) All improvements shall be according to City Standards and at the applicants' expense.
- (6) 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.

1137 N Curtis drainage easement



Legend

- Parcels
- Base Flood Elevations
- 1Ft Index Contours
- 1Ft Intermediate Contours
- 2Ft Index Contours
- 2Ft Intermediate Contours
- Drainage Catchments
- Sewer Manholes
- Sewer Mains
- Storm Structures
- Manhole
- Inlet
- Outfall
- BMP
- Other
- Storm Headwalls
- Storm Conduit



1: 1,542

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS The Beghman Company, P.A., Surveyors in
Sedgwick County) Kansas do hereby certify that we have surveyed
and plotted the lots and a street in the above described
Addition, Wichita, Sedgwick County, Kansas. The utility easement
of the property surveyed, described as and being a replat of the South
150 feet of the East 200 feet of Lot 11, together with the North 150 feet
East 200 feet of Lot 12, R.R. Morris Tract, Sedgwick County,
Kansas.

Plat being submitted to the WPA of Sec. 14, Twp. 27-S,
R-1-E of the 6th P.M., Sedgwick County, Kansas.
Beghman Company, P.A.



Surveyor
Company P. A. Stevens

Many of the lots by these owners that we
the undersigned, have caused the land in the surveys
to be platted into lots and a street to be known as "STEVIE KELLEY 4TH
ADDITION", Wichita, Sedgwick County, Kansas. The utility easement
of the property surveyed, described as and being a replat of the South
150 feet of the East 200 feet of Lot 11, together with the North 150 feet
East 200 feet of Lot 12, R.R. Morris Tract, Sedgwick County,
Kansas. The change and utility easement
is hereby granted for drainage purposes. The change and utility easement
is hereby granted for drainage purposes and for the
construction and maintenance of all public utilities. The street is
hereby dedicated to and for the use of the public.

Stephen R. Kelley
Stephen R. Kelley

#1406883

State of Kansas) SS The foregoing instrument acknowledged to
me this 20th day of April, 1984, by Stephen R. Kelley
and Etta V. Kelley, husband and wife.

Norman E. Shroy
Notary Public

My Exp. 2-3-85

20-00
db

This plat of "STEVIE KELLEY 4TH ADDITION",
Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission on this 20th day of April, 1984.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Mayor S. Hest

Secretary
Henry S. Hest

SCALE:
1" = 20'

- - 1/2" IRON PIN
- - 1/4" IRON PIN
- - 1/4" IRON PIN
- - 1/4" IRON PIN

- (S) - SURVEY
- (P) - PLAT
- (R) - 200' - DIMENSION LESS DIMENSION

This plat approved and all indications
shown herein accepted by the City Council of the City of Wichita,
Kansas this 20th day of April, 1984.



Mayor
Etta V. Kelley

City Clerk
Phyllis E. Dierker-Spoon

Entered on transfer record this 20th day
of September, 1984.

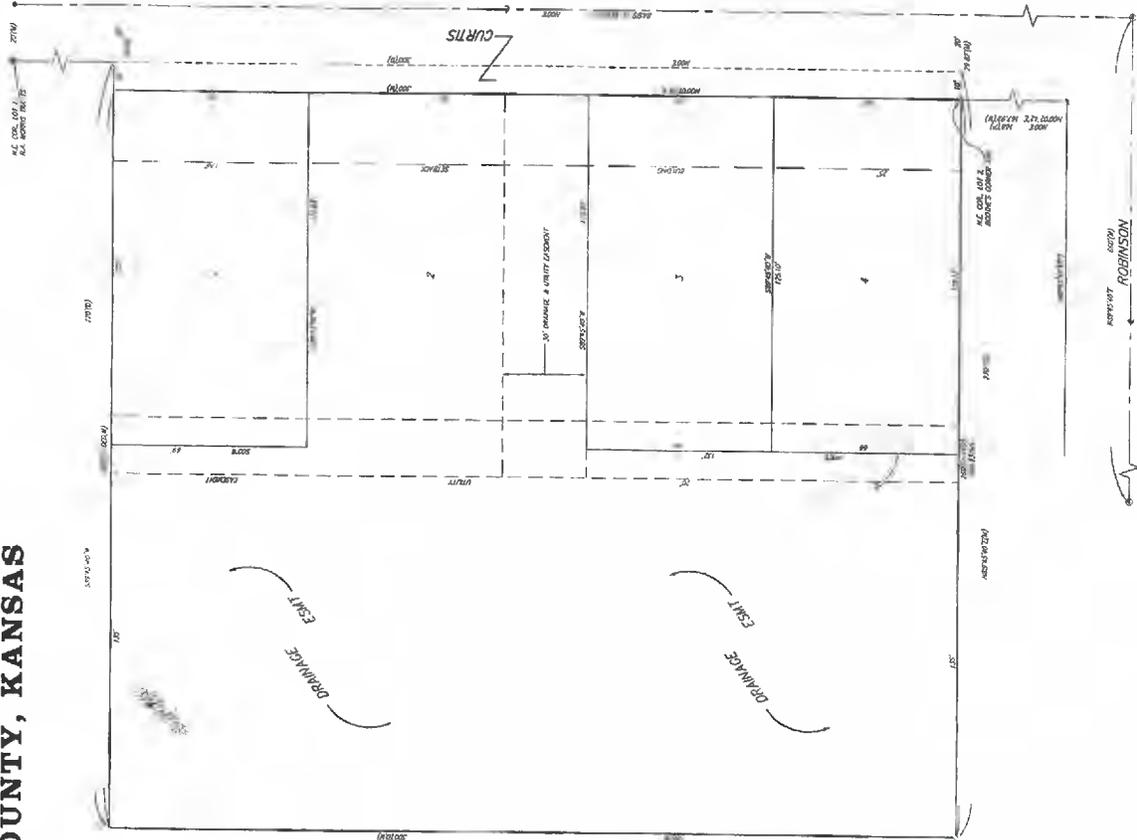


County Clerk
Phyllis E. Dierker-Spoon

State of Kansas) SS This is to certify that this plat has been
submitted to the office of the Register of Deeds, this 20th day
of SEPTEMBER, 1984, at 10:20 a.m., and is duly recorded.

Register of Deeds
Ed Hest

Ed Hest



PC 47-5

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Inches

This digital plat record accurately represents the original plat. The original plat is on file in the County Register of Deeds, Sedgwick County, Kansas. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds
Digitized under the supervision of Register of Deeds

Longnecker, William

From: Hickle, Joseph
Sent: Monday, February 01, 2016 12:10 PM
To: jorgeirmaep@aol.com
Cc: Longnecker, William
Subject: 1137 N Curtis drainage easement
Attachments: 1137 N Curtis drainage easement.pdf

Jorge

The drainage easement on the rear of your property is because here is a natural low area there that receives surface runoff from the street to the east and the rear lots adjacent to you. The drainage easement south of your house flows into the drainage easement in the rear to the west.

Where I show a red rectangle is a probable area could might consider your building. The city could allow the building within the broad drainage easement on your property in this area only.

The yellow lines on the map show the elevation of the ground and where water flows from high numbers to lower numbers.

Be aware of the green sanitary sewer line.

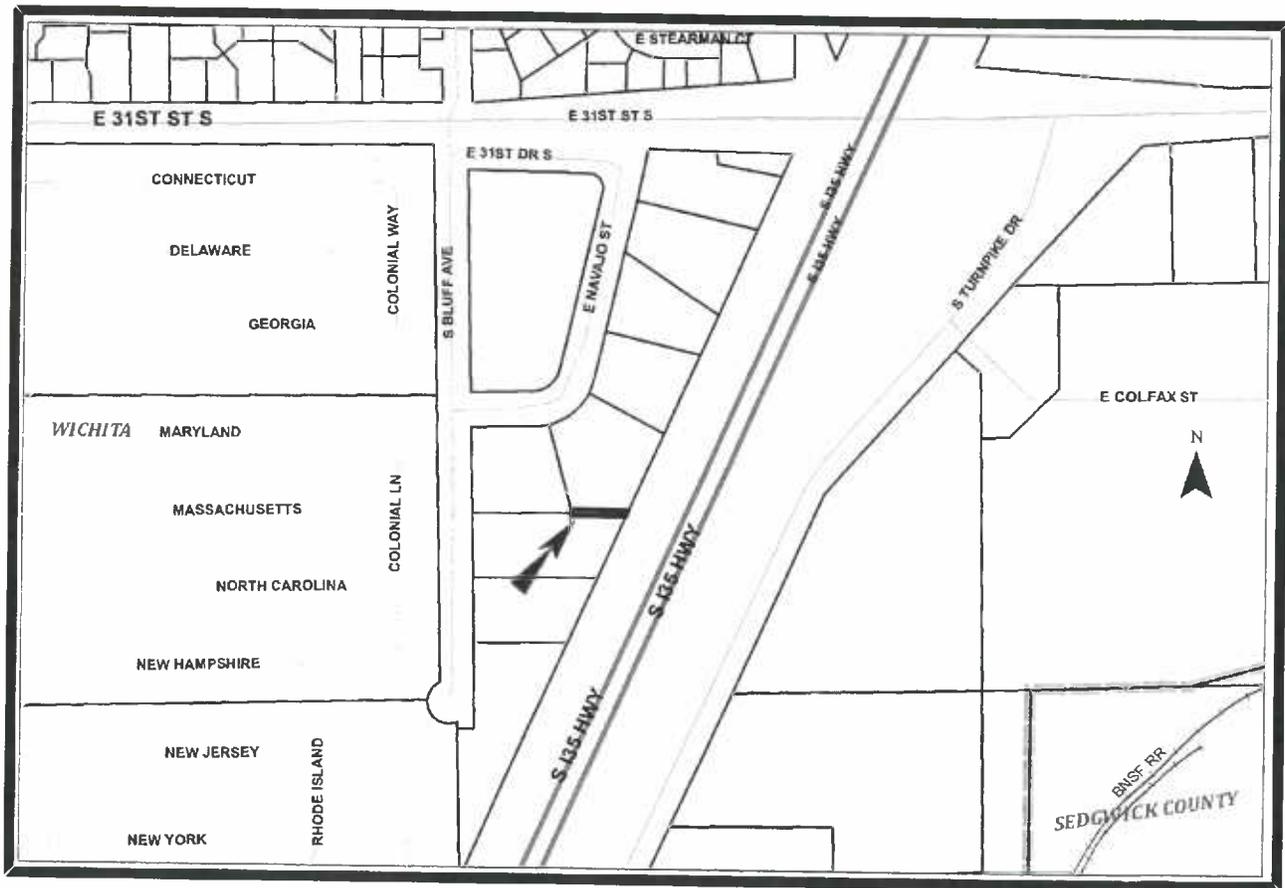
Keeping the building where I show it preserves a water flow path from the rear yard of your neighbor at 1145 flowing to the low spot.

I suspect the area has been reserved as a drainage easement since it is naturally low and receives runoff from the surrounding neighborhood.

Joe

STAFF REPORT

- CASE NUMBER:** VAC2016-00007 - Request to vacate a portion of a platted drainage easement
- OWNER/AGENT:** Julius Properties, L.P., c/o Brad Julius (owner) Stinson Leonard Street, LLP, c/o Steve Vetter (agent)
- LEGAL DESCRIPTION:** Generally described as vacating the east 127 feet of the 16-foot wide platted utility easement located on both sides of the common lot line of Lots 5 & 7, Block 2, McCarty 2nd Addition, Wichita, Sedgwick County, Kansas
- LOCATION:** Generally located west of I-35 and southeast of the 31st Street South and Navajo Street intersection (WCC III)
- REASON FOR REQUEST:** Appears to have no utilities located in it
- CURRENT ZONING:** The site, all abutting and adjacent properties are zoned LI Limited Industrial.
- VICINITY MAP:**



The applicant is requested the vacation of the east 127 feet of the 16-foot wide platted utility easement located on both sides of the common lot line of Lots 5 & 7, Block 2, McCarty 2nd Addition. The west portion of the subject easement was vacated November 12, 1986; V-0747, Film 847, Page 506. There are no public utilities located within the subject easement. Westar has no objection to this request condition, as conditions 2, 3 and 4 will cover Westar. LaDonna Vanderford is the contact for this area and can be reached at 261-6490. The McCarty 2nd Addition was recorded December 16, 1964.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, 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 utility easement.

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 March 17, 2016, 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 portion of the platted utility easement 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 a legal description of the vacated portion of the platted utility easement on a Word document via E-mail for the Vacation Order. This must be provided prior to VAC2016-00007 proceeds to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) As needed provide easements for utilities. As needed provide letters from franchised utility representatives stating that their utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (3) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) 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 a legal description of the vacated portion of the platted utility easement on a Word document via E-mail for the Vacation Order. This must be provided prior to VAC2016-00007 proceeds to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) As needed provide easements for utilities. As needed provide letters from franchised utility representatives stating that their utilities are protected by the appropriate easements. These must be provided to Planning prior to the case going to the City Council for final action.
- (3) Provide utilities with any needed project plans for the relocation of utilities for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to the case going to the City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants’ expense.
- (5) 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.

VAC2016-07

FILE NO 847 PAGE 506

BEFORE THE BOARD OF CITY COMMISSIONERS
OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE VACATION OF STREET RIGHT-
OF-WAY, BUILDING SETBACKS AND UTILITY EASEMENT.

GENERALLY LOCATED ON THE EAST SIDE OF BLUFF,
BETWEEN NAVAJO LANE AND THE KANSAS TURNPIKE,
(V-0747)

Approved by Board of Commissioners
this NOV 18 1986

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 12th day of November, 1986, comes on for hearing the
petition for vacation filed by Bradford Real Estate Corporation, praying for the
vacation of the following described street right-of-way, building setback and utility
easements, to-wit:

STREET RIGHT-OF-WAY

The east half of Bluff Avenue from a point 200 feet south of
the northeast corner of Lot 9, McCarty 2nd Addition, Wichita,
Kansas, to the northerly line of the Kansas Turnpike
right-of-way.

FILED FOR RECORD AT
7:00 PM

NOV 20 1986
8 46509

BUILDING SETBACKS

The platted building setback from Navajo Lane and Bluff
Avenue on Lots 6, 7, 8 and 9, Block 2, McCarty 2nd Addition,
Wichita, Kansas.

PAT KETTLER
REGISTER OF DEEDS

UTILITY EASEMENT

The east-west 16-foot utility easement centered on the common
lot line between Lots 6 and 7, Block 2, McCarty 2nd Addition,
Wichita, Kansas. (V-0747)

Ed Reed
Deputy

The City Commission, after being duly and fully informed as to fully
understand the true nature of this petition and the propriety of granting the same,
makes the following findings:

1. That due and legal notice has been given by publication as required by
law, by publication in the Daily Record of notice of this vacation proceeding for
consecutive weeks on OCT 29 & NOV 5, 1986.
2. No private rights will be injured or endangered by the vacation of the
above-described street right-of-way, building setbacks and utility easement, and the
public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner(s) the prayer of the petition ought to be
granted.
4. No written objection to said vacation has been filed with the City Clerk by
any owner or adjoining owner who would be a proper party to the petition.
5. A drainage and utility easement are hereby retained on all of the street
right-of-way being vacated.
6. The vacation of the street right-of-way, building setbacks and utility
easement described herein should be approved.

IT IS, THEREFORE, BY THE BOARD OF CITY COMMISSIONERS, on this
12th day of November, 1986, ordered that the above-described street right-of-way,
building setbacks and utility easements are hereby vacated. IT IS FURTHER
ORDERED that the City Clerk shall certify a copy of this order to the Register of
Deeds of Sedgwick County.

ATTEST:

Donald Clark
Donald Clark, City Clerk

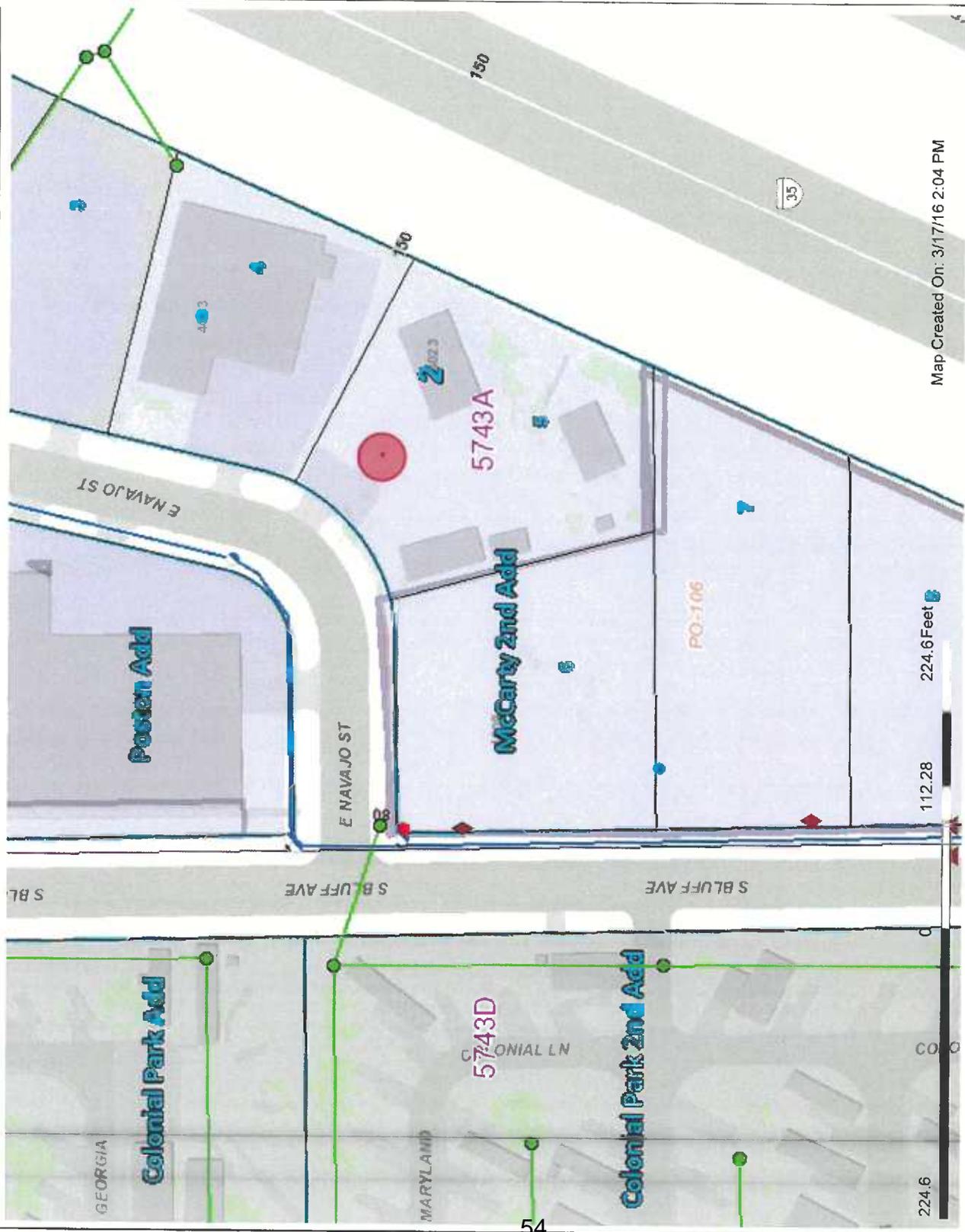
Tony Casado
Tony Casado, Mayor

Approved as to Form:

Thomas B. Powell
John Dekker, Director of Law

city clerk

vac2016-07 water, sewer, hydrants



Legend

- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking
- Historic Sites
- Regional
- State
- State/National
- Zoning Non-Conformance
- Zoning

AFB AIR FORCE BASE	OW OFFICE WAREHOUSE	PUD PLANNED UNIT DEVELOPM	RURAL RESIDENTIAL
B MULTI FAMILY	NR NEIGHBORHOOD RETAIL	OW OFFICE WAREHOUSE	SF-10 SINGLE FAMILY
CBD CENTRAL BUSINESS DISTF	NO NEIGHBORHOOD OFFICE	PUD PLANNED UNIT DEVELOPM	SF-20 SINGLE FAMILY
GC GENERAL COMMERCIAL	NR NEIGHBORHOOD OFFICE	RURAL RESIDENTIAL	
GI GENERAL INDUSTRIAL	OW OFFICE WAREHOUSE	SF-10 SINGLE FAMILY	
GO GENERAL OFFICE	NR NEIGHBORHOOD RETAIL	SF-20 SINGLE FAMILY	
IP INDUSTRIAL PARK	OW OFFICE WAREHOUSE		
IP-A INDUSTRIAL PARK - AIRPOF	PUD PLANNED UNIT DEVELOPM		
LC LIMITED COMMERCIAL	RURAL RESIDENTIAL		
LI LIMITED INDUSTRIAL	SF-10 SINGLE FAMILY		
MF-18 MULTI FAMILY	SF-20 SINGLE FAMILY		
MF-29 MULTI FAMILY			
MH MANUFACTURED HOUSING			

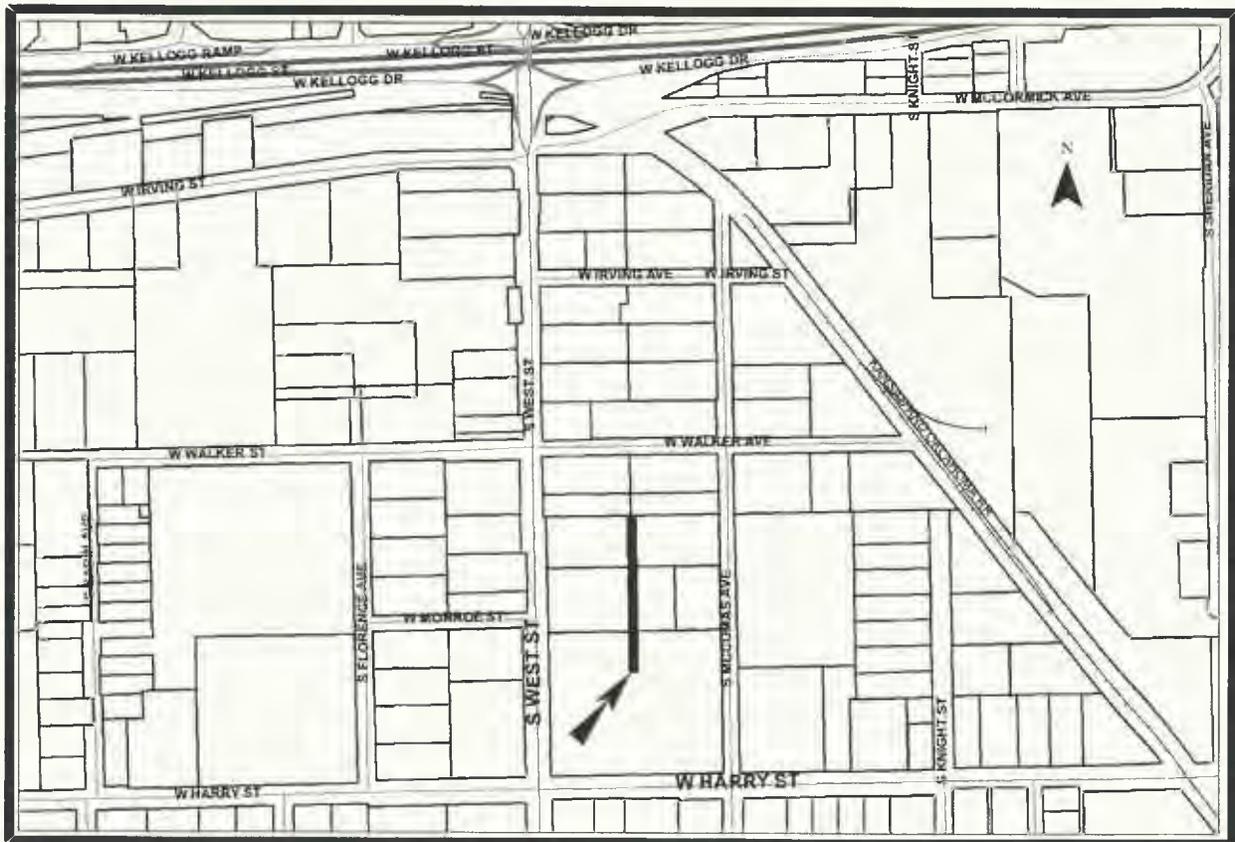
Map Created On: 3/17/16 2:04 PM

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This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

STAFF REPORT

- CASE NUMBER:** VAC2016-00008 - Request to vacate a platted utility easement
- APPLICANT/AGENT:** Foley Industries Inc., c/o Lewis Erickson (applicant/owner) Ruggles & Bohm
c/o Will Clevenger (agent)
- LEGAL DESCRIPTION:** Generally described as vacating the 16-foot wide by 600-foot long platted utility easement located on Lot 1, P.M.A. Addition, Wichita, Sedgwick County, Kansas
- LOCATION:** Generally located on the northeast corner of S West Street and W Harry Street (WCC IV)
- REASON FOR REQUEST:** Development
- CURRENT ZONING:** The site, all abutting and adjacent properties are zoned LI Limited Industrial.
- VICINITY MAP:**



The applicant is requested the vacation of the 16-foot wide by 600-foot long platted utility easement located within Lot 1, P.M.A. Addition. There is a sewer line and a manhole(s) located within the subject easement. The sewer line extends north into the abutting property, located on both sides of the common lot lines of Lots 9 & 10, Los Coyas Addition; recorded June 14, 1948. Westar has no objection to this request, as conditions 2, 3 and 4 will cover Westar. Ennidh Garcia is the Construction Services Representative for this area and can be contacted at 261-6859. The P.M.A Addition was recorded March 10, 1966.

NOTE: This request is associated with VAC2015-00061 a request to vacate a portion of McComas Avenue public street right-of-way located between Harry and Walker Streets that abutted the applicant's property. VAC2015-00061 was approved by the City Council March 15, 2016.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, 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 utility easement.

- 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 March 17, 2016, 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 portion of the platted utility easement 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 a legal description of the vacated portion of the platted utility easement on a Word document via E-mail for the Vacation Order. This must be provided to Planning prior to VAC2016-00008 proceeds to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) As needed provide easements for public and franchised utilities. As needed provide letters from franchised utility representatives stating that their utilities are protected by the appropriate easements. Easements for public utilities, with original signatures, must be provided to Planning prior to VAC2016-00008 proceeds to the City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.

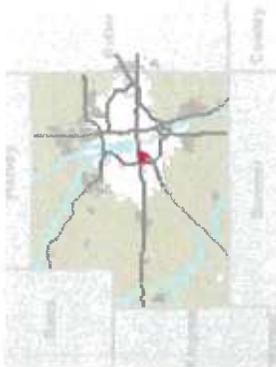
- (3) Provided Public Works-Sewer (and any other utility located within the subject easement) with a private project plan for the relocation/abandonment of the sewer line and manholes located within the subject easement for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to VAC2016-00008 proceeds to the City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) 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 a legal description of the vacated portion of the platted utility easement on a Word document via E-mail for the Vacation Order. This must be provided to Planning prior to VAC2016-00008 proceeds to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) As needed provide easements for public and franchised utilities. As needed provide letters from franchised utility representatives stating that their utilities are protected by the appropriate easements. Easements for public utilities, with original signatures, must be provided to Planning prior to VAC2016-00008 proceeds to the City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) Provided Public Works-Sewer (and any other utility located within the subject easement) with a private project plan for the relocation/abandonment of the sewer line and manholes located within the subject easement for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to VAC2016-00008 proceeds to the City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) 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

vac2016-08 water, sewer, stormwater, hydrants



Legend

	Parcels		Regional		AFB AIR FORCE BASE
	Lot and Block		State		B MULTI FAMILY
	Subdivisions		State/National		CBD CENTRAL BUSINESS DIST
	Quarter Sections		Zoning Non-Conformance		GC GENERAL COMMERCIAL
	Case Tracking		Zoning		GI GENERAL INDUSTRIAL
	Historic Sites				GO GENERAL OFFICE
					IP INDUSTRIAL PARK
					IP-A INDUSTRIAL PARK - AIRPOF
					LC LIMITED COMMERCIAL
					LI LIMITED INDUSTRIAL
					MF-18 MULTI FAMILY
					MF-29 MULTI FAMILY
					MH MANUFACTURED HOUSING
					NO NEIGHBORHOOD OFFICE
					NR NEIGHBORHOOD RETAIL
					OW OFFICE WAREHOUSE
					PUD PLANNED UNIT DEVELOPM
					RURAL RESIDENTIAL
					SF-10 SINGLE FAMILY
					SF-20 SINGLE FAMILY

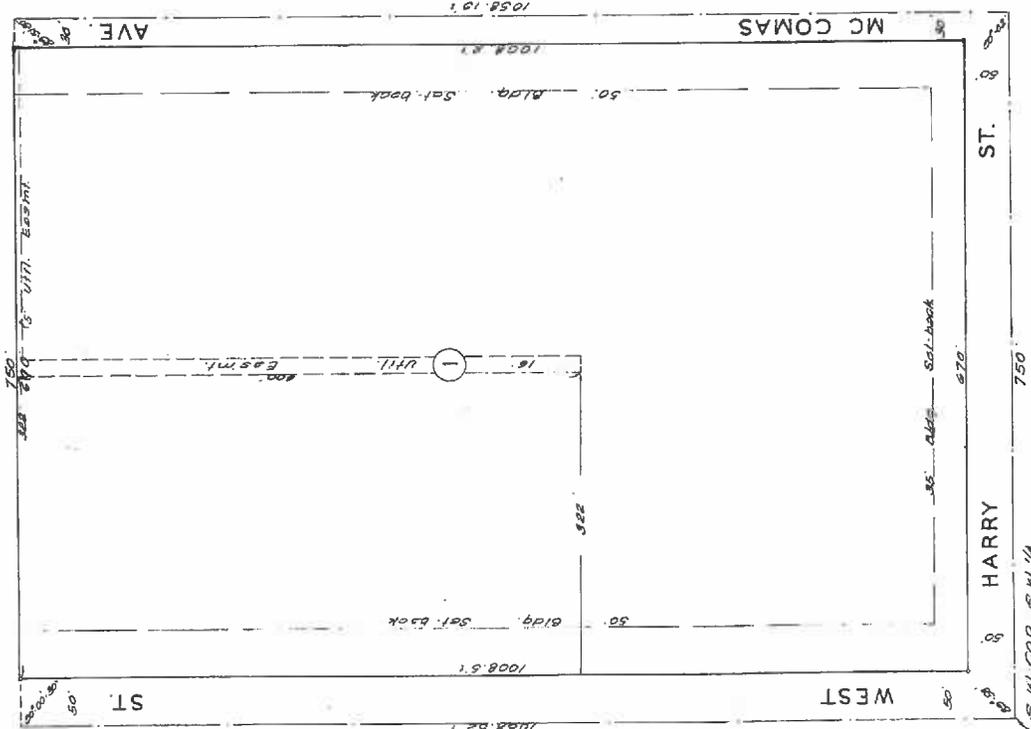
This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 4,152

VAC 2016-08

P. M. A. ADDITION

TO WICHITA KANSAS



State of Kansas }
 Sedgwick County, ss. We, Boughman Comp.
 any, Surveyors, do hereby certify that
 we have surveyed and plotted "PMA
 ADDITION" to Wichita, Kansas, and that
 the accompanying plat is a true and
 correct exhibit of the property survey
 as described as follows: The west
 150 feet of the S.W. 1/4 of Sec. 25-7-27,
 S. 1-1-W, except the north 158.4 feet
 thereof.

Boughman Company Surveyors
[Signature] Surveyor

Know all men by these
 presents that we, PMA, Inc. a corp.
 oration by Paul Felcy, President, and
 P.M. Saucier, Secretary, have caused the
 land described in the surveyors cert.
 ificate to be platted into 2 lot, streets
 and an avenue to be known as "PMA
 ADDITION" to Wichita, Kansas. Easements
 are hereby granted as indicated for the
 construction and maintenance of all
 public utilities. The streets and even-
 ue are hereby dedicated to and for
 the use of the public.
 PMA, Inc.

[Signature] President
[Signature] Secretary

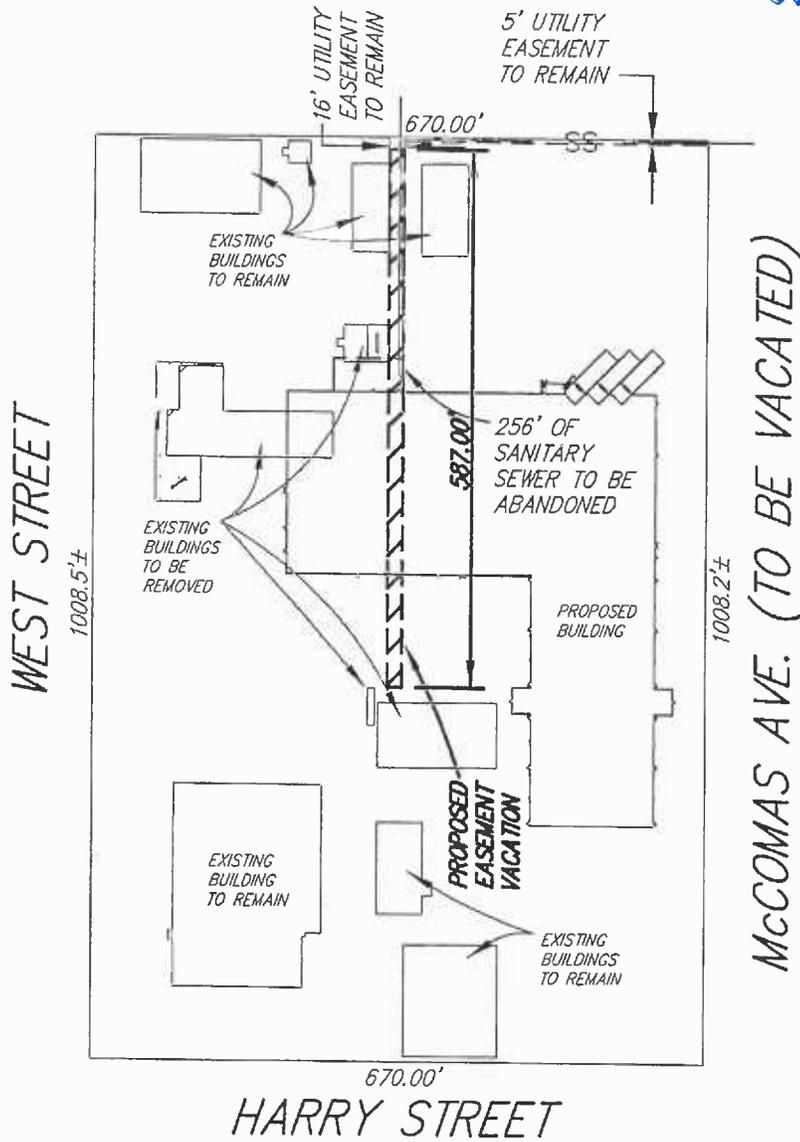
This plat of "PMA
 ADDITION" to Wichita, Kansas, has been
 approved by the Wichita-Sedgwick
 County Metropolitan Area Planning
 Commission, Wichita, Kansas, and is
 hereby transmitted to the Board of
 Commissioners of the City of Wichita,
 Kansas, with the recommendation that
 such plat be approved as proposed.
 Dated this 6th day of January 1966
 Wichita-Sedgwick County Metropolitan
 Area Planning Commission

[Signature] Chairman
[Signature] Secretary

S.W. COR. S.W. 1/4
 SEC. 25-27-1W

SITE PLAN

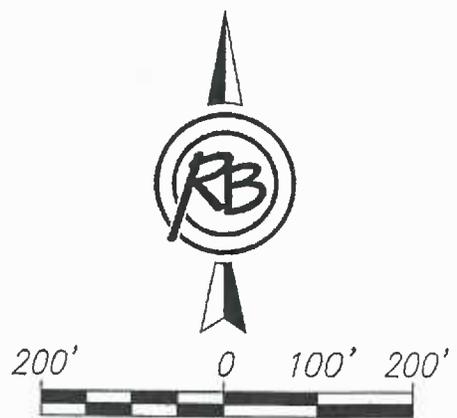
UAC 2016-08



EASEMENT VACATION

The south 587.00 feet of the 16 foot Utility Easement platted in Lot 1, P.M.A. Addition to Wichita (Sedgwick County), Kansas.

DWG FILE: SITE PLAN
PROJECT NO. 4265D



The applicants are requesting the vacation of multiple platted easements, portions of platted Reserves B, G and O and amend the plattor's text to change the uses allowed in the subject reserves all located in the Estancia Addition. Per the plattor's text:

- (a) All reserves are platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks, fences, lighting, conveyance of cross lot drainage, and utilities confined to easements.
- (b) All reserves are owned and maintained by the developer and/or lot owner's association and/or their successors and/or assigns.
- (c) Reserves B, G and O are also platted for drainage facilities, including but not limited to drainage structures and detention/retention ponds.
- (d) Reserve G is platted for private neighborhood amenities, including but not limited to clubhouse, pools, playgrounds, sports courts, shade structures/gazebos, neighborhood gardens and parking.
- (e) Reserve B is also platted for walls, which utilities may cross under.

Due to a malfunction with the GIS system at the time of this report, Public Works and Stormwater will need to comment on water, sewer and drainage. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described reserve. The Estancia Addition was recorded September 28, 2015.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, 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 multiple platted easements, portions of platted reserves and amend the plattor's text.

- (1) Provide a legible exhibit and an accurate and approved legal description of the vacated easements and portions of the platted Reserves B, G, and O, Estancia Addition. These will be recorded with the Vacation Order. This must be provided to Planning prior to VAC2016-00009 proceeding to City Council for final action.
- (2) Dedicate by separate instrument any required easements. The required easements with original signatures must be provided to Planning prior to VAC2016-00009 proceeds to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (3) The plattor's text will be amended to allow single-family residential uses in Reserves B, G, and O, Estancia Addition.
- (4) Provide a covenant, with original signatures, binding and tying the described vacated portions of Reserves B, G, and O, Estancia Addition to the applicant's abutting properties. This must be provided to Planning prior to VAC2016-00009 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office. If covenants are not provided, provide Planning with copies of Warranty Deeds, binding and tying the described vacated portions of Reserves B, G, and O, Estancia Addition to the applicant's abutting properties.

- (5) Provide all utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (6) All improvements shall be according to City Standards and at the applicants' expense.
- (7) 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

described as follows:

BEGINNING at the northwest corner of Lot 26, Block 2, said addition, being coincident with an easterly line of said Reserve G; thence along the common line to said Reserve G and said Lot 26, on a platted bearing of S06°17'00"W, 41.53 feet; thence continuing along said common line S01°13'40"E, 147.85 feet to the southwest corner of said Lot 26; thence on an extended south line of said Lot 26, S88°46'20"W, 2.00 feet; thence parallel with and 2.00 feet west of the west line of said Lot 26, N01°13'40"W, 151.25 feet; thence N09°45'39"E, 41.53 feet to the POINT OF BEGINNING.

TOGETHER WITH,

Part of Reserve B (Vacation of platted Reserve uses and allow SF-5 uses)

A portion of Reserve B, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas being described as follows:

BEGINNING at the northeast most corner of said Reserve B, being coincident with the southeast corner of said Lot 12; thence along the east line of said Reserve B on a platted bearing of S01°20'41"E, 2.00 feet; thence parallel with and 2.00 feet south of the common line to said Reserve B and said Lot 12, S88°46'20"W, 160.56 feet; thence on an extended west line of said Lot 12, N01°13'40"W, 2.00 feet; thence along said common line, N88°46'20"E, 160.55 feet to the POINT OF BEGINNING.

TOGETHER WITH,

VACATE AND REPLACE THE FOLLOWING PLATTERS TEXT

Entire Fifth paragraph

~~As to all Lots within Block 1, all Lots within Block 2, and Lots 1-13 inclusive, Block 4: Each Lot where abutting and adjoining another lot line lot within the aforesaid Lots and Blocks shall provide a minimum 3.0 foot maintenance and access easement for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel. The maintenance access easements are hereby platted for the purpose of pedestrian emergency access, construction, and maintenance of the structure on the adjoining lot. The minimum side yard setback shall be 3 feet, provided such that no structures are placed closer than 6 feet from another adjoining structure.~~

As to all Lots within Block 1, all Lots within Block 2, and Lots 1-13, inclusive, Block 4:
Said Lots are zero lot line lots. Each Lot where abutting and adjoining another zero lot line lot within the aforesaid Lots and Blocks shall provide a minimum of a 3.5 foot maintenance and access easement for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel. The maintenance access easements are hereby platted for the purpose of pedestrian access, emergency access, construction, maintenance, and the extension of the footings and a 2 foot overhang of the structure onto the adjoining lot. Opposite of the zero lot line the minimum side yard setbacks shall be 6 feet. The residences with the 6 foot side yard setbacks shall construct a fire break wall. Only roof encroachments are permitted into said 6 foot side yard setback, moreover, no building cantilevers or equipment are permitted in the side yard and sight restrictions shall be maintained on the windows.

DESCRIPTION OF
VAC2016-000

Lot 9, Block 1 (20' Drainage and Utility Easement)

The west 20 feet of Lot 9, Block 1, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT, the north 10 feet and south 15 feet, thereof.

TOGETHER WITH,

Lot 25, Block 1 (10' Drainage and Utility Easement)

The north 10 feet of Lot 25, Block 1, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT, the west 15 feet and east 40 feet, thereof.

TOGETHER WITH,

Lot 26, Block 1 (10' Drainage and Utility Easement)

The south 10 feet of Lot 26, Block 1, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT, the west 15 feet and east 40 feet, thereof.

TOGETHER WITH,

Lot 18, Block 2 (20' Drainage and Utility Easement)

The east 20 feet of Lot 18, Block 2, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT, the north 15 feet and south 10 feet, thereof.

TOGETHER WITH,

Lot 42, Block 2 (30' Drainage and Utility Easement)

The east 30 feet of Lot 42, Block 2, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT, the north 15 feet and south 10 feet, thereof.

TOGETHER WITH,

Lot 6, Block 4 (30' Drainage and Utility Easement)

The east 30 feet of Lot 6, Block 4, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT, the north 40 feet and south 15 feet, thereof.

TOGETHER WITH,

Part of Reserve G (10' Drainage and Utility Easement)

A portion of Reserve G, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas being described as follows:

BEGINNING at the southwest corner of Lot 26, Block 2, said Addition, thence along the extended west line of said Lot 26 on a platted bearing of S01°13'40"E, 10.00 feet to a point on a southerly line of a platted 20 Foot Drainage and Utility Easement; thence along said southerly line, S88°46'20"W, 10.00 feet to a point on a west line of a platted 10 foot Drainage and Utility Easement; thence along said platted easement and also parallel with and 10.00 feet west of the west line of said Lot 26, N01°13'40"W, 192.49 feet to a point on a 15 foot Sidewalk, Street, Drainage, and Utility Easement, said point also being a point on a non-tangent curve to the left; said curve having a radius of 65.00 feet, a central angle of 32°12'16", a chord bearing of S17°19'47"E, and a chord distance of 36.06 feet, thence along said easement and said non-tangent curve to the left 36.53 feet to a point on the west line of said Lot 26; thence along said west line S01°13'40"E, 147.85 feet to the POINT OF BEGINNING.

TOGETHER WITH,

Part of Reserve G (10' Drainage and Utility Easement)

A portion of Reserve G, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas being described as follows:

BEGINNING at the southwest corner of Lot 48, Block 2, said Addition, thence along the extended west line of said Lot 48 on a platted bearing of S01°13'40"E, 10.00 feet to a point on a southerly line of a platted 20 foot Drainage and Utility Easement; thence along said southerly line, S80°10'48"W, 10.11 feet to a point on a west line of a platted 10 foot Drainage and Utility Easement; thence along said platted easement and also parallel with and 10.00 feet west of the west line of said Lot 48, N01°13'40"W, 114.78 feet to a point on a southerly line of a 15 foot Sidewalk, Street, Drainage, and Utility Easement, thence along said southerly line for the next two courses, N56°09'31"E, 9.26 feet to a point on a tangent curve to the right; said curve having a radius of 185.00 feet, a central angle of 0°48'17", a chord bearing of N56°33'39"E, and a chord distance of 2.60 feet, thence along said tangent curve to the right 2.60 feet to a point on the west line of said Lot 48; thence along said west line S01°13'40"E, 109.53 feet to the POINT OF BEGINNING.

TOGETHER WITH,

Part of Reserve O (10' Drainage and Utility Easement)

The east 10 feet of Reserve O, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT, the north 10 feet and south 15 feet, thereof.

TOGETHER WITH,

Part of Reserve O (Vacation of platted Reserve uses and allow SF-5 uses)

A portion of Reserve O, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas being described as follows:

BEGINNING at the northwest corner of Lot 13, Block 4, said addition, being coincident with the east line of said Reserve O; thence along the common line to said Reserve O and said Lot 13, on a platted bearing of S01°13'40"E, 188.00 feet to the southwest corner of said Lot 13 being coincident with the southeast corner of said Reserve O being a point on a curve to the left; said curve having radius of 816.00 feet, a central angle of 0°08'43", a chord bearing of S73°43'40"W, a chord distance of 2.07 feet; thence along said south line and along said curve to the left 2.07 feet; thence parallel with and 2.00 feet west of the east line of said Reserve O, N01°13'40"W, 188.54 feet to the extended north line of said Lot 13; thence along said extended north line, N88°46'20"E, 2.00 feet to the POINT OF BEGINNING.

TOGETHER WITH,

Part of Reserve G (Vacation of platted Reserve uses and allow SF-5 uses)

A portion of Reserve G, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas being described as follows:

BEGINNING at the northwest corner of Lot 48, Block 2, said addition, being coincident with the easterly line of said Reserve G; thence along the common line to said Reserve G and said Lot 48, on a platted bearing of S01°13'40"E, 126.93 feet to the southwest corner of said Lot 48; thence on an extended south line of said Lot 48, S80°10'48"W, 2.02 feet; thence parallel with and 2.00 feet west of the west line of said Lot 48, N01°13'40"W, 126.10 feet to the north line of said Reserve G being a point on a curve to the right; said curve to the right having a radius of 200.00 feet, said curve having a central angle of 00°39'30", a chord bearing of N59°15'50"E, a chord distance of 2.30 feet; thence along said curve to the right a distance of 2.30 feet to the POINT OF BEGINNING.

TOGETHER WITH,

Part of Reserve G (Vacation of platted Reserve uses and allow SF-5 uses)

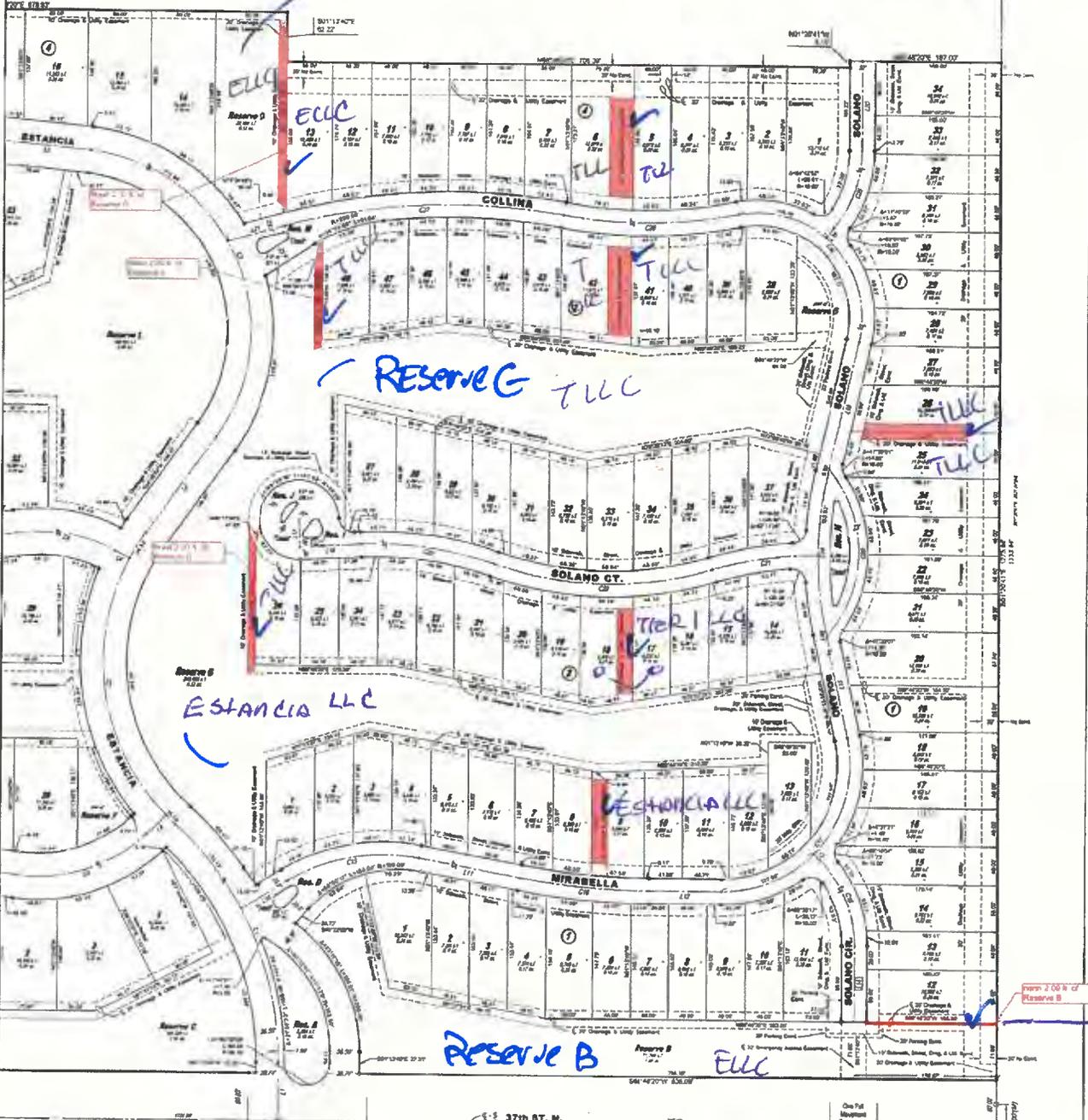
A portion of Reserve G, Estancia Addition, an addition to Wichita, Sedgwick County, Kansas being

VAC 2016-09

PC 254-1C

FINAL PLAT ESTANCIA ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Reserve
O



Larry & Jeanine McKee

LEGEND

Date of Survey April 28, 2013

- ▲ Station corner monument found
- ⊙ Found 1/2" rebar at MPEC CLS 20 ft. deep
- ⊙ 1/2" rebar at MPEC CLS 34 ft. deep
- (S) Monument
- (C) Calculated from measured
- (D) Described
- ⊙ Benchmark
- J.E. Utility Easement
- S.E. Easement



1" = 60'

Scale of bearing: Kansas coordinate system of 1883
south zone grid bearing of N89°48'59"E on the south of
the SW 1/4, Sec. 27, T28S, R1W, 6th P.M.
This plat is surveyed and plotted on NAD83 using
Kansas state plane south zone coordinates, modified by
the surface, having a combined adjustment scale factor
of 1.000132014601728

LOT#	BLOCK ELEVATION	FINISH
1-48	2	1294.1
5, 6, 13, 14	4	1294.1

BENCHMARK

Stream out top of curb on east side of median island
and 10 feet north of the south end of east median lying
south of C. & M. and Ridge Rd., bearing 308 feet E. of the
SW corner SW 1/4, Sec. 27, T28S, R1W, 6th P.M.)
Elev. = 1295.80 NAVD83



VICINITY MAP

2/4

Estancia Addition



STAFF REPORT
MAPC April 7, 2016
DAB VI April 4, 2016

CASE NUMBER: ZON2016-09

APPLICANT/AGENT: City of Wichita c/o John Philbrick (applicant)

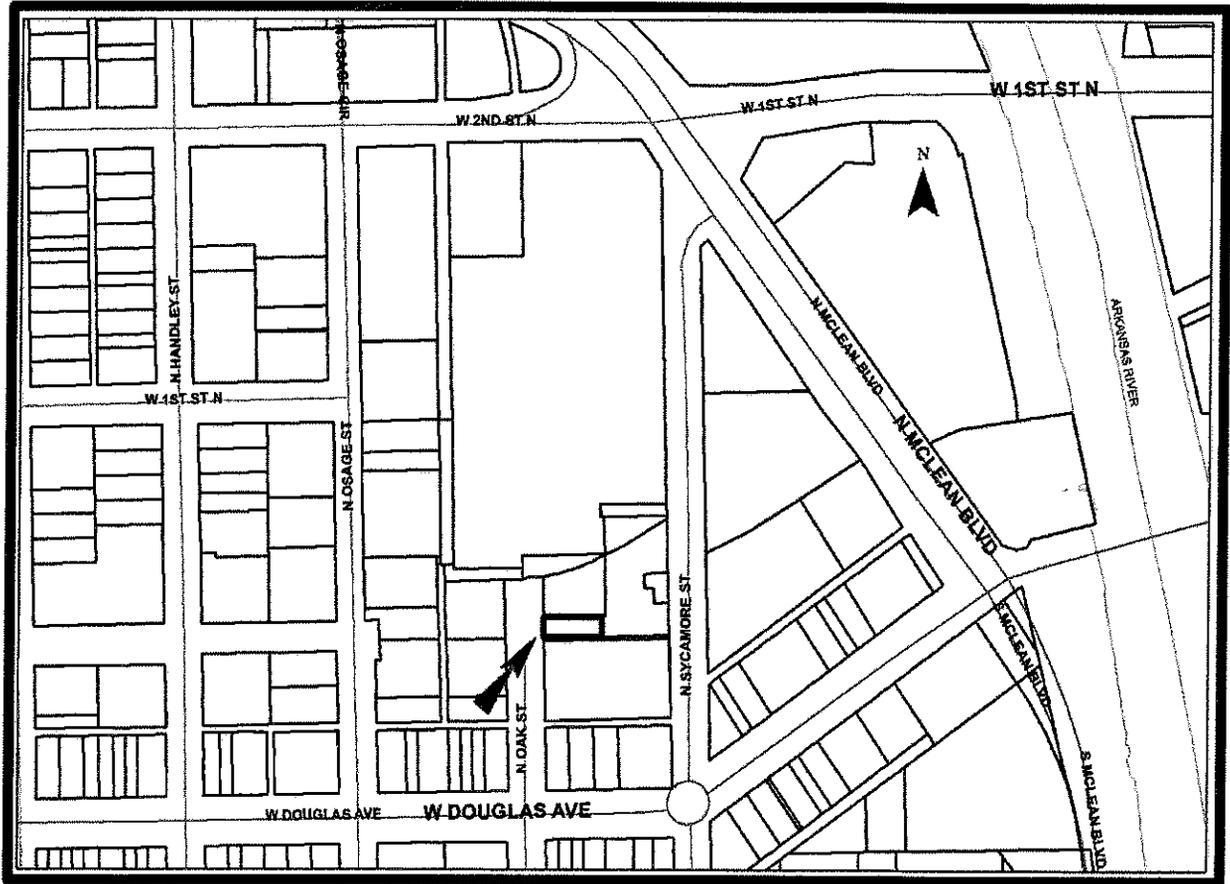
REQUEST: CBD Central Business District

CURRENT ZONING: LI Limited Industrial

SITE SIZE: .11 acres

LOCATION: West of Sycamore Street, north of West Douglas Avenue on the eastside of Oak Street

PROPOSED USE: Catalyst Development Site



BACKGROUND: The applicants requests Central Business District (CBD) zoning on .11 platted acres (a portion of vacated Pearl Street) located on the east side of North Oak Street, 300 feet north of West Douglas Avenue. The subject site is currently zoned Limited Industrial (LI), and is vacant. The applicant wishes to match the zoning of this site with the greater City owned parcel to the north. The greater site is designated to become a downtown catalyst development site. The site is located in the Delano District which developed in the 1870's and then redeveloped in the early 1900's when off-street parking requirements did not exist. Therefore, many properties in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. The site is located within the Delano Neighborhood Revitalization Plan area, but is not within the Delano Overlay Neighborhood District (D-O), which exists one-half block south of the site. CBD zoning mitigates site development issues for older portions of the core area, such as the requirement to provide off-street parking (off-street parking is not required on CBD zoned property) and reduced setback requirements (the CBD district permits zero setbacks; setbacks in the LI district vary from zero to 20 feet).

Properties north, east and west of the site are also owned by the City, are zoned CBD and are primarily vacant. Properties south of the site are a combination of CBD and Limited Commercial (LC) zoning. The properties south of the site are used for warehousing, office and commercial uses. Within the past two years, eight zone changes to CBD have been approved in Delano.

CASE HISTORY: The property is a portion of vacated West Pearl Street, adjacent to lots platted in the West Wichita Addition. The property was included in the Delano Neighborhood Revitalization Plan in 2001.

ADJACENT ZONING AND LAND USE:

North: CBD	Vacant
South: CBD, LC	Warehousing, office and commercial uses
East: CBD	Warehousing
West: CBD	Vacant, warehousing

PUBLIC SERVICES: The site has access to North Oak Street, an unpaved local street with an 80-foot right-of-way at this location. The site is a vacated portion of West Pearl Street, which formerly included rail right-of-way. The Delano Neighborhood Plan calls for a linear parkway, a pedestrian and bike corridor to run immediately north of this site along former rail right-of-way. The site is served by all typical municipal services.

CONFORMANCE TO PLANS/POLICIES: The Delano Neighborhood Plan map depicts the site as appropriate for "commercial service (warehouse)" use. The Project Downtown Plan identifies the site as a catalyst redevelopment site. The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan promotes downtown as the region's preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities. The Plan's *2035 Wichita Future Growth Concept Map* identifies this location as "residential and employment mix," encompassing areas that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity business uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight and odor.

The Unified Zoning Code (UZC) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of development and uses as the original core CBD area.

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

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The properties surrounding the subject site are zoned CBD, LC, GC and LI which permit a very wide range of land uses: residential, office, personal service, entertainment and commercial. Properties one-half block south of the site are subject to the D-O overlay district use restrictions and design guidelines.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LI which permits a wide range of industrial and commercial uses, but requires the provision of off-street parking per the UZC. The site has economic value as currently zoned. Approval of CBD zoning would eliminate the requirement for off-street parking and modify building setback requirements. Approval of CBD zoning would give the applicant unified zoning on their entire ownership.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request should have little if any impact nearby property owners.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Delano Neighborhood Plan map depicts the site as appropriate for “commercial service (warehouse)” use. The Project Downtown Plan identifies the site as a catalyst redevelopment site. The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan promotes downtown as the region’s preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities. The Plan’s *2035 Wichita Future Growth Concept Map* identifies this location as “residential and employment mix,” encompassing areas that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature.
5. Impact of the proposed development on community facilities: Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.

STAFF REPORT
 MAPC April 7, 2016
 DAB VI April 4, 2016

CASE NUMBER: ZON2016-10

APPLICANT/AGENT: Ray Dot Properties LLC (owner), IBREWCO, LLC d.b.a. Aero Plains Brewing c/o Brent Miller (applicant), Jeff Davidson (agent)

REQUEST: CBD Central Business District

CURRENT ZONING: LI Limited Industrial

SITE SIZE: .41 acres

LOCATION: One block north of West Douglas Avenue, at the southwest corner of West Pearl Street and North Handley Street (117 N. Handley)

PROPOSED USE: Micro-brewery with tasting room



BACKGROUND: The applicants request Central Business District (CBD) zoning on .41 platted acres located at the southwest corner of West Pearl Street and North Handley Street. The subject site is currently zoned Limited Industrial (LI), and is developed with a warehouse/office building. The 1960 building on the site has zero lot-line setbacks to the north, south and west sides. The east side of the building, facing Handley Street, is set back approximately 44 feet from the east property line; this side of the site is planned for 12 off-street parking spaces (see the applicant's site plan). The proposed use for the site is a micro-brewery with a tasting room, which is permitted under the current LI zoning. The requested CBD zoning would give the applicants maximum flexibility with code required parking and building setback standards. The site is located within the Delano District, a commercial district serving West Wichita with a variety of commercial, personal service and entertainment uses since the 1870's. The site is within the Delano Neighborhood Plan area, but is not within the Delano Overlay Neighborhood District (D-O). The D-O exists immediately south of this site and one block to the west.

The Delano District was initially developed in the 1870's and then redeveloped in the early 1900's when off-street parking requirements did not exist. Therefore, many of the uses in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. CBD zoning mitigates site development issues for older portions of the core area, such as the requirement to provide off-street parking (off-street parking is not required on CBD zoned property) and reduced setback requirements (the CBD district permits zero setbacks; setbacks in the LI district vary from zero to 20 feet). The proposed micro-brewery on this site would require 24 parking spaces in the existing LI zoning, the applicant demonstrates 12 off-street parking spaces on their site plan. Public on-street parking is available throughout the Delano area. A paved, eight-space parking area was improved by a previous property owner within the unpaved Pearl Street right-of-way along the north property line. The previous property owner paid for an annual minor street privilege and insurance required by City Engineering. The current property owners and applicants can use the same minor street privilege by meeting City Engineering requirements. A letter from City Engineering to a previous property owner, dated December 1st, 2015, states that the minor street privilege can be cancelled by removing the pavement and a sign that was put in the right-of-way.

A Metropolitan Area Planning Department (MAPD) parking study of West Douglas Avenue between Sycamore Street and Seneca Street reveals that most of the businesses fronting Douglas Avenue do not provide the current code required number of off-street parking spaces. The MAPD analysis estimates that 5,373 off-street spaces are required, but an estimated 3,989 spaces have been provided.

Properties north and west of the site are zoned LI and used for warehousing and offices. Properties south of the site front onto Douglas, they are a combination of General Commercial (GC), Limited Commercial (LC) and CBD zoning. The properties south of the site are used for retail commercial uses. East of the site, across South Handley, is zoned CBD and used for warehousing and retail commercial uses. Within the past two years, eight zone changes to CBD have been approved in Delano.

CASE HISTORY: The property is platted as the West Wichita Addition. The property was included in the Delano Neighborhood Revitalization Plan in 2001.

ADJACENT ZONING AND LAND USE:

North: LI	Warehousing, office uses
South: GC, LC, CBD	Retail commercial uses
East: CBD	Warehousing, retail commercial uses
West: LI	Warehousing, office uses

PUBLIC SERVICES: The site has access to Handley Street, a paved local street with sidewalks and an

80-foot right-of-way at this location. West Peal Street runs along the north side of the property. Pearl is unpaved at this location with an 80-foot right-of-way, it formerly included rail right-of-way. The Delano Neighborhood Plan calls for this portion of Pearl to become part of a linear parkway, a pedestrian and bike corridor. The site is served by all typical municipal services.

CONFORMANCE TO PLANS/POLICIES: The Delano Neighborhood Plan map depicts the site as appropriate for “commercial mixed use.” The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan promotes downtown as the region’s preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities. The Plan’s *2035 Wichita Future Growth Concept Map* identifies this location as “residential and employment mix,” encompassing areas that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity business uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight and odor.

The Unified Zoning Code (UZC) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of development and uses as the original core CBD area.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED** subject to the property owner obtaining a minor street privilege for the paved eight parking spaces along the site’s north boundary.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The properties surrounding the subject site are zoned LC, GC, CBD and which permit a very wide range of land uses: residential, office, personal service, entertainment and commercial. Property south and west of the site are subject to the D-O district, which limits land uses and has design guidelines.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LI which permits a wide range of industrial and commercial uses, but requires the provision of off-street parking per the UZC. The site has economic value as currently zoned. Approval of CBD zoning would eliminate the requirement for off-street parking and modify building setback requirements.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request should have little if any impact nearby property owners. The site is currently developed and has some off-street parking.
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 will make the property more marketable with a wider range of possible uses. Denial would presumably represent a loss of economic opportunity to the applicant or property owner.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Delano Neighborhood Plan map depicts the site as appropriate for “commercial mixed use.” The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Plan promotes downtown as the region’s preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities. The Plan’s *2035 Wichita Future Growth Concept Map* identifies this location as “residential and employment mix,” encompassing areas that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature.
6. Impact of the proposed development on community facilities: Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.

