

HAYSVILLE PLANNING COMMISSION & BOARD OF ZONING APPEALS

Agenda

November 13, 2025

6:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. Minutes of October 23, 2025
- IV. Public Forum
- V. Old Business
 - A. Review of the 2026 Capital Improvements Plan
- VI. New Business
 - A. AOI Review of a Conditional Use to allow a Vehicle Storage generally located on the west side of South Grove Street and within three quarters of a mile north of East 79th Street South (7401 & 7415 South Grove Street).
 - B. AOI Review of a Conditional Use to allow Oil and Gas Drilling generally located on the south side of 63rd St South between Meridan and Seneca (1600 Blk W. 63rd Street).
 - C. Review of a Text Amendment to the Zoning Regulations: Changes to Article 3. General Regulations and Article 4. Zoning Districts
 - D. Review of the Subdivision Regulations
- VII. Correspondence
 - A. Memorandum on the Golden Factors
- VIII. Off Agenda
 - A. Next Meeting Date
- IX. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes

October 23, 2025

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 6:00 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand Ave., Haysville, KS 67060.

The members present were Mark Williams, Brandon Trube, Tim Aziere, Dan Rinke, and Jeff Blood. Also present was Planning and Zoning Administrator, Kailyn Hogan.

The first item of business was the Minutes of September 25, 2025.

Motion by Blood, Second by Williams.

To approve the minutes as presented.

Williams aye, Trube aye, Aziere aye, Rinke aye, Blood aye.

Motion carried.

There was no one to speak under Public Forum.

Under Old Business was a Zone Change request from “SF” Single-Family Residential to “MF4” Multi-Family Four Residential for property generally located at 6401 South Sunnyside Road:

HOGAN: City Council reviewed this case on October 14th and voted to return the planning commission’s recommendation for further consideration because no reason was given for the denial of the zone change. For recommendations on zone changes, the commission must always state its reasoning based on one of the factors in the Golden Rules. When the council returns your recommendation, you have two options: (1) resubmit your original recommendation or (2) submit a new or amended recommendation.

AZIERE: But, either way, it should have the reasoning behind it included?

HOGAN: Yes.

AZIERE: Thank you for that clarification.

Motion by Trube, Second by Rinke.

To deny the request to rezone the property located at 6401 South Sunnyside Road from Single-Family Residential to Multi-Family Four, based on the findings that the proposed zoning is not compatible with the existing infrastructure or surrounding development pattern. Specifically, the site lacks adequate access to safely accommodate additional traffic, as South Sunnyside Road is a narrow, one-way street with limited ingress and egress options. This denial is made pursuant to the Golden Rules, particularly rule #5 concerning public health and safety, and rule #7 regarding the adequacy of public facilities and transportation access.

Williams aye, Trube aye, Aziere aye, Rinke aye.

Blood abstain.

Motion carried.

Under New Business was a Review of a Text Amendment to the Zoning Regulations: Changes to Article 3. General Regulations and Article 4. Zoning Districts:

HOGAN: This is a change to Article 3. General Regulations. This article covers the base districts, the minimum bulk regulations for all districts, and the minimum regulations for accessory structures and uses in all districts. This will be renamed to Article 4 in our final amendment.

For section 300, or 401 in your binders, the base districts that are listed as a list will be replaced with a table, and the special base districts will be added to the table. We will also be codifying the hierarchy. That will go with the zoning classification chart that is on the city website that allows you to rezone to a lesser district than what is proposed.

Changes to section 303, or 405 in your binders, will allow multiple principal structures per lot in all districts but single-family districts. It will also allow architectural appendages and porches to encroach into setbacks in all districts. The use chart will be relocated here as well.

Changes to section 304, or section 406 in your binders, is establishing a front setback for accessory structures, special setbacks for corner lots, and replacing the list of accessory structure setbacks with a table. It also includes some regulations for auxiliary structures, or accessory structures that are less than 100 sq. ft. and don't require a building permit.

There are some more changes that I have not gone over, but this is just a review. We do not need a motion.

The next article is Article 7. We're splitting up our current Article 4. We're going to split it into residential districts, commercial districts and industrial. So this is just the industrial article. There's no huge changes to this and any are the same for both light industrial and heavy industrial. We're mostly just adding in a section for the dimensional standards, which are new in the Article 4 that we just went over, and then providing for some allowances for operations in the front setback when it comes to parking and vehicle and equipment sales.

There were no questions for staff.

Under New Business was a Review of the South Meridian Corridor Plan:

HOGAN: For those of you listening online that are unfamiliar with the South Meridian plan, this plan provides guidance for future improvement to an approximate 5.4 mile portion of Meridian Avenue within the southern part of Sedgwick County, on the west side of Haysville. This area is under study. It's located on Meridian, from a point one quarter mile north of 55th Street and one eighth mile south of 95th Street. The plan addresses land use, transportation, and aesthetic enhancements to the corridor through the year 2035. Staff reviewed this plan prior to tonight's meeting and found the following recommendations to be completed by the Planning and Zoning Department. Three of these are projected to be completed in the next year.

The first is adopting the land use classifications as they're listed in the plan. These classifications would be formally adopted in our comp plan, which is up for annual review in December.

The second is adopting the land use plan as it is shown in the corridor plan. That would be officially adopted into our official land use map, which is up for review in summer next year.

AZIERE: I have a question. Before we adopt that land use plan wholesale, has it been checked for compliance with existing uses? This was done in 2012, and there's been a decent amount of development

since then. And I know some of the properties changed hands also. So is part of that adoption going to be at least a cursory review and an update too?

HOGAN: We could incorporate that. Yes.

AZIERE: I just think it's worth a little bit of discussion at least, so that I mean, some of this stuff I think is correct with where it sits, but some of it is not, you know, just make sure that it gets at least considered based on the existing uses before it's just adopted.

HOGAN: Part of our next land use plan update, hopefully, will be an existing land use map to go along with the future land use map.

HOGAN: The third update that we can get done next year is considering the adoption of a policy that would require new subdivisions to have collector streets at quarter mile intervals on arterials. That would be adopted in our subdivision regulations that are up for review spring of next year.

The other two, (1) considering the adoption of landscaping and screening for residential developments and (2) developing an access management policy. Those deadlines are to be determined.

AZIERE: There's an additional part of this that was basic requirements for a traffic study and outlining where and when those break over points are. Did any part of that ever get incorporated into the code?

HOGAN: I think that would have been incorporated with a development review process, which is still ongoing.

AZIERE: I think if we're going to go through the effort of looking at the rest of this and trying to incorporate whatever we can out of it, that is a part of it, and I think it's valuable. So it probably also needs to be updated, and reviewed, but I think that's an important part, especially as development comes in. That's one of our only protections against a developer coming in and putting something in without doing a traffic study and then realizing after the fact that we need a left turn lane or signal, whatever it is, and there being no mechanism after the fact to be able to put that cost back on the developer or the development itself and falling on the city wholly. So just I think it's worth reviewing that as well. And then try to incorporate it.

HOGAN: It sounds like a plan.

Under New Business was a Review of the 2026 Capital Improvements Plan:

HOGAN: The capital improvements plan is a document that's developed by staff with the direction of the mayor and City Council. It is part of the comprehensive plan, which is why it's up for your recommendation and your review. The capital improvements plan explains the city's budget and also the city's debts. It also explains the city projects which are categorized by short range to be completed in the next year, mid range to be completed in the next two years, and then long range to be completed past those two years. The complete list of projects is listed at the end. Our City Manager is the best resource when it comes to the capital improvements plan, so you can reach out to him directly if you have questions, or you can state them now for the record, we can table, and I can get back to you with answers at our next meeting.

AZIERE: And this is just informative?

HOGAN: You are supposed to make a recommendation to City Council on whether to approve or deny the capital improvements plan.

AZIERE: Are we prepared to do that?

RINKE: No.

AZIERE: What's their schedule?

HOGAN: We are actually ahead of time. This is normally reviewed in either November or December. So if you want the table today, that's okay.

AZIERE: I think my preference would be the table it unless, anybody has an objection to that. I see no objection.

Motion by Trube, Second by Williams.

To table the Capital Improvements Plan to the next meeting on November 13th, 2025.

Williams aye, Trube aye, Aziere aye, Rinke aye, Blood aye.

Motion passed.

There was no Correspondence.

Under off agenda:

HOGAN: Our next meeting is November 13th.

Motion by Trube, Second by Rinke.

To adjourn tonight's meeting.

Williams aye, Trube aye, Aziere aye, Rinke aye, Blood aye.

The meeting adjourned at 6:16 p.m.



Planning for Capital Improvements

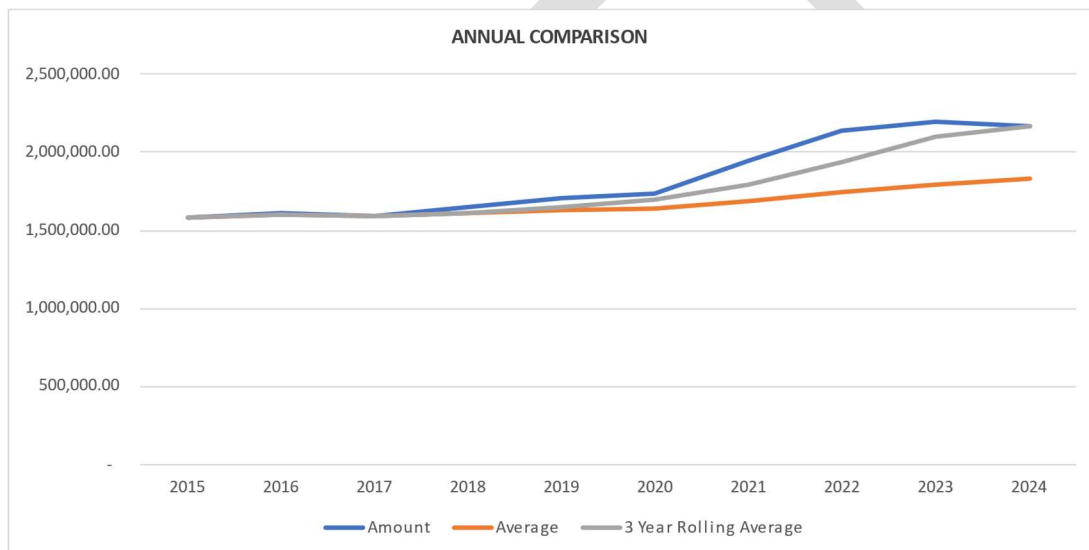
- Introduction & Background
 - Authorization for Capital Improvements Fund
 - KSA 12-1, 118 is the state statute that allows a city to establish a capital improvement fund and also the statute requiring a formally approved multi-year capital improvement plan that sets forth the public improvement and infrastructure needs of the city on a prioritized basis. Haysville's capital improvement fund was established in 1986 with the passage of Ordinance Number 552.
 - Capital Improvements Budget Approval & Cash Flow
 - In recent years, our capital improvements plan has been approved with the passage of the annual budget and tracked at a staff level with a fund cash flow report showing upcoming expected revenues and planned expenditures.
 - Governing Body Discussion of Capital Projects
 - Other than during the budget process, the Governing Body has used both workshops and discussion during regular meetings to share projects of interest with staff for inclusion in capital planning.
- Purpose of Capital Improvements Plan
 - The capital improvements plan is the guiding document for the growth and betterment of the city. It outlines future projects by priority and also details how the improvements will be paid for. Projects included focus on providing quality of life experiences for residents and building infrastructure that allows for new growth of both residential and commercial districts.
- Formation and Approval of the Plan
 - Staff drafts the plan with input from stakeholders and consideration of planning documents such as the Park Plan, Water & Wastewater Master Plans, Planning Walkable Places, and others before the draft is presented for review by the Planning Commission. Final approval of the document is given by the Governing Body. The plan is then included as part of the Comprehensive Plan and used during the annual budget process.

Funding Capital Improvements

- Revenue Sources for Funding Capital Improvements
 - City Portion of Countywide Sales Tax
 - Haysville receives a portion of sales and use tax collected countywide in Sedgwick County. Half of the revenues are distributed to the county and cities in the county based on population while the other half is distributed based on total dollars levied in the preceding year as detailed in KSA 12-192. Sedgwick County has proposed legislation (2025 Session – House Bill No. 2377) to change the statewide formula for distribution of countywide sales taxes from what it currently is. The County would like to see the taxes distributed based on population and total assessed valuation, instead of total dollars levied. This change would negatively impact Haysville and positively impact the County based on current populations, dollars levied, and assessed valuations. The primary reason for this impact is that Sedgwick County would claim the assessed valuations of all cities in the county in

addition to the assessed valuation of unincorporated portions of the county. After receiving feedback from cities, Sedgwick County paused their efforts to adjust the distribution formula by having HB 2377 amended to leave the current distribution ratios unchanged until December 31, 2026. The last action on the amended bill was to refer it to the Committee on Assessment and Taxation. This proposed legislation is an ongoing issue we need to follow in order to best advocate for Haysville.

- The state collects and distributes this money monthly. Sales tax distributed to the city is from sales that took place two months prior. For example, taxes from December sales are collected by the state in January and distributed to the city in February. Based on city ordinance, one half of the countywide tax distribution is transferred to the capital improvements fund.
- This is the primary source of revenue for the capital improvements fund and has shown a positive upward trend over the last 10 years. Total revenues were down 1.39% year-over-year in 2024.



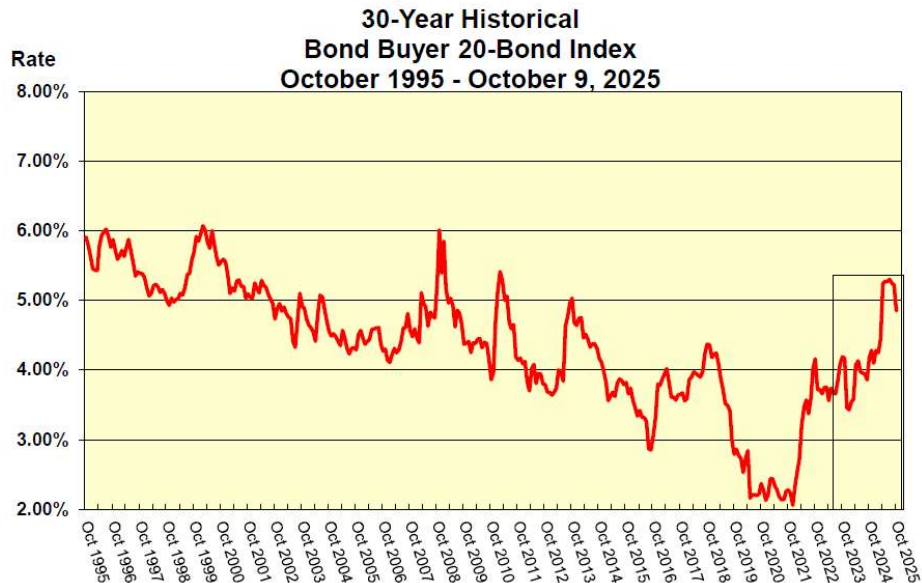
○ City Sales Tax

- Collection of the city's one cent sales tax began July 1, 2014 and was to sunset on June 30, 2024. The tax was approved by a vote of the public on April 1, 2014 to be used to fund a local street, park, and recreation improvement program. A question to renew the sales tax failed to pass by one vote during the November 2023 general election. The sales tax type and purposes were modified and put to a vote on May 7, 2024. The sales tax passed with 567 Yes votes and 393 No votes. This sales tax will be used to reduce property taxes (10%), fund a street program (50%), and fund a park and recreation program (40%). There is no sunset on the approved sales tax. A large portion of the allocation to the recreation program is used to make the payment on the certificates of participation used to fund the construction of the new Haysville Activity Center in 2016-17. The HAC COP average annual payment is \$266,195. The final payment on this debt is scheduled for November 1, 2035.

- Water Infrastructure Fee
 - Established by Ordinance Number 1052, the fee became effective June 28, 2018 and generates approximately \$400,000 annually. While the infrastructure fee can be used for a number of water system improvements, the current focus is to design and replace a segment of water main each year using these funds. The fee may be adjusted in the future to pay for new water infrastructure including, but not limited to, production wells, treatment facilities, and transmission lines.
- Wastewater Fee
 - Once the revenue bonds to construct the Wastewater Treatment Facility were paid off in 2015, the monthly fee of \$13.85 that funded the payment was eliminated. At that same time, a monthly wastewater fee of \$5.00 was implemented. This fee generates approximately \$270,000 annually and is used to fund capital improvements. The fee is expected to be adjusted to accommodate payment of debt to finance the construction of the Southwest Sanitary Sewer Interceptor. Construction of the project is anticipated in 2026.
- Stormwater Fee
 - The stormwater fee was established in 2007, and the initial monthly rate was \$1.75 per Equivalent Residential Unit (ERU). In 2018, the fee was adjusted to \$2.50 per ERU. This fee currently generates approximately \$215,000 annually and funds all Stormwater Department expenditures leaving approximately \$60,000 for capital projects each year.
- Land Bank Funds
 - Authorized by KSA 12-5901 et seq. and established in 2015 with approval of Ordinance Number 1022, the City of Haysville, Kansas, Land Bank is a quasi-governmental entity that manages, maintains, and protects property for a public purpose. The Haysville Land Bank has been utilized primarily to revitalize residential developments that had stalled. Two developments in particular had infrastructure constructed and paid for using general obligation bonds. When lots went unsold, no one was paying the specials that were to fund the bond payments. The Land Bank then purchased lots both through a Sedgwick County Sheriff's tax sale and from private owners. The Land Bank was then able to sell lots to partially offset the bond payment expenses the city had to cover.
 - Funds currently held by the Land Bank are earmarked for installation of infrastructure around Homestead of Haysville, the assisted living facility, in the River Forest Addition. Construction is expected to start near the end of 2025 or early 2026.
- Financing Discussion
 - Pay-as-you-go or Cash Payment
 - This method of financing requires the city to save up enough funds to pay for the project without borrowing money. Positives of this approach include: future funds are not tied up in servicing debt payments, interest savings can be put toward other projects, no risk of defaulting on loan payments. Negatives are: potential long wait for new infrastructure, large projects may consume the entire capital improvements budget, risk of inflation of construction costs.

- Financing with Temporary Notes & Bonds
 - Borrowing money to finance projects allows infrastructure to be built when it's needed, spreads the cost over the useful life of the asset, increases the city's capacity to invest, and ensures the beneficiaries of the improvement pay for the project.
 - Outside of the general pros and cons of debt financing, we are currently experiencing a relatively low rate for borrowing money. The recent upward trend in interest rates can be seen in this bond buyer index graphic.

Tax-Exempt Interest Rates



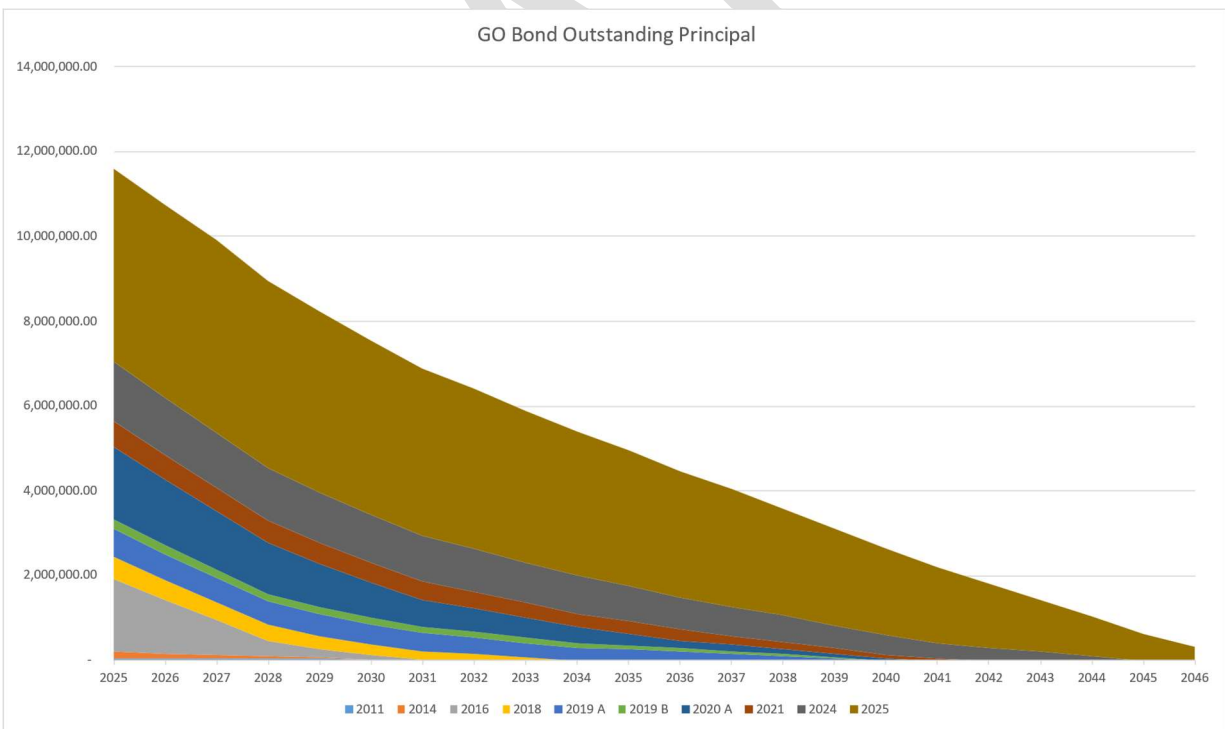
Outstanding Indebtedness

- Current Debt
 - 2011 General Obligation Bond
 - Mead Drive by Turnpike Access Road
 - \$107,000 Issue Amount
 - 20 Year Issue Length
 - \$45,000 Current Principal Balance
 - 100% Special Assessments
 - Final Payment is October 1, 2032
 - 2014 General Obligation Bond
 - Paving Country Plaza Villas
 - \$369,000 Issue Amount
 - 15 Year Issue Length
 - \$120,000 Current Principal Balance
 - 100% Special Assessments
 - Final Payment is October 1, 2029
 - 2016 Refunding General Obligation Bond

- This issue was done for the purpose of saving interest on four previous bond issues. The original issues including in the refinancing are the bonds issued in 2006, 2007, 2008, and 2010.
 - 2006 GO Bond
 - Karla Street
 - Water Main at N. & S. Main
 - Sewer Main at Main Street Place Addition
 - Country Lakes Addition, Phase 2
 - 2007 GO Bond
 - Haysville Community Library
 - Funded with property tax levy
 - Payments 2008-2027 – 20 years
 - South Brooke 2nd Addition, Phase 4
 - 2008 GO Bond
 - Country Lakes Addition, Phase 3
 - Timber Creek Estates Addition, Phase 1
 - Historic District Improvements
 - Land Purchase for Park
 - Wire House Improvements
 - Entry, Gazebo, Market Place, Lighting
 - USD 261 Sanitary Sewer Improvements
 - Municipal Pool Improvements
 - 2010 GO Bond
 - River Forest 2nd Addition, Phase 1
 - Force Main Re-route
 - Timberlane Drainage
 - Mimosa Street
 - Rex Elementary Parking Lot
- \$6,455,000 Issue Amount
- 15 Year Issue Length
- \$1,255,000 Current Principal Balance
- 32.98% Special Assessments
- Final Payment is October 1, 2030
- 2018 General Obligation Bond
 - Orchard Acres & South Field Additions – Paving & Drainage Improvements
 - \$785,000 Issue Amount
 - 15 Year Issue Length
 - \$470,000 Current Principal Balance
 - 100% Special Assessments
 - Final Payment is October 1, 2033
- 2019-A General Obligation Bond
 - Country Lakes & Country Lakes 2nd Addition
 - \$820,000 Issue Amount
 - 20 Year Issue Length
 - \$620,000 Current Principal Balance
 - 100% Special Assessments

- Final Payment is October 1, 2039
- 2019-B General Obligation Bond
 - Southampton 3rd Addition
 - \$260,000 Issue Amount
 - 20 Year Issue Length
 - \$200,000 Current Principal Balance
 - 100% Special Assessments
 - Final Payment is October 1, 2039
- 2020 General Obligation Bond
 - Included Projects
 - Timber Creek Estates Phase 2 (20 years)
 - 2019-A General Obligation Temporary Notes
 - \$1,165,000 Issue Amount
 - Funding for bond payment from special assessments and Land Bank lot sales
 - PD Remodel & Senior Center Expansion (15 years)
 - 2019-B General Obligation Temporary Notes
 - \$785,000 Issue Amount
 - Funding for bond payment from Capital Improvements Fund 36
 - WW Rotary Press (10 years)
 - Construction Bid \$927,854.28
 - Funding for bond payment from Wastewater Fund 10
 - \$2,365,000 Issue Amount
 - 20 Year Issue Length
 - \$1,545,000 Current Principal Balance
 - 29% Special Assessments
 - Final Payment is October 1, 2040
- 2021 General Obligation Bond
 - Country Lakes Final Phase
 - \$695,000 Issue Amount
 - 20 Year Issue Length
 - \$585,000 Current Principal Balance
 - 100% Special Assessments
 - Final Payment is October 1, 2041
- 2024 General Obligation Bond
 - Copper Tail Addition
 - \$1,390,000 Issue Amount
 - 20 Year Issue Length
 - \$1,345,000 Current Principal Balance
 - 100% Special Assessments
 - Final Payment is October 1, 2044
- 2025 General Obligation Bond
 - Wheatland Village Addition and Grand and Plaza Addition
 - \$4,565,000.00 Issue Amount
 - 20 Year Issue Length
 - \$4,565,000.00 Current Principal Balance

- 100% Special Assessments
- Final Payment is October 1, 2046
- 2025 General Obligation Temporary Notes
 - Lakefield Addition Infrastructure
 - \$2,705,000 Issue Amount
 - 2 Year Issue Length
 - \$2,705,000 Current Principal Balance
 - Will Need Permanent Financing by October 1, 2027
- 2015 Certificates of Participation
 - For New Haysville Activity Center
 - First Payment was in 2016
 - Final Payment is in 2035
 - \$3,700,000 Issue Amount
 - 20 Year Issue Length
 - \$2,400,000 Current Principal Balance
- Outstanding Principal as of October 2, 2022
 - GO Bonds \$10,750,000
 - GO TNs \$2,705,000
 - HAC COP \$2,400,000
 - Total \$15,855,000



The Projects

- Projects by Type
 - Projects are grouped here by project type and ordered within group by project year. A complete listing of projects is found in appendix A.
 - Park

Cost Est.	Year	Range	Project
100,000	2025	Short	Inclusive Playground Equipment
	2026	Short	Soccer Practice Fields
225,000	2027	Mid	Kirby Park Splash Pad
	2028	Mid	Plagens Carpenter Ball Field Improvements
225,000	2029	Long	Whisler Park Splash Pad

- Sidewalk

Cost Est.	Year	Range	Project
165,011	2026	Short	South Main to Timber Creek Estates Addition Ph. 2
63,900	2027	Mid	Around River Forest 2nd Addition
292,043	2027	Mid	Country Lakes Extension
235,663	2028	Mid	Connect Suncrest Additions

- Building

Cost Est.	Year	Range	Project
270,638	2026	Short	HAC Payment on Certificates of Participation
65,116	2026	Short	Police Department + Senior Center Expansion
700,000	2026	Short	Public Works Equipment Storage Facility
269,163	2027	Mid	HAC Payment on Certificates of Participation
63,989	2027	Mid	Police Department + Senior Center Expansion
272,513	2028	Mid	HAC Payment on Certificates of Participation
63,144	2028	Mid	Police Department + Senior Center Expansion
275,513	2029	Long	HAC Payment on Certificates of Participation
65,518	2029	Long	Police Department + Senior Center Expansion
272,638	2030	Long	HAC Payment on Certificates of Participation
250,000	2030	Long	Historic District Chapel
66,235	2030	Long	Police Department + Senior Center Expansion
	Finance	Long	HAC Expansion

- Wastewater \$270k
 - Manhole rehabilitation is an annual item budgeted at \$30,000
 - Sewer line rehabilitation is an annual item budgeted at \$175,000

Cost Est.	Year	Range	Project
30,000	2025	Short	Manhole Rehab - Annual Amount
175,000	2025	Short	Sewer Line Rehab - Annual Amount
60,000	2026	Short	Add Channel to Rotary Press
	2026	Short	Jet/Vac Combo Truck
30,000	2026	Short	Manhole Rehab - Annual Amount
140,000	2026	Short	North Clarifier Rehab
175,000	2026	Short	Sewer Line Rehab - Annual Amount
30,000	2027	Mid	Manhole Rehab - Annual Amount
175,000	2027	Mid	Sewer Line Rehab - Annual Amount
30,000	2028	Mid	Manhole Rehab - Annual Amount
175,000	2028	Mid	Sewer Line Rehab - Annual Amount
30,000	2029	Long	Manhole Rehab - Annual Amount
175,000	2029	Long	Sewer Line Rehab - Annual Amount
30,000	2030	Long	Manhole Rehab - Annual Amount
175,000	2030	Long	Sewer Line Rehab - Annual Amount
1,814,670	Finance	Long	East Lift Station & Force Main
1,500,000	Finance	Long	New Main Lift Station by Old WWTP
3,052,192	Finance	Long	NW Sanitary Sewer
1,802,892	Finance	Long	South Lift Station, Force Main, & Gravity Line
6,677,086	Finance	Short	Southwest Interceptor
750,000	Finance	Long	SW Interceptor Ph. 2 - Main Lift Station Upsizing

- Water

Cost Est.	Year	Range	Project
120,000	2025	Short	New High Service Pump - #3 (2025/2026)
272,688	2025	Short	Water Main Replacement - Sandy/A St.
150,000	2025	Short	Water Plant Electrical Update (2025/2026)
338,520	2026	Short	Water Main Construction - Meridian 12" from 2nd to 4th
236,880	2026	Short	Water Main Replacement - Sunflower Drive
278,208	2027	Mid	Water Main Replacement - Western
	2028	Mid	Replace 17 Fire Hydrants
547,500	Finance	Long	Loop Line to Area North of Floodway
1,569,282	Finance	Long	NW Water Main

- Drainage

Cost Est.	Year	Range	Project
40,000	2026	Short	Inlets on Grand west of Ranger (2025/2026)
50,000	2026	Short	Riggs Park Road - Concrete Section over Drainage Culvert

- Streets

Cost Est.	Year	Range	Project
5,000	2025	Current	ARC 95 - South Loop
551,923	2025	Short	Paving Unpaved Roads
5,000	2026	Short	ARC 95 - South Loop
248,000	2026	Short	Pave Riggs Park Road
5,000	2027	Mid	ARC 95 - South Loop
3,320,123	2027	Mid	Meridian Widening between Grand and 79th Street
5,000	2028	Mid	ARC 95 - South Loop
5,000	2029	Long	ARC 95 - South Loop
5,000	2030	Long	ARC 95 - South Loop

- Projects by Program Year

- The following table shows amounts programmed for each project type by year.

Type/Year	2025	2026	2027	2028	2029	2030	Finance	Grand Total
Building		1,035,754	333,152	335,657	341,031		588,873	2,634,467
Drainage		90,000						90,000
Lighting								
Multiple	500,000							500,000
Park	100,000		225,000		225,000			550,000
Sidewalks		165,011	355,943	235,663				756,617
Street	556,923	253,000	3,325,123	5,000	5,000		5,000	4,150,046
Wastewater	205,000	405,000	205,000	205,000	205,000	15,596,840	205,000	17,026,840
Water	542,688	575,400	278,208			2,116,782		3,513,078
Grand Total	1,904,611	2,524,165	4,722,426	781,320	776,031	17,713,622	798,873	29,221,048

Appendix A

Complete Project Listing

Cost Est.	Year	Range	Area/Type	Project	Description	Funding Source
270,638	2026	Short	Building	HAC Payment on Certificates of Participation	Payment of Building Loan	Park & Recreation Sales Tax
65,116	2026	Short	Building	Police Department + Senior Center Expansion	Payment of Remodel Loan	Capital Improvements
700,000	2026	Short	Building	Public Works Equipment Storage Facility	120' x 80' Building to get remaining PW equipment stored out of the elements	Utility + Cap Impr Fund
269,163	2027	Mid	Building	HAC Payment on Certificates of Participation	Payment of Building Loan	Park & Recreation Sales Tax
63,989	2027	Mid	Building	Police Department + Senior Center Expansion	Payment of Remodel Loan	Capital Improvements
272,513	2028	Mid	Building	HAC Payment on Certificates of Participation	Payment of Building Loan	Park & Recreation Sales Tax
63,144	2028	Mid	Building	Police Department + Senior Center Expansion	Payment of Remodel Loan	Capital Improvements
275,513	2029	Long	Building	HAC Payment on Certificates of Participation	Payment of Building Loan	Park & Recreation Sales Tax
65,518	2029	Long	Building	Police Department + Senior Center Expansion	Payment of Remodel Loan	Capital Improvements
272,638	2030	Long	Building	HAC Payment on Certificates of Participation	Payment of Building Loan	Park & Recreation Sales Tax
250,000	2030	Long	Building	Historic District Chapel	Construction -or- find and move existing chapel	Capital Improvements
66,235	2030	Long	Building	Police Department + Senior Center Expansion	Payment of Remodel Loan	Capital Improvements
	Finance	Long	Building	HAC Expansion	Third Gym, Fitness Room Expansion, Classrooms, Etc.	Park & Recreation Sales Tax
40,000	2026	Short	Drainage	Inlets on Grand west of Ranger (2025/2026)	During heavy rain events, Grand Ave will flood. Add inlets to address.	Storm Water
50,000	2026	Short	Drainage	Riggs Park Road - Concrete Section over Drainage Culvert	Concrete section of road to prevent washouts during rain events	Storm Water
	2027	Mid	Lighting	River Forest Sidewalk Antique-Style Lighting	North, west, & east sections of sidewalk	Capital Improvements
500,000	2025	Short	Multiple	Infrastructure Around Assisted Living Facility	Paving, Drainage, Water, & Wastewater	Land Bank Fund + Cap Impr Fund
100,000	2025	Short	Park	Inclusive Playground Equipment	Add equipment accessible to all patrons	Park & Recreation Sales Tax
	2026	Short	Park	Soccer Practice Fields		Capital Improvements
225,000	2027	Mid	Park	Kirby Park Splash Pad	Splash Pad with equivalent number of features as splash pad next to pool	Capital Improvements
	2028	Mid	Park	Plagens Carpenter Ball Field Improvements	Work with USD 261 to improve facilities including artificial turf	Capital Improvements
225,000	2029	Long	Park	Whisler Park Splash Pad	Splash Pad with equivalent number of features as splash pad next to pool	Capital Improvements
165,011	2026	Short	Sidewalks	South Main to Timber Creek Estates Addition Ph. 2	Connect Timber Creek Estates Addition to sidewalk network	Capital Improvements
63,900	2027	Mid	Sidewalks	Around River Forest 2nd Addition	3,195 LF x 6' wide = 19,170' sq = 2,130 sq yards x \$30/sq yard = 63,900	Capital Improvements

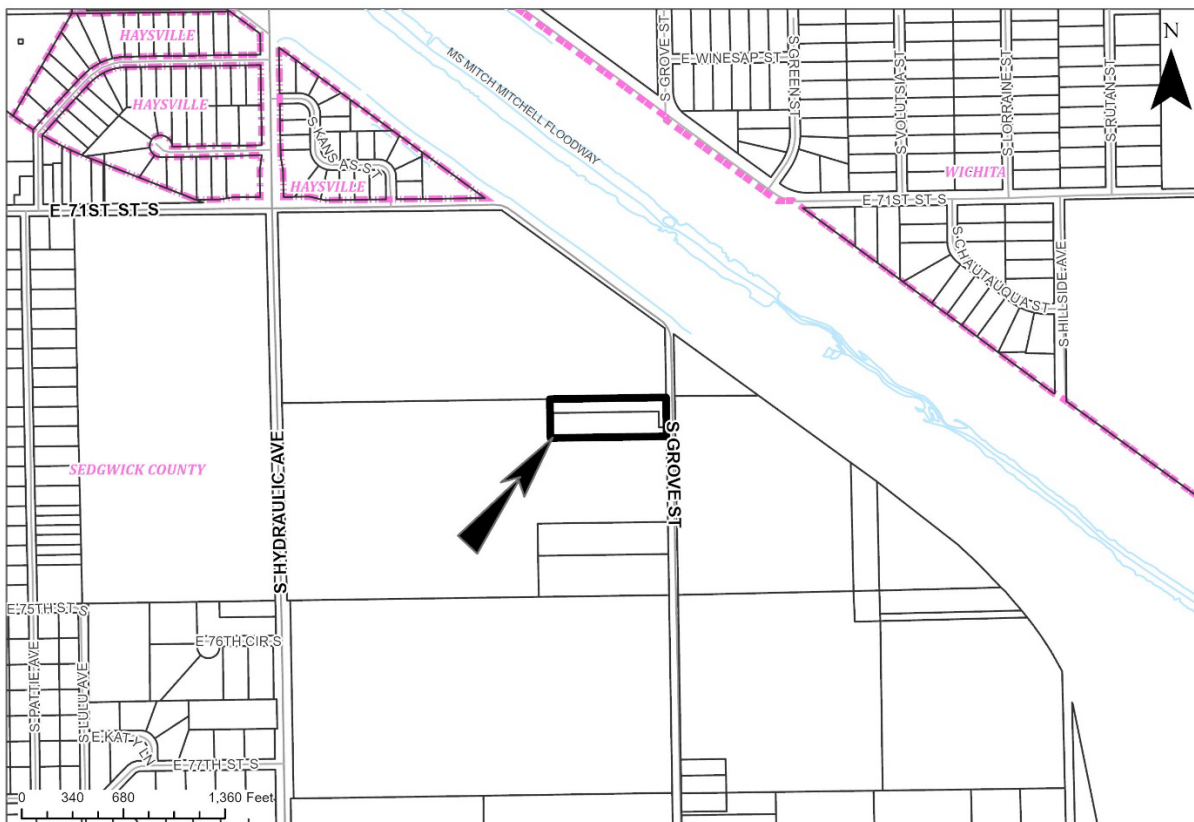
Cost Est.	Year	Range	Area/Type	Project	Description	Funding Source
292,043	2027	Mid	Sidewalks	Country Lakes Extension	South Meridian and W. 79th St. S. to Cattail St. (WAMPO Funding FFY 2027)	Capital Improvements
235,663	2028	Mid	Sidewalks	Connect Suncrest Additions	Connect Suncrest Additions to sidewalk network	Capital Improvements
5,000	2025	Current	Street	ARC 95 - South Loop	Multi-jurisdictional project to create a parkway travel corridor in S. SG County	Capital Improvements
551,923	2025	Short	Street	Paving Unpaved Roads	Ward Parkway, Sunnyside Rd, Cottonwood Ln, Emmett Ave	Street Sales Tax
5,000	2026	Short	Street	ARC 95 - South Loop	Multi-jurisdictional project to create a parkway travel corridor in S. SG County	Capital Improvements
248,000	2026	Short	Street	Pave Riggs Park Road	Construct hard surface roadway where current gravel road is	Capital Improvements
5,000	2027	Mid	Street	ARC 95 - South Loop	Multi-jurisdictional project to create a parkway travel corridor in S. SG County	Capital Improvements
3,320,123	2027	Mid	Street	Meridian Widening between Grand and 79th Street	WAMPO Project to widen section to three lanes	Street Sales Tax + Cap Impr
5,000	2028	Mid	Street	ARC 95 - South Loop	Multi-jurisdictional project to create a parkway travel corridor in S. SG County	Capital Improvements
5,000	2029	Long	Street	ARC 95 - South Loop	Multi-jurisdictional project to create a parkway travel corridor in S. SG County	Capital Improvements
5,000	2030	Long	Street	ARC 95 - South Loop	Multi-jurisdictional project to create a parkway travel corridor in S. SG County	Capital Improvements
30,000	2025	Short	Wastewater	Manhole Rehab - Annual Amount	Preventive maintenance of manholes to extend useful life	Wastewater
175,000	2025	Short	Wastewater	Sewer Line Rehab - Annual Amount	Cured-in-Place Pipe to increase flow rate and reduce inflow	Wastewater
60,000	2026	Short	Wastewater	Add Channel to Rotary Press	Add the last channel to the rotary press de-watering system	Wastewater
	2026	Short	Wastewater	Jet/Vac Combo Truck	Truck for jetting lines and vacuuming holes/areas	Wastewater
30,000	2026	Short	Wastewater	Manhole Rehab - Annual Amount	Preventive maintenance of manholes to extend useful life	Wastewater
140,000	2026	Short	Wastewater	North Clarifier Rehab	Preventive maintenance of clarifier to extend useful life	Wastewater
175,000	2026	Short	Wastewater	Sewer Line Rehab - Annual Amount	Cured-in-Place Pipe to increase flow rate and reduce inflow	Wastewater
30,000	2027	Mid	Wastewater	Manhole Rehab - Annual Amount	Preventive maintenance of manholes to extend useful life	Wastewater
175,000	2027	Mid	Wastewater	Sewer Line Rehab - Annual Amount	Cured-in-Place Pipe to increase flow rate and reduce inflow	Wastewater
30,000	2028	Mid	Wastewater	Manhole Rehab - Annual Amount	Preventive maintenance of manholes to extend useful life	Wastewater
175,000	2028	Mid	Wastewater	Sewer Line Rehab - Annual Amount	Cured-in-Place Pipe to increase flow rate and reduce inflow	Wastewater
30,000	2029	Long	Wastewater	Manhole Rehab - Annual Amount	Preventive maintenance of manholes to extend useful life	Wastewater

Cost Est.	Year	Range	Area/Type	Project	Description	Funding Source
175,000	2029	Long	Wastewater	Sewer Line Rehab - Annual Amount	Cured-in-Place Pipe to increase flow rate and reduce inflow	Wastewater
30,000	2030	Long	Wastewater	Manhole Rehab - Annual Amount	Preventive maintenance of manholes to extend useful life	Wastewater
175,000	2030	Long	Wastewater	Sewer Line Rehab - Annual Amount	Cured-in-Place Pipe to increase flow rate and reduce inflow	Wastewater
1,814,670	Finance	Long	Wastewater	East Lift Station & Force Main	To Serve Projected Growth Area 8	Wastewater
1,500,000	Finance	Long	Wastewater	New Main Lift Station by Old WWTP	Replace current lift station	Wastewater
3,052,192	Finance	Long	Wastewater	NW Sanitary Sewer	To Serve Projected Growth Areas off Meridian north of Floodway	Wastewater
1,802,892	Finance	Long	Wastewater	South Lift Station, Force Main, & Gravity Line	To Serve Projected Growth Areas 10 & 11	Wastewater
6,677,086	Finance	Short	Wastewater	Southwest Interceptor	12", 15", 21", 24", 36" Gravity Pipe from Main LS to Projected Growth Area 3	Wastewater
750,000	Finance	Long	Wastewater	SW Interceptor Ph. 2 - Main Lift Station Upsizing	Increase Capacity at Lift Station	Wastewater
120,000	2025	Short	Water	New High Service Pump - #3 (2025/2026)	Add pump that will allow more water to be pumped to the tower	Water
272,688	2025	Short	Water	Water Main Replacement - Sandy/A St.	Water line replacement	Water
150,000	2025	Short	Water	Water Plant Electrical Update (2025/2026)	Update of electrical infrastructure at the water plant	Water
338,520	2026	Short	Water	Water Main Construction - Meridian 12" from 2nd to 4th	Water line construction	Water
236,880	2026	Short	Water	Water Main Replacement - Sunflower Drive	Water line replacement	Water
278,208	2027	Mid	Water	Water Main Replacement - Western	Water line replacement	Water
	2028	Mid	Water	Replace 17 Fire Hydrants	Replace non-traffic rated hydrants in the Hillcrest Addition	Water
547,500	Finance	Long	Water	Loop Line to Area North of Floodway	Second potable water connection to area north of floodway	Water
1,569,282	Finance	Long	Water	NW Water Main	To Serve Projected Growth Areas off Meridian north of Floodway	Water



STAFF REPORT
 MAPC: December 4, 2025
 Haysville Planning Commission: November 13, 2025

<u>CASE NUMBER:</u>	CON2025-00152 (County)
<u>APPLICANT/OWNER:</u>	Kelsey Kuhn and Benjamin Gideon (Applicants)
<u>REQUEST:</u>	Conditional Use to allow a Vehicle Storage Yard
<u>CURRENT ZONING:</u>	RR Rural Residential District
<u>SITE SIZE:</u>	4.65 acres
<u>LOCATION:</u>	Generally located on the west side of South Grove Street and within three quarters of a mile north of East 79th Street South (7401 & 7415 South Grove Street)
<u>PROPOSED USE:</u>	Storage of vehicles for more than 72 hours
<u>RECOMMENDATION:</u>	Approve with Conditions



CON2025-00152

BACKGROUND: The applicant is requesting a Conditional Use to allow a Vehicle Storage Yard on property zoned RR Rural Residential District (RR). The 4.65-acre property is generally located on the west side of South Grove Street and within three quarters of a mile north of East 79th Street South (7401 & 7415 South Grove Street). The property is currently developed with a single-family residence constructed in 1940 and several agricultural outbuildings. The applicant is requesting the Conditional Use in order to store operable vehicles on site for more than 72 hours.

The UZC defines “Vehicle Storage Yard” (Sec. II-B.1.b) as “keeping outside of an enclosed building for more than 72 consecutive hours of one or more motor vehicles (except inoperable vehicles), boats, trailers, or unoccupied recreational vehicles”. If the vehicles were inoperable, the site would need to be classified as “Wrecking/Salvage Yard”, which is not allowed in RR zoning. If the vehicles were parked for less than 72 hours on site, it would be classified as “Commercial Parking Area”, which is not allowed in RR zoning.

Vehicle Storage Yards are also subject to Supplementary Use Regulation Sec.III-D.6.mm, which state:

1. The storage area shall be located behind the property's Principal Structure; and at no time shall any Vehicles be driven or parked on or over any component of onsite wastewater treatment systems.
2. For sites two acres or less in area, a Vehicle Storage Yard may occupy up to 11 percent of the property's square footage; for sites greater than two acres the area devoted to the Vehicle Storage Yard shall not exceed 10,000 square feet.
3. The Vehicle Storage Yard shall be used for the storage of licensed operable Vehicles only, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any Vehicles or equipment, or for storage of materials or supplies. Non-mechanical servicing such as replacing windshield washer fluid, light bulbs and interior cleaning shall be allowed.
4. The minimum Setback for any stored Vehicles from any residence constructed before the Conditional Use is approved shall be 20 feet. The Setback requirements can be modified or waived if the applicant demonstrates there is sufficient Screening to substitute for the Setback protections.
5. The storage area and all entrance/exit drives on private property shall be surfaced with an all-weather surface that meets the approval of the Director of County Code Enforcement and shall be maintained in good condition and free of weeds, trash and other debris.
6. Visual Screening of areas Contiguous to residential zoning Districts shall be provided to protect Adjacent properties from light, debris and noise, and to preserve Adjacent property values. In no case shall Screening be less than that required by Sec. IV-B.1-3, unless the applicant demonstrates adequate Screening may be provided through alternative means, and the requirements imposed by Sec. IV-B.1-3 would be overly burdensome on the applicant
7. If lighting facilities are provided, lighting shall be in compliance with lighting standards of Sec. IV-B.4.
8. The compatibility noise standards of Sec. IV-C.6 shall be complied with provided, however, outdoor speakers and sound amplification systems shall not be permitted.

If approved, the applicant shall comply with all of the regulations above. The site plan shows the applicant intends to utilize the back (west) half of the subject site for the Vehicle Storage Yard, where there is currently a pasture for the farm animals. The site of the Vehicle Storage Yard is currently accessed by a crushed concrete road.

Screening is required of all nonresidential uses where abutting residential zoning. The subject site abuts residential zoning on all sides. Section IV-B.3.c(1) allows landscaping to replace solid screening in the front setback or in a street side setback or rear setback. A dense line of mature trees currently surrounds the perimeter of the property. The applicant would need to submit a landscape plan to the Planning Department to see if the existing vegetation meets these requirements.

The character of the area is agricultural. Properties to the north, south, east and west are zoned RR in unincorporated Sedgwick County and are in use as agricultural land. Property approximately 58 feet northeast of the subject site, across South Grove Street, is zoned RR and developed with a single-family residence.

CASE HISTORY: The subject site is not platted. Because the applicant does not intend to construct any new commercial buildings on site, platting is not required for the Conditional Use request. In 2012, the Metropolitan Area Planning Commission approved a Conditional Use for Kennel, Boarding/Breeding/Training (CON2012-00041). In 2016, this Conditional Use was adjusted to increase the number of horses allowed on site from eight to 14 (CON2016-00006).

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agriculture
SOUTH:	RR	Agriculture
EAST:	RR	Agriculture
NORTHEAST:	RR	Single-family residence
WEST:	RR	Agriculture

PUBLIC SERVICES: This site has access to South Grove Street, which is a gravel County arterial street with open ditches on each side. The property uses onsite sewage and well water.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the *Community Investments Plan*. The Future Growth Map Concept Map identifies the site as a Rural Growth Area that should be analyzed under the City of Haysville's Area of Influence. The City of Haysville's Land Use Plan Map identifies the site as appropriate for "Residential" uses. The requested use is commercial in nature, but will continue to have a residential use on site. The subject site is developed with residential structures and also has Kennel, Boarding/Breeding/Training uses on site. The current and proposed commercial uses on site will not require any additional commercial buildings or infrastructure. The site could be converted to strictly residential uses in the future.

One of the suggested Land Use Compatibility guidelines states: "Industrial and commercial uses located in rural areas should be separate and distinct from lower-intensity uses and should provide appropriate screening and buffering to ensure compatibility among land uses." The property is densely lined with mature trees around the perimeter.

The requested Conditional Use is in conformance with the City of Haysville's Comprehensive Plan. The *Plan* states that "Impacts generated by various land uses, such as traffic generation, are minimized by the regulation of intensity and the location of a development so that traffic does not congest the streets serving a development." The Supplementary Use Regulations, which include the area limit of the Vehicle Storage Yard and compatibility noise standards, are designed to mitigate the potential detrimental impacts to the nearby properties.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request for the Vehicle Storage Yard be **APPROVED**, subject to the following conditions:

1. The Vehicle Storage Yard shall comply with the Supplementary Use Regulations outlined in Section III-D.6.mm of the Wichita-Sedgwick County Unified Zoning Code.
2. In no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicles or equipment, or for storage of materials or supplies.
3. All portions of the Vehicle Storage Yard shall be wholly within the applicant's property and meet required setbacks as defined in Section III-D.6.mm of the UZC.
4. The storage area and all entrance/exit drives shall be surfaced with an all-weather surface that meets the standards of the UZC, Sedgwick County Fire District 1 Standards, and shall be maintained in good condition and free of weeds, trash, and other debris.
5. The site shall be developed in substantial conformance to the approved site plan.
6. The site shall be developed in conformance with all applicable federal, state, and local regulations.

7. 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 hereof, may, with the concurrence of the Planning Director declare the Conditional Use null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the area is agricultural. Properties to the north, south, east and west are zoned RR in unincorporated Sedgwick County and are in use as agricultural land. Property approximately 58 feet northeast of the subject site, across South Grove Street, is zoned RR and developed with a single-family residence.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is currently zoned RR Rural Residential District, which is suitable for a single-family residence and a Vehicle Storage Yard with an approved Conditional Use. The size of the property can accommodate a Vehicle Storage Yard of not more than 10,000 square feet.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the Conditional Use could introduce additional light, noise, air pollution, and possible negative visual impact to the immediate area. Screening and conditions of approval should mitigate some of these concerns. The nearest residence is directly northeast of the subject site, across South Grove Street. The subject site is also lined with a dense row of mature trees.
4. **Length of time subject property has remained vacant as zoned:** The subject property has been developed with a single-family dwelling since 1940.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** The traffic on and off the unpaved roads caused by additional vehicles could introduce additional dust, light, and noise pollution to the surrounding properties. Denial of the application may result in a loss of use for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The request for a Vehicle Storage Yard is in partial conformance with the *Community Investments Plan* and the *City of Haysville's Future Land Use Plan*, as discussed in this staff report.
7. **Impact of the proposed development on community facilities:** The frequency of vehicles entering and exiting the property may cause wear and tear to the unpaved roads.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any comments on the request.

Attachments:

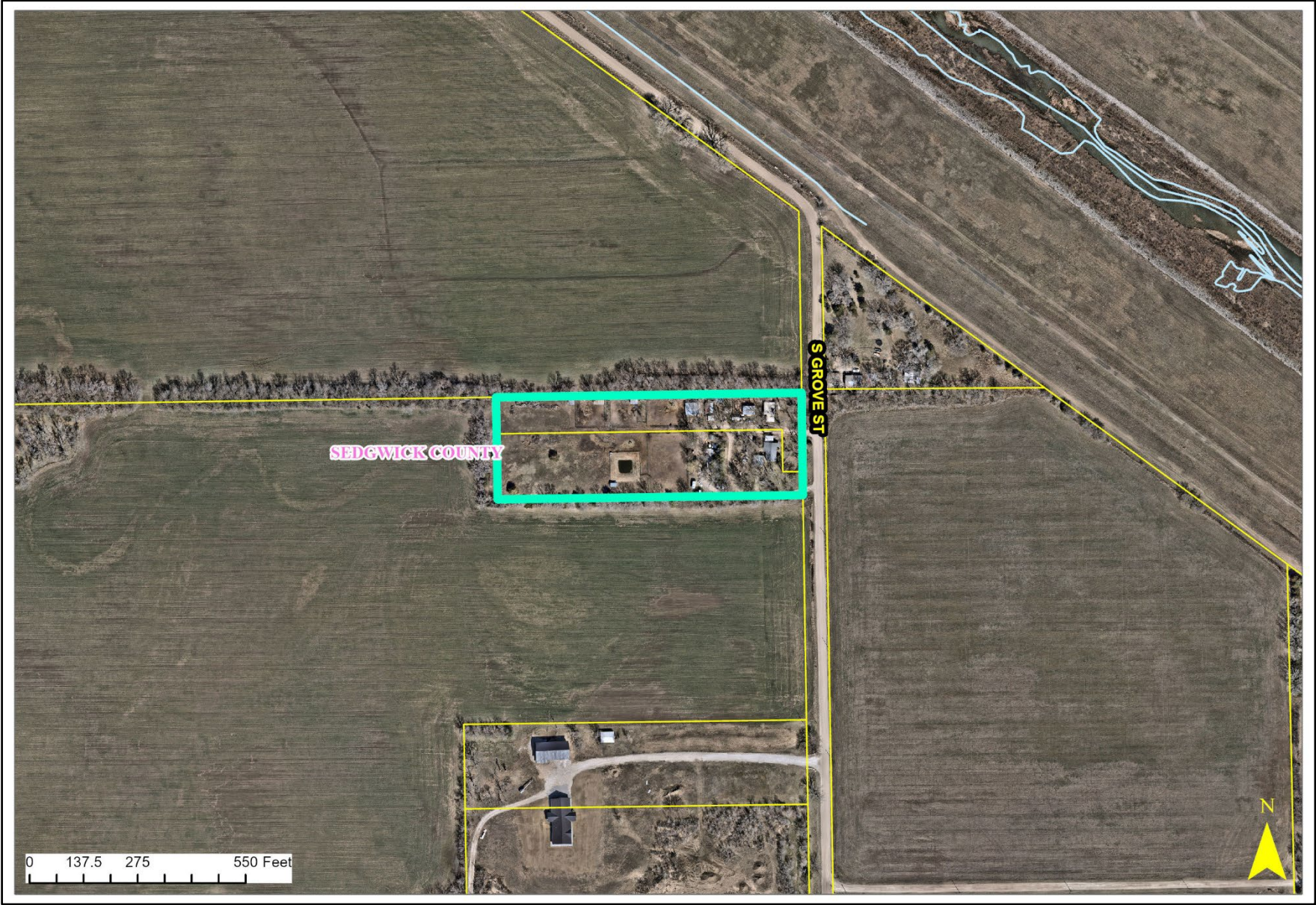
1. Site Plan
2. Aerial Map
3. Zoning Map
4. Future Growth Map
5. Urban Area of Influence Map
6. City of Haysville Land Use Plan Map
7. Site Photos

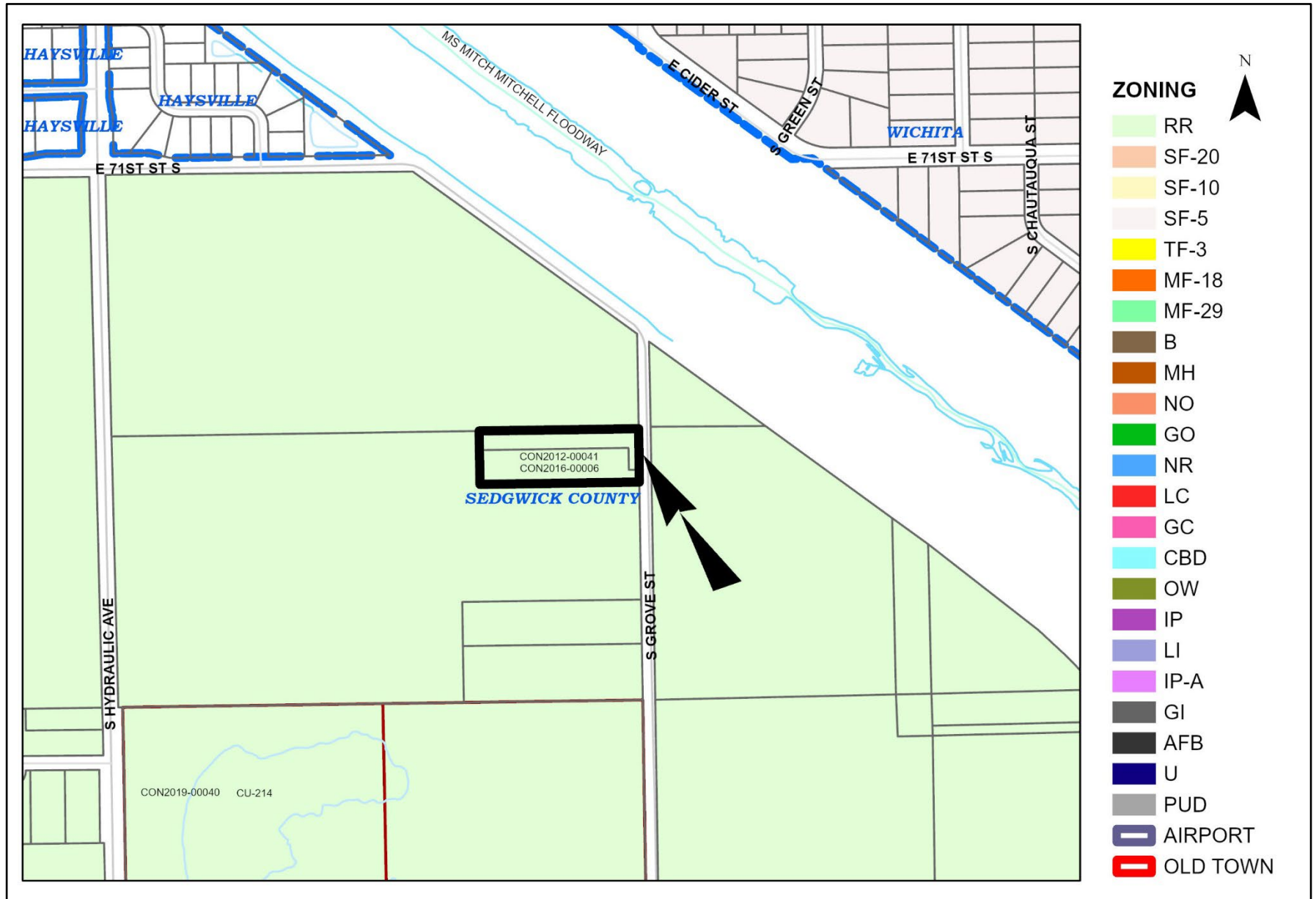


Google Earth image most recent. Changes that have been made that are not shown by Google Earth. The new changes I have drawn into this image with labels:

- Driveway has been moved and lengthened to 40' wide entrance with new culvert to accommodate heavier traffic. Grey triangle at property entrance.
- What used to be the "pasture" has now been layered with heavy crushed concrete that can withstand traffic and prevent passing vehicles from becoming immobile. Grey Oval and Grey elongated rectangle.
- Security cameras with offsite backup have been installed.
- Lighting for driveway to new self-storage area has been installed.

Aerial Map





2035 Wichita Future Growth Concept Map

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014
-  Major Institutional
-  Application Area
-  Neighborhood Area & Plans 2025

LAND USE

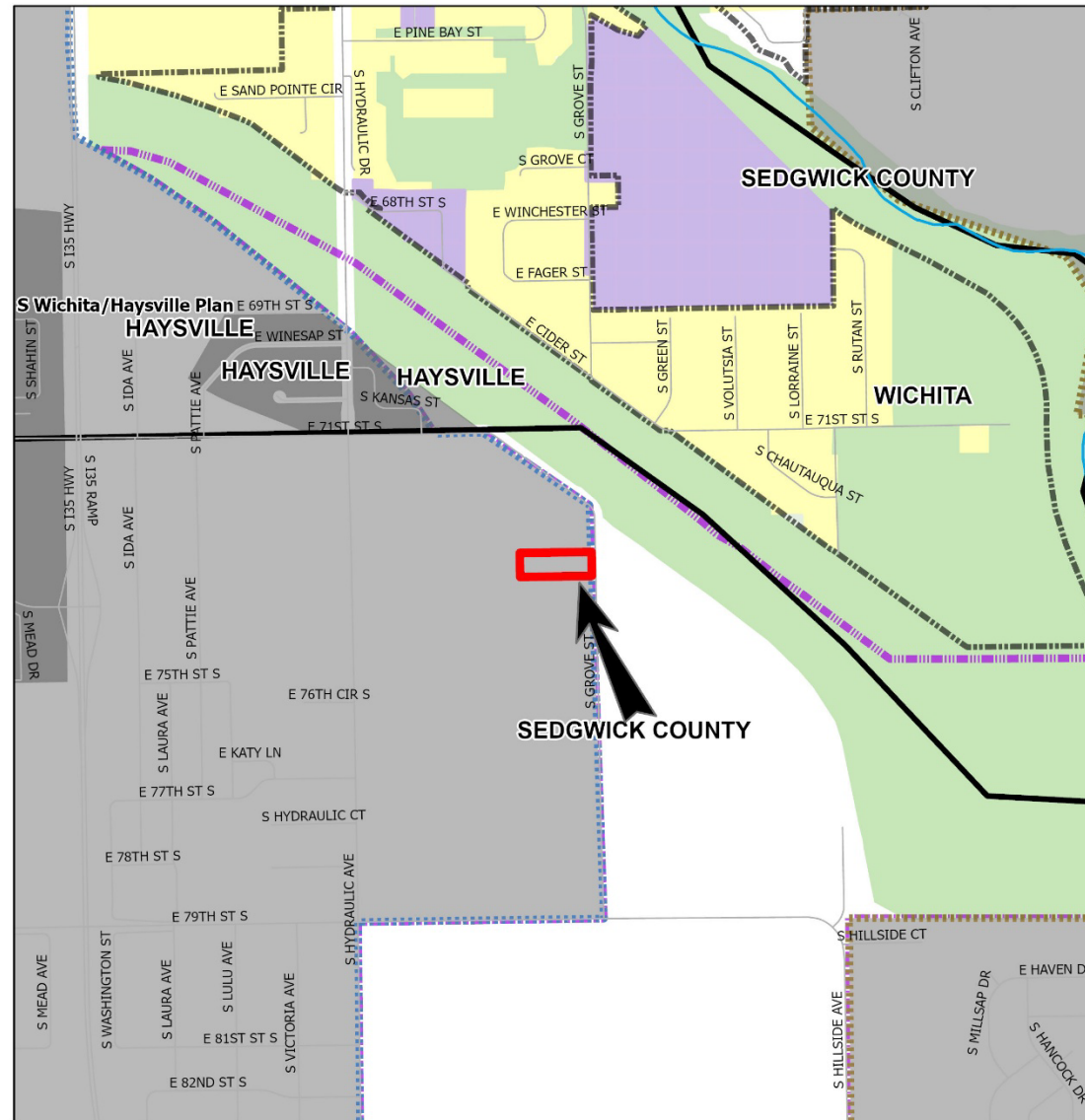
-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant



Scale: 1:18,242

0 500 1,000 2,000 US Feet

It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.
Note: Public property represented on this map is not intended to be inclusive.



2035 Urban Growth Areas Map

(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)



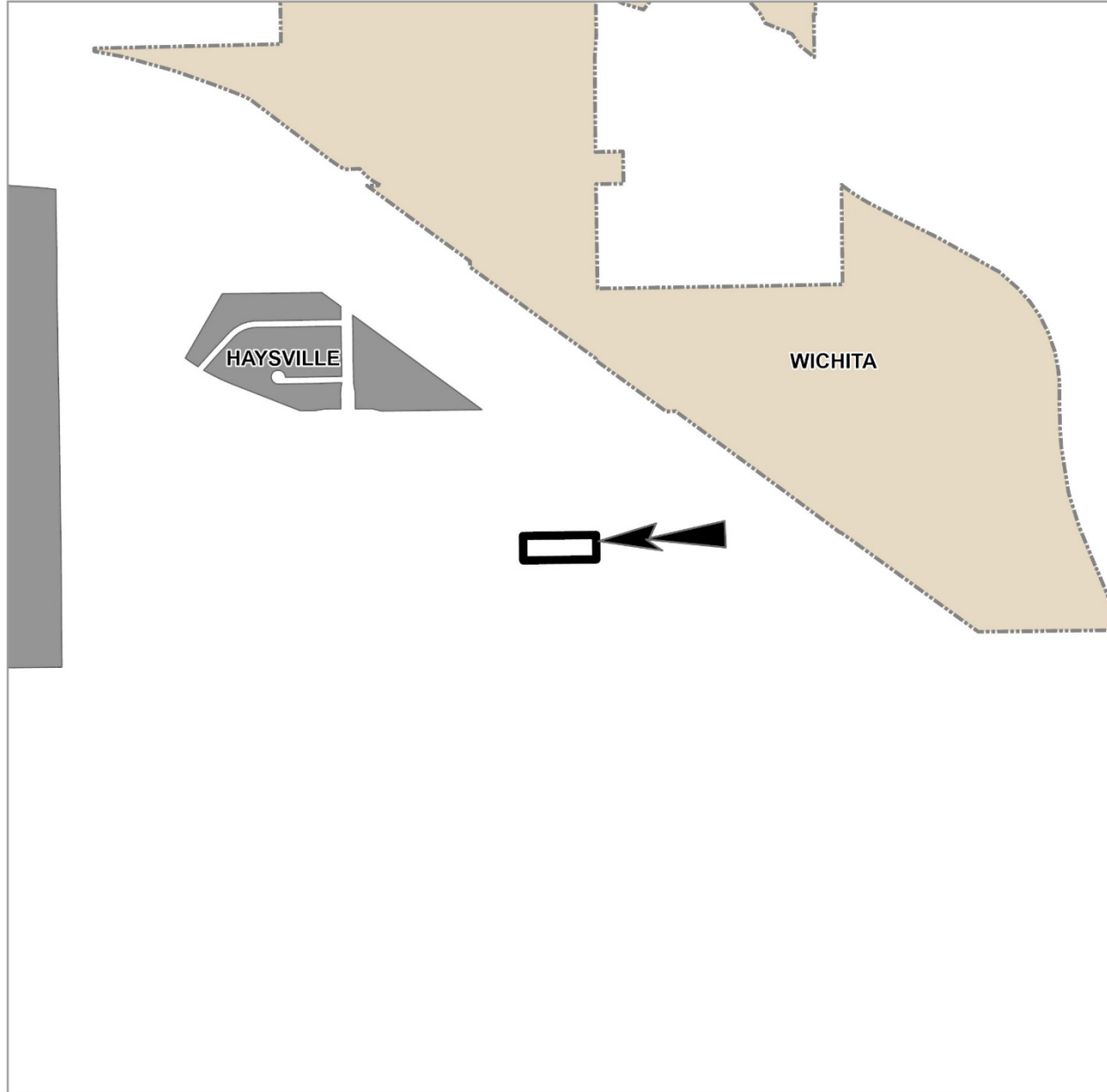
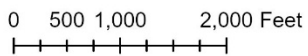
Legend

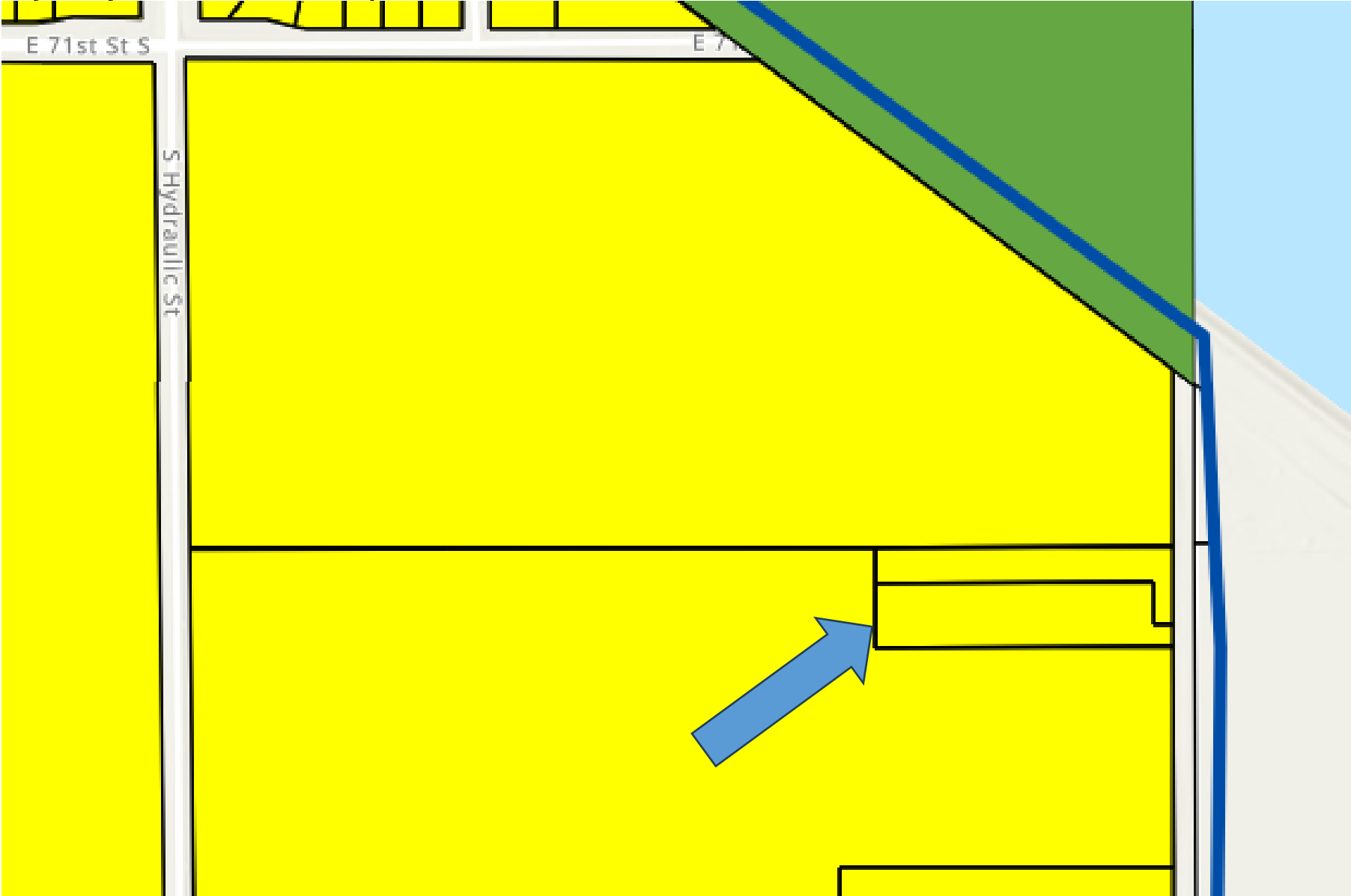
- Application Area
- Small City Limits
- Wichita City Limits
- K-96 Special Use Corridor
- SDA**
- Wichita Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Rural Area
- State Highway
- US Federal Highway
- Interstate
- Kansas Turnpike (TOLL)
- Arterial
- Ramp

DISTRICT

- Reece Road Improvement; Self-Suppd Municipal Improvement; Springdale County Club Improvement; Sunswept
- Highlands Improvement; Sunview Improvement; K-42 Estates Improvement; Crestview Country Club Improvement; Oaklawn Improvement
- St. Marks Improvement; Furley Improvement; Peck Improvement; Miles Village-Lake Waltanna
- <all other values>
- IndusDistr&SedgCoPark
- 2025_SDA_Urban_Growth_Area

Scale: 1:17,291





Looking west towards site



Looking west towards proposed Vehicle Storage Yard



Looking east away from site



Looking south towards site



Looking north away from site

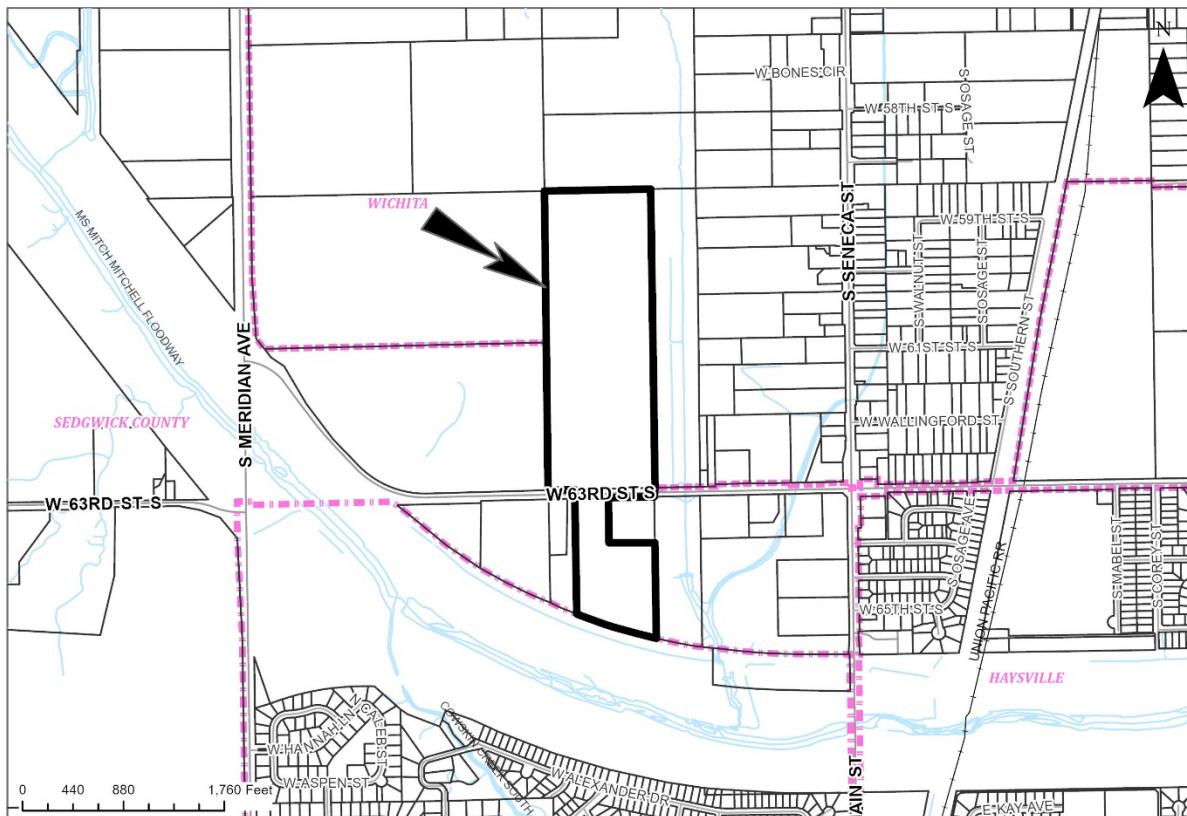


Looking east away from proposed Vehicle Storage Yard



STAFF REPORT
 MAPC: December 4, 2025
 Haysville Planning Commission: November 13, 2025

<u>CASE NUMBER:</u>	CON2025-00148 (County)
<u>APPLICANT/OWNER:</u>	Rojo Sedgwick Holdings LLC (Applicant)/Bear Petroleum, LLC (Agent)
<u>REQUEST:</u>	Conditional Use to permit Oil and Gas Drilling
<u>CURRENT ZONING:</u>	SF-20 Single-Family Residential District/RR Rural Residential District
<u>SITE SIZE:</u>	73.6 acres
<u>LOCATION:</u>	Generally located on the southwest corner of West 63 rd Street South and one-half mile west of South Seneca Street
<u>PROPOSED USE:</u>	Oil and Gas Drilling for one well
<u>RECOMMENDATION:</u>	Approve with Conditions



BACKGROUND: The applicants are requesting a Conditional Use to permit Oil and Gas Drilling on a portion of their property. The applicant owns a 55.6-acre parcel north of West 63rd Street South and another parcel south of West 63rd Street South that is 17.9 acres in size. According to the University of Kansas’s Oil and Gas Well Data Map, it appears that both parcels have previously had wells installed, all of which have been plugged and abandoned.

The application area is zoned RR Rural Residential District (RR) and SF-20 Single-Family Residential District (SF-20) which generally permits by-right agricultural activities, larger lot residential uses and a limited number of non-residential uses. Per the Wichita-Sedgwick County Unified Zoning Code (UZC), Oil and Gas Drilling in the RR and SF-20 Districts requires Conditional Use approval.

The attached site plan shows the proposed well to be placed approximately 918 feet south of the north (front) property line, on the tract south of West 63rd Street South and approximately 213 feet west of the east side property line. The east property line abuts property owned by the City of Wichita. The south (rear) property line abuts the MS “Mitch” Mitchell Floodway. On the tract north of West 63rd Street South, a tank battery and a Salt Water Disposal Well are proposed. The tank battery is proposed to be located closer to the western (interior side) property line. The Saltwater Disposal Well (“SDW” on the site plan) is proposed to be located southeast of the tank battery. Section III-E.1.e.(3) of the UZC requires structures to maintain a minimum 85-foot setback from the centerline of the section line roads. Any placement of storage tanks must adhere to this setback. The site plan does not show the proposed location of any storage tanks. If storage tanks are to be placed on site, staff would need a revised site plan showing the locations of such if the request is approved.

Section IV-B of the UZC requires solid screening for all uses other than Single-Family or Duplex when the uses are abutting or across the street from residential zoning districts. Therefore, the applicant will be required to screen the proposed use on all sides with a minimum of a six-to-eight-foot screening fence. Screening can be installed in the immediate area of the use as opposed to screening the entire property.

Property to the north is within and owned by the City of Wichita, is zoned SF-5 Single-Family Residential District (SF-5) and is in Agricultural use. Property to the east is partly within and owned by the City of Wichita, zoned SF-5 and RR, and is in use a drainage ditch. Other property to the east is zoned RR and is developed with a single-family dwelling. Property to the south is the MS Mitch Mitchell Floodway. Properties to the west are split between being in the City of Wichita and unincorporated Sedgwick County, are zoned RR, SF-5, and TF-3 Two-Family Residential District (TF-3), and are in Agricultural use and developed with a single-family dwelling.

CASE HISTORY: The subject site is unplatted. Platting is not required for the intended use.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Agricultural field
SOUTH:	N/A	MS Mitch Mitchell Floodway
EAST:	RR, SF-5	Single-family dwelling, drainage ditch
WEST:	RR, SF-5, TF-3	Single-family dwelling, Agricultural uses

PUBLIC SERVICES: This site has access to West 63rd Street South, a paved, two-lane county arterial street with open ditches. If needed or required, water services from the City of Wichita are located one-quarter mile to the east in the South Seneca Street right-of-way, and sewer services would be provided on-site.

CONFORMANCE TO PLANS/POLICIES: The request for Oil and Gas Drilling is in partial conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for “Small City Urban Growth Area”, which the *Plan* defines as: “Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and

magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services, and environmental factors.”

The request is in conformance with the Land Use Compatibility Locational Guidelines of the Comprehensive Plan. Under the heading “Land Use Compatibility,” Guideline 1.a states that, “*Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas.*” Also, under the heading “Land Use Compatibility,” Guideline 1.b states, “*Industrial and major commercial land uses that generate pollution, odor, noise, light, safety hazards, and high levels of traffic should be located away from residential areas and developed with screening, buffering, and site design features sufficient to mitigate adverse impacts.*” The proposed well is in a fairly remote part of unincorporated Sedgwick County that is bordered by property that is developed as a drainage ditch that the City of Wichita owns and the MS Mitch Mitchell Floodway. While there are some single-family dwellings in the near vicinity, staff feels the operation is proposed to be enough of a distance away that it should not negatively affect those property owners.

With the subject site being in the Haysville Urban Growth Area, staff reviewed the Haysville Comprehensive Plan to identify the proposed future land use of the subject site. The requested use is not in conformance with the Haysville Comprehensive Plan. The attached 2022 Haysville Future Community Growth Patterns Map from the City of Haysville identifies the site as appropriate for Residential. Considering the use of Oil and Gas Drilling is typically a temporary land use, and the fairly remote area the request is located within, staff feels the request is appropriate.

South Wichita/Haysville Area Plan: The requested rezoning is not in conformance with the 2001 South Wichita/Haysville Area Plan. The site is located within the boundaries of the *South Wichita/Haysville Area Plan* (SW/HAP). The SW/HAP future development concept map also identifies the subject site as appropriate for low-density residential development. While the use of Oil and Gas Drilling is considered an industrial use, the relative remoteness of the area should make the use appropriate.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application, subject to the following conditions:

1. The Conditional Use permits Oil and Gas Drilling that is developed and operated in substantial compliance with the approved site plan and any associated documents, licenses or permits detailing drilling and completion activities used to obtain Conditional Use approval.
2. Prior to commencing Oil and Gas Drilling activities, the applicant shall obtain all applicable permits, licenses and/or inspections from Sedgwick County, the State of Kansas or the federal government, including but not limited to, MABCD, Sedgwick County Environmental Resources, Sedgwick County Fire Department, Sedgwick County Public Works, the Kansas Department of Health and Environment and the Kansas Corporation Commission. Prior to moving equipment into Sedgwick County, the applicant shall obtain any applicable permits required to move or transport oversized equipment on Sedgwick County public right-of-way.
3. Prior to commencing drilling activities, the applicant shall post an approved surety bond in an amount agreed to by Sedgwick County that can be called upon by Sedgwick County or the township in the event the County or the township is required to repair or replace any roads, bridges, traffic control devices, drainage structures, or other public infrastructure caused by the applicant.

4. Any equipment or appurtenances that will remain on the subject tract for more than thirty days once the well is completed or abandoned shall be set back from the center line of West 63rd Street South at least 85 feet per UZC Section III-E.1.e.(3).
5. Prior to commencing Oil and Gas Drilling activities, the applicant shall meet with Sedgwick County Fire Department officials to establish a system of building and equipment identification.
6. Prior to commencing Oil and Gas Drilling activities, the applicant shall provide a stormwater drainage plan to, and receive approval from, Sedgwick County Environmental Resources. The stormwater drainage plan will describe how stormwater runoff from the application area will be managed.
7. Oil and Gas Drilling shall begin within one year of final approval. Extensions of time may be requested via an administrative adjustment. If Oil and Gas Drilling has not begun within one year of final approval, and no extensions have been requested and approved, the Conditional Use shall be null and void.
8. Any major changes to the scale of the use or major alterations to the approved site plan shall require an amendment to the Conditional Use for consideration by the Metropolitan Area Planning Commission.
9. If the Zoning Administrator finds that there is a violation of any of the provisions or 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 the Conditional Use null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property to the north is within and owned by the City of Wichita, is zoned SF-5 Single-Family Residential District (SF-5) and is in Agricultural use. Property to the east is partly within and owned by the City of Wichita, zoned SF-5 and RR, and is in use a drainage ditch. Other property to the east is zoned RR and is developed with a single-family dwelling. Property to the south is the MS Mitch Mitchell Floodway. Properties to the west are split between being in the City of Wichita and unincorporated Sedgwick County, are zoned RR, SF-5, and TF-3 Two-Family Residential District (TF-3), and are in Agricultural use and developed with a single-family dwelling.
2. **The suitability of the subject property for the uses to which it has been restricted:** The properties are currently zoned RR Rural Residential and SF-20 Single-Family Residential which allows for a limited number of residential, public and civic, and agricultural uses by-right. Several residential, public and civic, commercial, industrial, and agricultural uses are permitted by Conditional Use approval, including Oil and Gas Drilling.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** If approved, initially there will be increased levels of traffic. There will be vehicles transporting oversized and heavy equipment not necessarily present on a typical day in the larger area. Temporarily, there will be increased numbers of workers and subcontractors preparing the site, drilling and completing the well and establishing permanent production equipment. Potential effects include odor, noise and increased lighting. All of the regulations, permit processes and conditions of approval are designed to minimize negative impacts.
4. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** It is not anticipated that the requested Conditional Use will have an effect

on the public health, safety, or welfare. Denial of the application may result in an economic loss in the use of the mineral rights of the applicant.

5. **Length of time the property has been vacant as currently zoned:** The subject property historically has been used for agricultural production and oil extraction based on confirmation of abandoned wells.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The proposed Conditional Use is in partial conformance with the *Community Investments Plan*, not in conformance with the City of Haysville's Plan and not in conformance with the *South Wichita/Haysville Area Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The conditions of approval of this Conditional Use and other regulations should minimize impacts on community facilities. Traffic will increase temporarily. Demand for other County services such as inspections and fire prevention may temporarily increase, but when the well is completed demand for those services will diminish.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any comments from the public regarding the requested Conditional Use.

Attachments:

1. Site Plan
2. Oil and Gas Well Map
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Urban Growth Area Map
7. Urban Area of Influence Map
8. City of Haysville Land Use Plan Map
9. South Wichita/ Haysville Area Plan Future Development Concept Map
10. Site Photos

Conditional Use Application SITE PLAN

ADVANTAGE ELEVATIONS
OIL FIELD SURVEYORS

BOX 8604 - PRATT, KS 67124
(620) 672-6491

411253
INVOICE NO.

BEAR PETROLEUM LLC
OPERATOR

DICKSTER TWISTER
FARM

SEDGWICK CO KS 31 28s 1e
COUNTY S T R

918' FNL & 2185' FEL of Sec.
LOCATION

ELEVATION: 1266' GR

BEAR PETROLEUM LLC
P O BOX 438
HAYSVILLE, KS 67060-0438

AUTHORIZED BY: Dick Schremmer

SCALE: 1" = 500'

2185' W 63rd ST SOUTH

918'

330'

461'

1724'

PROPOSED WELL LOCATION

Well location

213'

NE/4

KS South

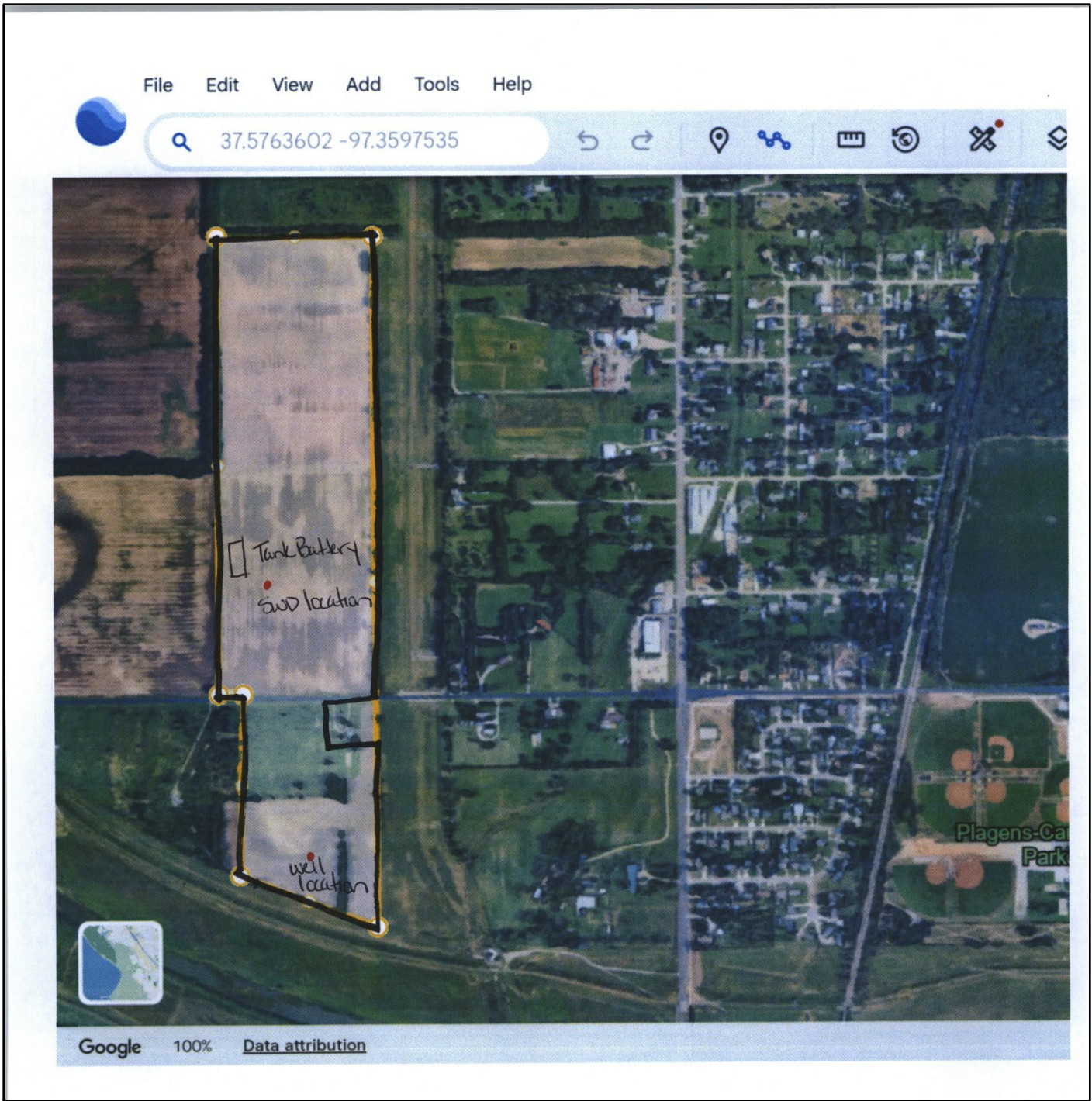
Proposed well site
is 213' north of south fence.

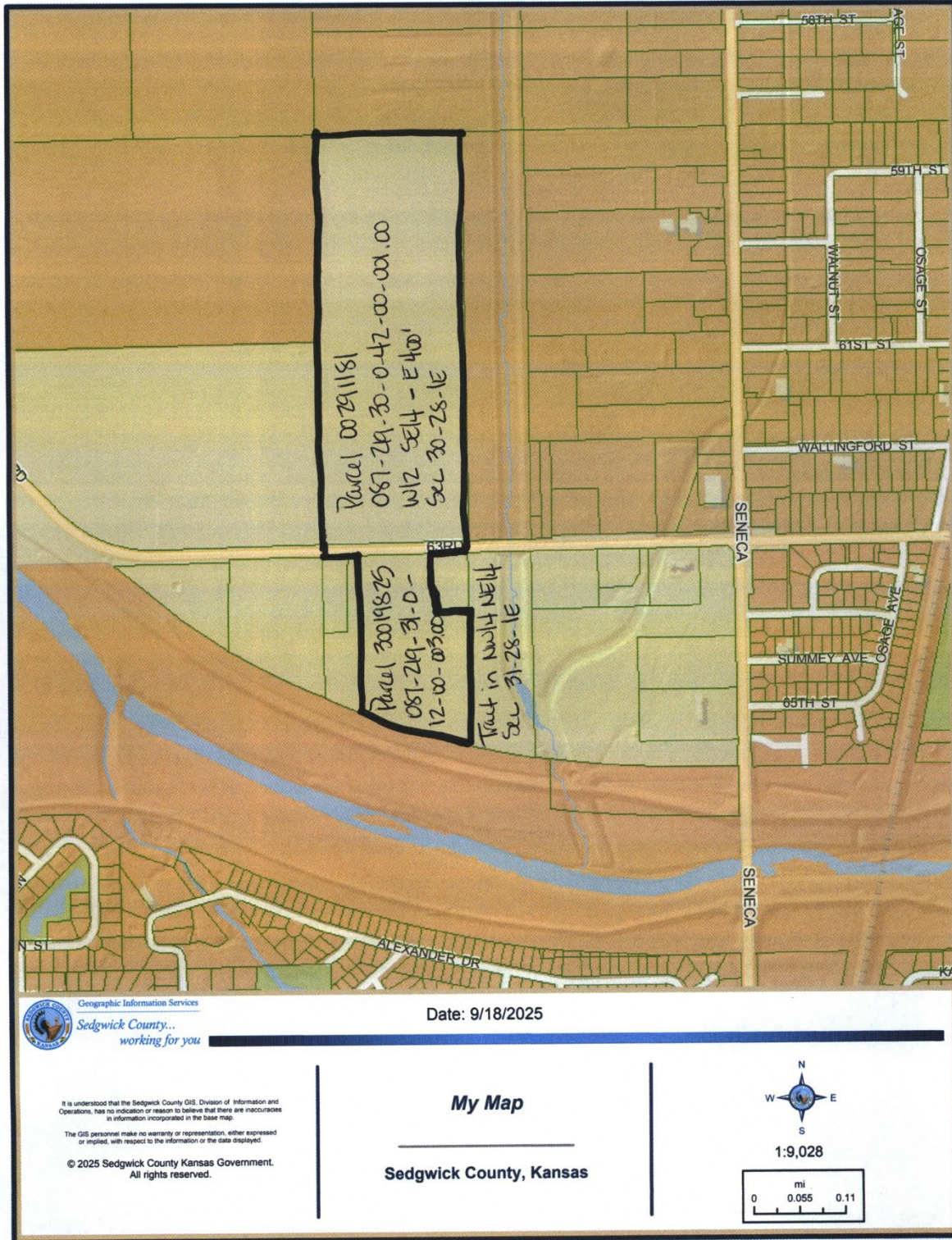
31

S SENECA ST

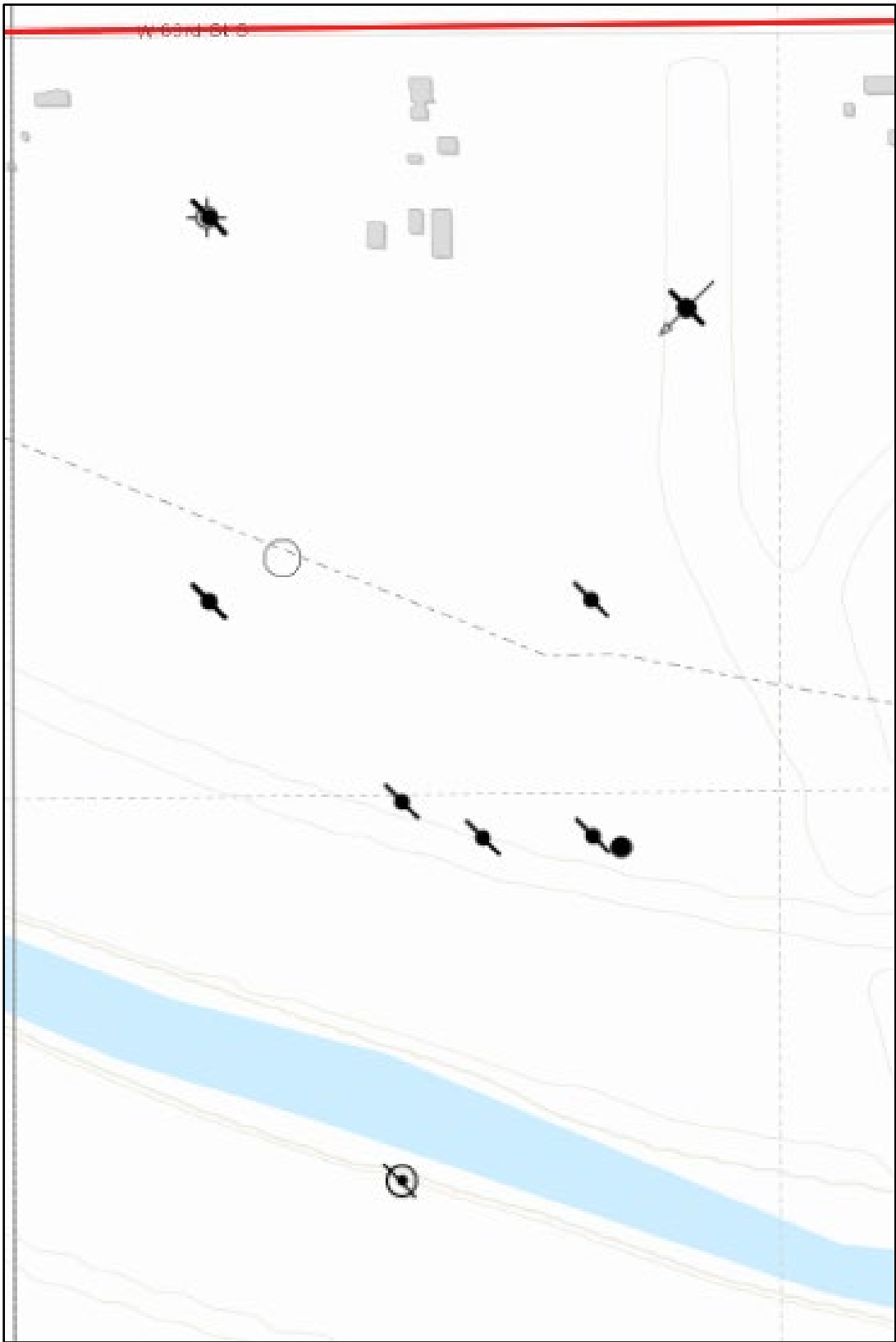
DATE STAKED: 4/21/25

Taylor Printing Inc. • Pratt, KS 67124 • (620) 672-3156

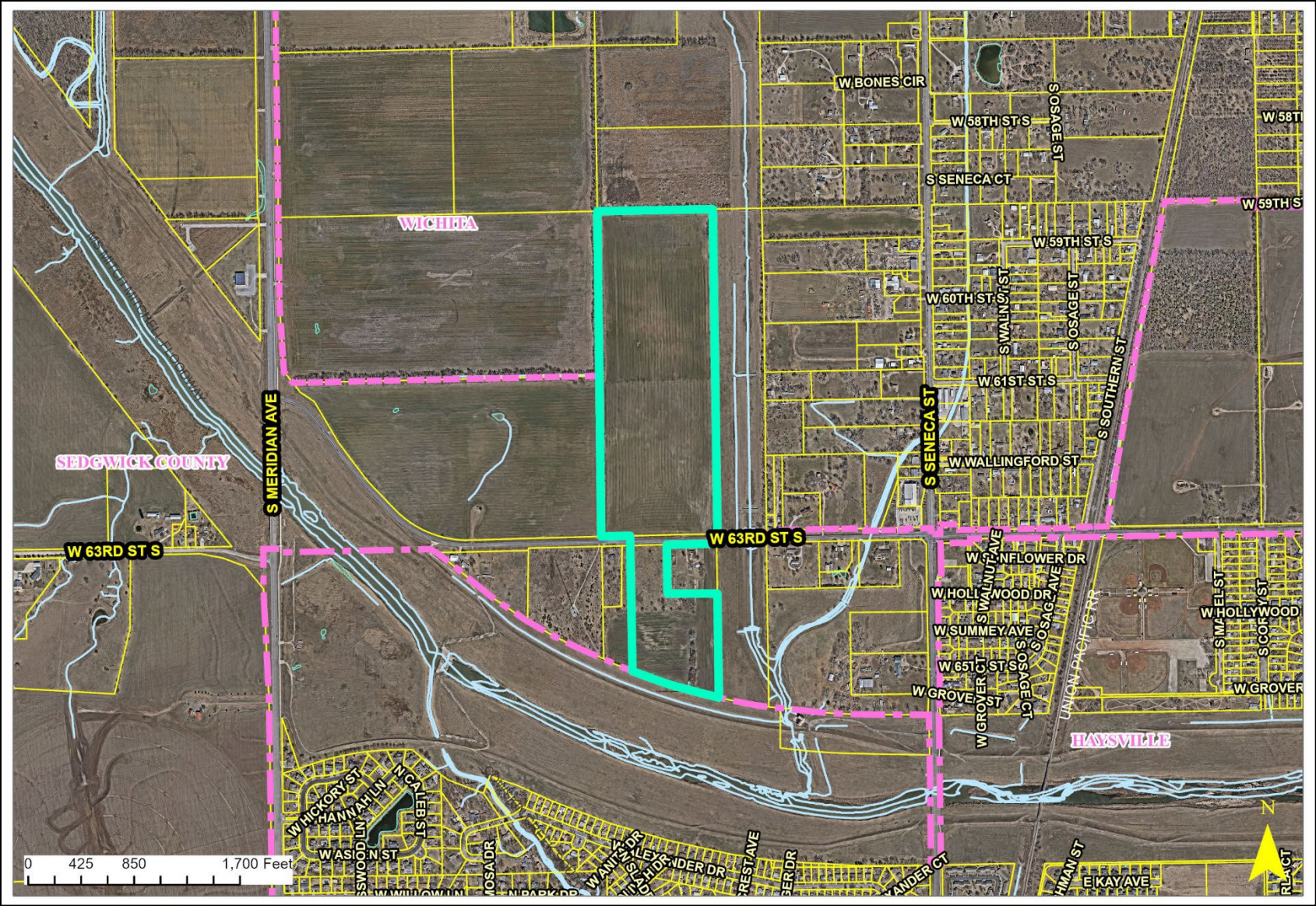




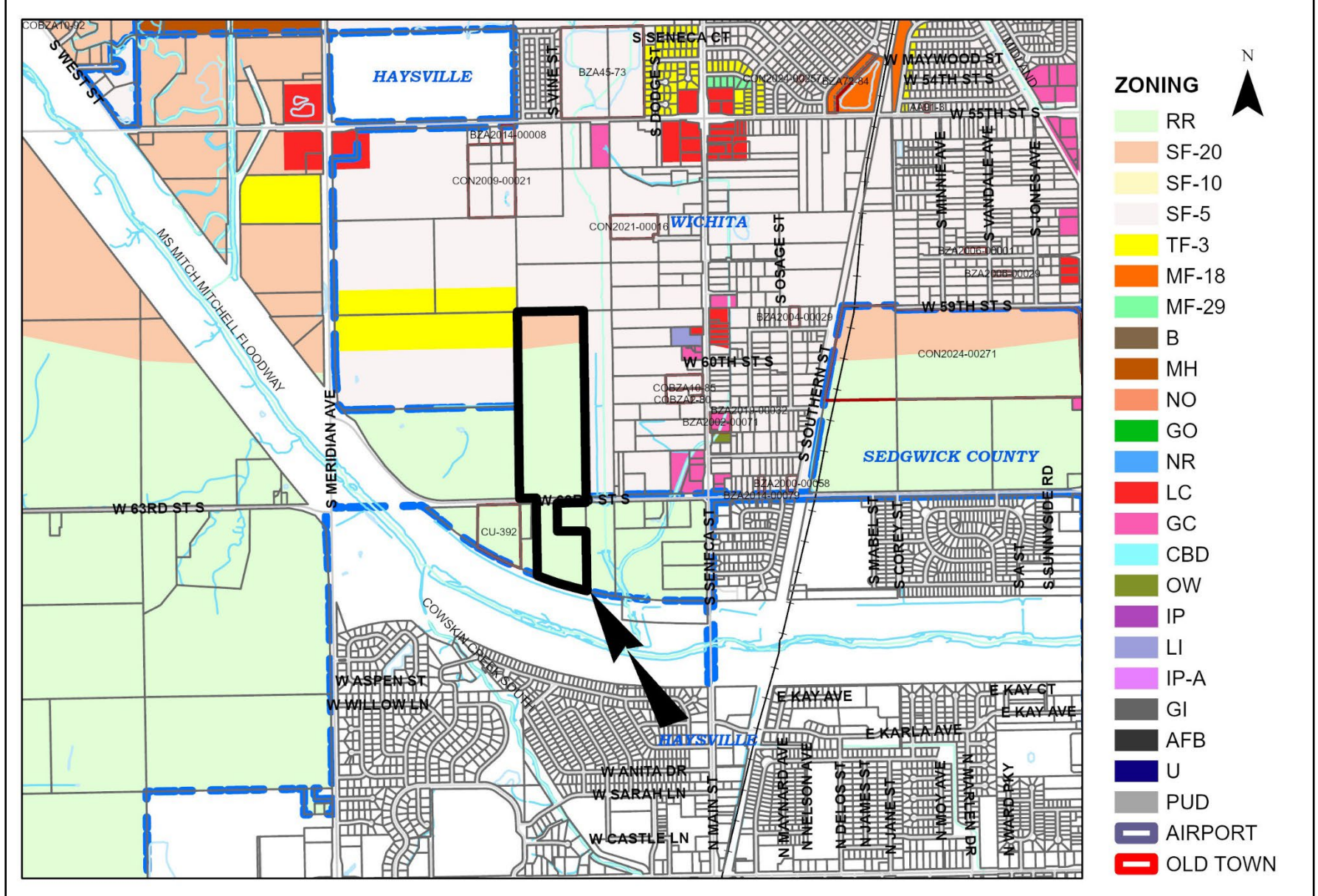
Oil and Gas Well Map



Aerial Map



Zoning Map

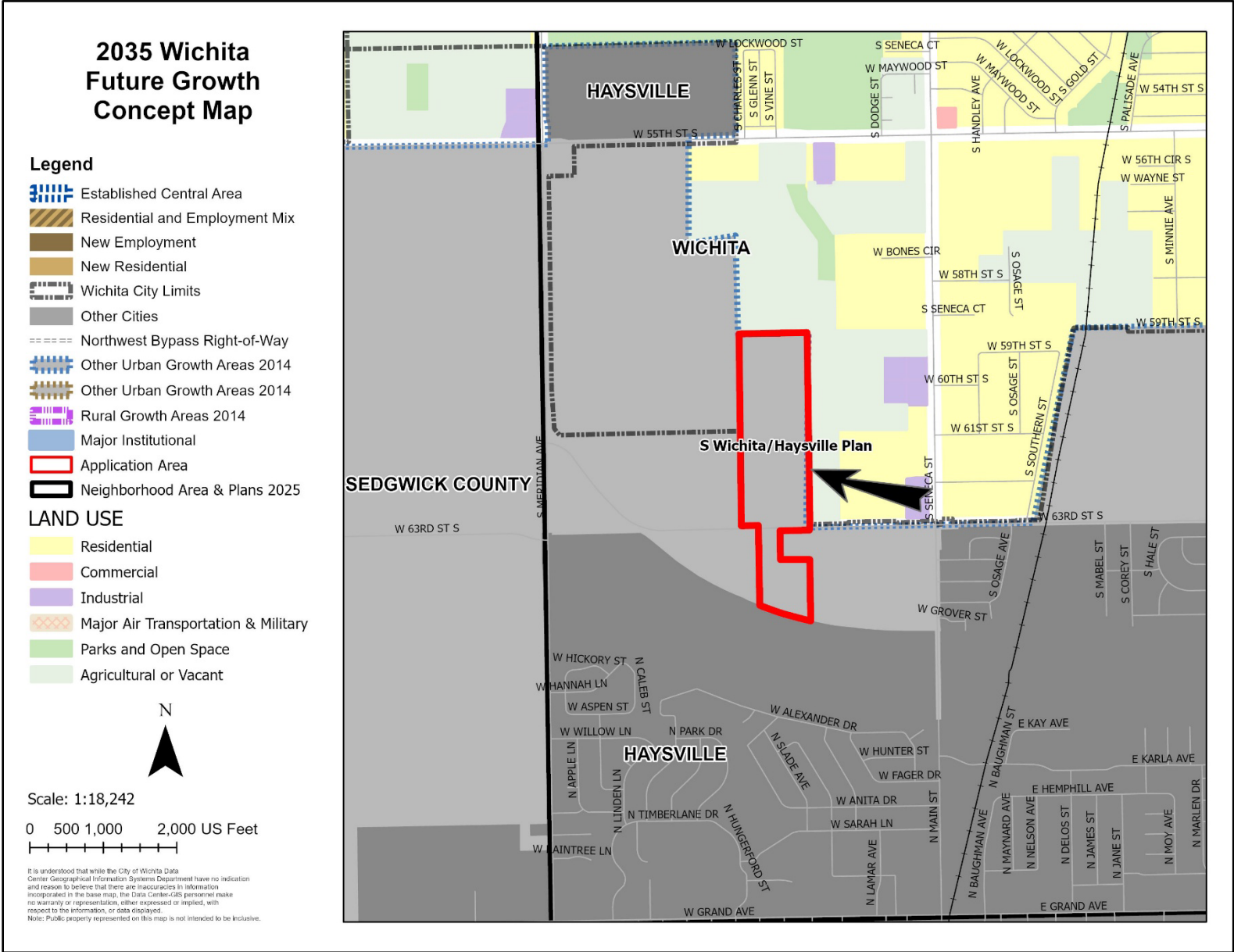


CON2025-00148

Metropolitan Area Planning Commission

Page 11

Land Use Map



2035 Urban Growth Areas Map

(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)

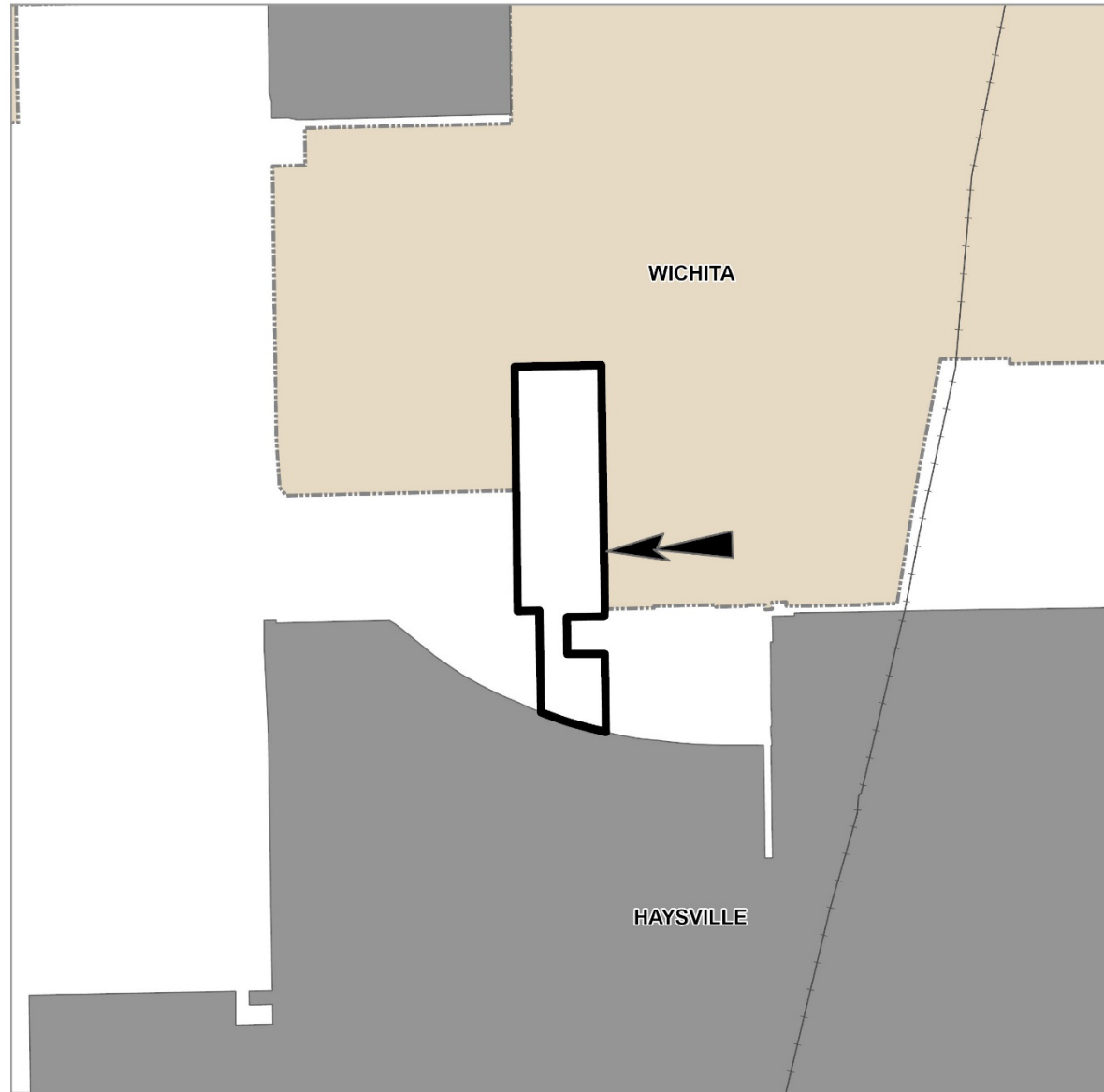


Legend

- Application Area
- Railroad
- Small City Limits
- Wichita City Limits
- K-96 Special Use Corridor
- SDA**
- Wichita Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Rural Area
- State Highway
- US Federal Highway
- Interstate
- Kansas Turnpike (TOLL)
- Arterial
- Ramp
- DISTRICT**
- Reece Road Improvement; Self-Suppd Municipal Improvement; Springdale County Club Improvement; Sunswep
- Highlands Improvement; Sunview Improvement; K-42
- Estates Improvement; Crestview Country Club Improvement; Oaklawn Improvement
- St. Marks Improvement; Furley Improvement; Peck Improvement; Miles Village-Lake Waltanna
- <all other values>
- IndusDistr&SedgCoPark

Scale: 1:17,291

0 500 1,000 2,000 Feet



URBAN AREA OF INFLUENCE

Appendix in the
Wichita-Sedgwick County
Unified Zoning Code

Legend

-  Small City Area of Influence
-  Sedgwick County
-  City Limits
-  Application Area

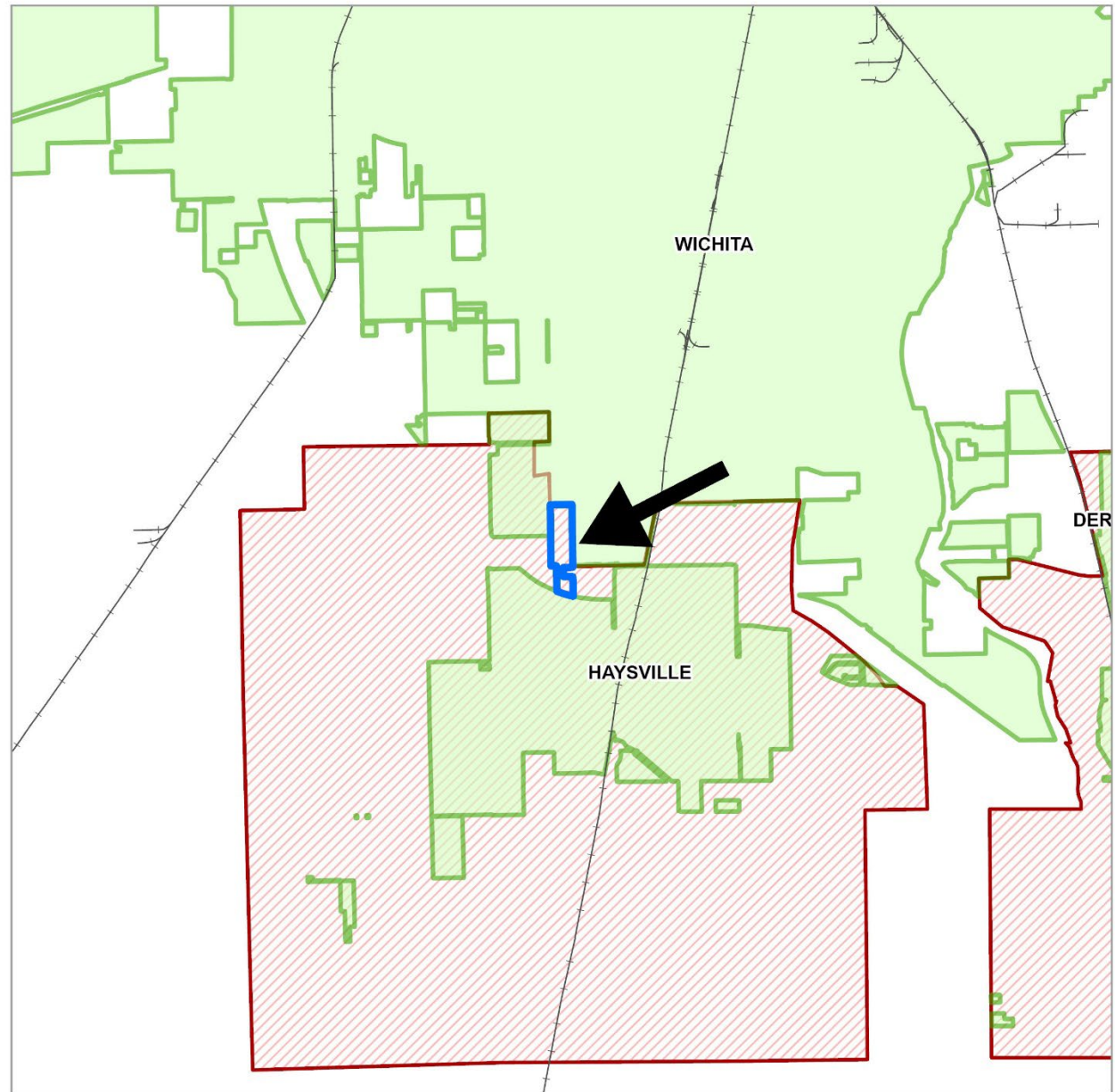


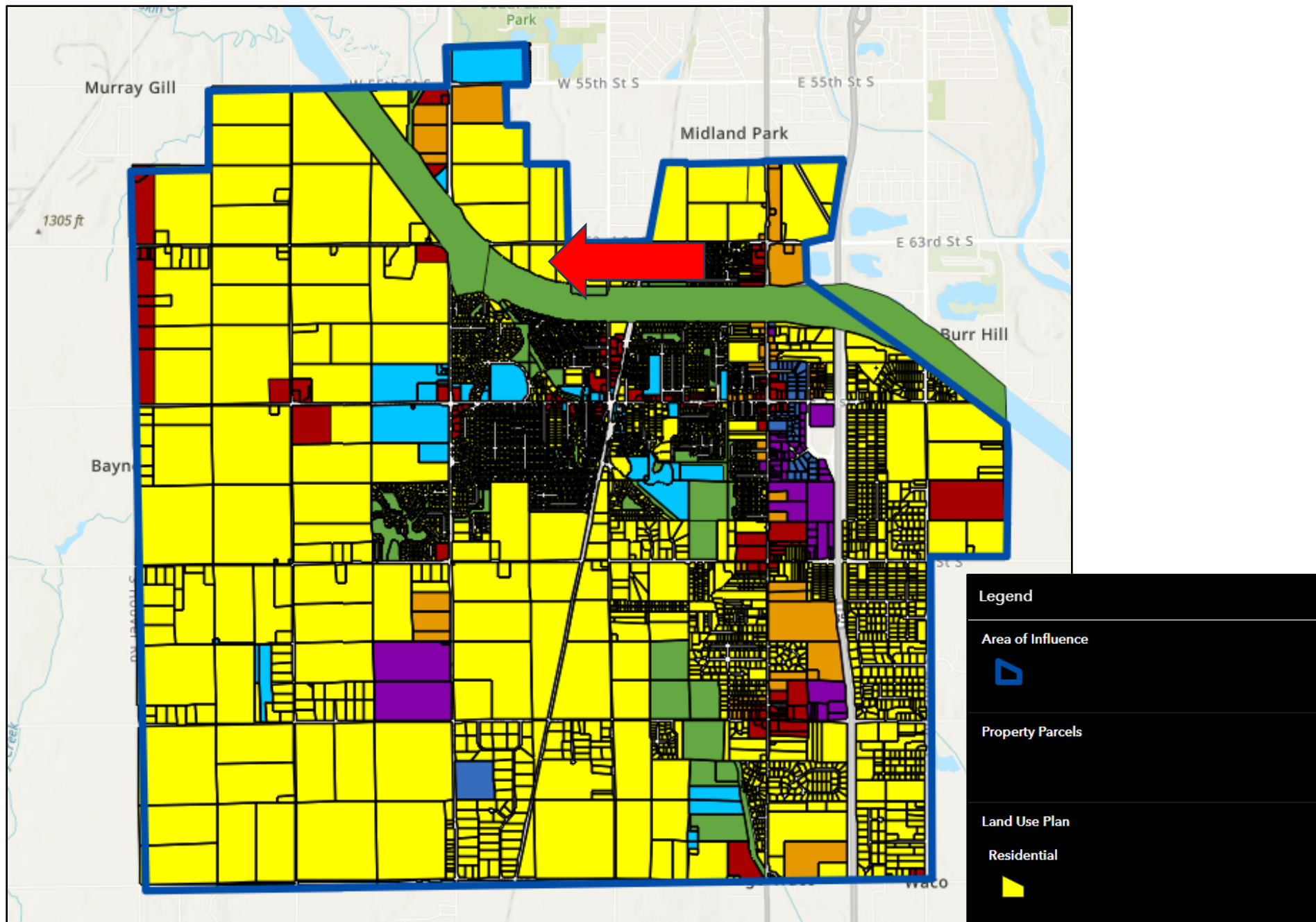
0 2,000 4,000 8,000 Feet

Scale: 1:69,166

Adopted by Sedgwick County Commission on
12/16/2020 (Resolution 178-2020) and
Adopted by Wichita City Council on
4/13/2021 (Ordinance 51-429)

Disclaimer: This map has been modified for
clarity and ease of understanding. Some
elements may have been altered from the
original version.



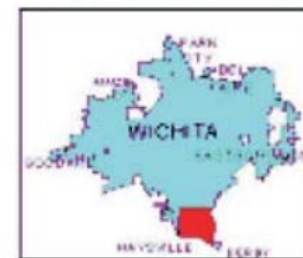


SOUTH WICHITA/ HAYSVILLE AREA PLAN

FUTURE LAND USE

LEGEND

- Residential Low Density
- Residential Medium Density
- Commercial Retail
- Industrial
- Public-Semi Public-Institutional
- Public Parks-Open space-Golf Courses
- Streets
- Project Boundary



Looking north into site



Looking south into site and property east of site



Looking east away from site



Looking west away from site



SECTION 404. USE STANDARDS; ALL DISTRICTS.

404.A. GENERAL. The following use standards shall apply to all zoning districts.

404.B. NUMBER OF USES ON A LOT. Any combination of permitted or conditional uses and accessory uses may be allowed on a single lot or within a single building in accordance with all applicable requirements of these regulations and building code.

404.C. NONCONFORMING USES. No building or structure or land may be used or changed to be used in any way to not comply with all of the district regulations established by these regulations for the district in which the use is located, except as noted in Article 10.

404.D. PERMITTED AND CONDITIONAL USES. The principal uses that are allowed in each base district as either a permitted or conditional use are listed in Table 404.L.

1. A permitted use is compatible with the other uses allowed in the district, and therefor does not require an additional permit.
2. A conditional use requires approval from the governing body to assess whether the proposed use will be compatible with the character of the area and the other uses allowed in the district. The governing body may place conditions on the proposed use as it deems necessary to ensure compatibility.

Table 404.L. Use chart.

insert chart here

404.E. SPECIAL USE STANDARDS. No permit shall be issued for any development or use of land unless the activity is in compliance with all applicable special use standards specified in this section, or unless the special use regulations have been modified or waived by the Board of Zoning Appeals pursuant to the Variance procedures contained in Section 204.E.

1. Residential uses.

- a. **Accessory dwelling unit.** Accessory dwelling units shall be permitted by right in the MFA, MH, HMC, LC, HC, LI and HI districts when used for security purposes only. Any other use of an accessory dwelling unit in the above referenced districts shall require a conditional use permit.

2. Public and civic uses.

- a. **Recycling collection station, private.** Private Recycling collection stations shall be permitted by right provided that:
 - i. Containers shall not exceed a height of eight feet nor occupy an area greater than 100 square feet.
 - ii. No storage shall be allowed outside the containers.
 - iii. No power driven equipment shall be used to bale, crush, separate or process the materials at the site.

- iv. No payment shall be made to the contributor for the recyclable materials brought to the station.
 - v. Private recycling collection stations shall be considered accessory structures and shall be subject to all accessory structure requirements of Section 406.
- b. **Recycling processing center.** Recycling processing centers shall be permitted by right provided that:
 - i. Any operation that is not conducted entirely within an enclosed building shall be screened from view of arterial streets and any lesser zoning districts adjacent to the property.
 - ii. All items stored outdoors must be placed on an all-weather or hard surface.

3. **Commercial uses.**

- a. **Automated teller machine (ATM).** Automate teller machines shall only be permitted as an accessory use to a lawfully permitted use. ATMs shall not be permitted as stand-alone, principal structures.
- b. **Construction sales and service.** Construction sales and service shall be permitted by right provided that all material and equipment stored outdoors shall be located on a hard or all-weather surface and be arranged to permit reasonable inspection and access to all parts of the premises by fire, police, and city authorities. Rock, decorative pavers or statues, and any live plant material shall not require an all-weather surface, but shall be kept in an orderly manner.
- c. **Recreational vehicle campground.** Recreational vehicle campgrounds shall be permitted by right provided that solid screening, in addition to the landscape buffer required in accordance with Appendix E-501.E.1, shall be provided along any common property line with a residential district.
- d. **Service station.** Service stations shall be permitted by right provided that the following conditions are met for the outdoor storage of materials.
 - i. Liquids, not to exceed one 300 gallon drum;
 - ii. Tires, to be stored in a container not to exceed 100 square feet located at least 18 inches off the ground; and
 - iii. Scrap metal, to be in a container not to exceed 100 square feet.
- e. **Short-term residential rental.** Short-term residential rentals shall be permitted by right provided that a permit is submitted and approved by the Zoning Administrator.
- f. **Vehicle and equipment sales, outdoor.** Outdoor vehicle and equipment sales shall be permitted by right provided that:
 - i. All merchandise displayed is in operable condition;
 - ii. Within the front yard setback, all merchandise shall be displayed on a hard surface. All other merchandise may be displayed on a hard or all-weather surface;

- iii. Where displayed merchandise will abut a public right-of-way, parking barriers shall be installed to ensure parked merchandise does not encroach onto the public right-of-way;
 - iv. No part or piece storage is displayed outdoors;
 - v. All maintenance (excluding washing and waxing) is conducted indoors; and
 - vi. Loading and unloading of merchandise takes place off of public streets.
- g. **Vehicle repair, general.** General vehicle repair shall be permitted by right provided that no inoperable vehicles are stored or located on site for more than 45 days.

4. **Industrial, manufacturing and extractive uses.**

- a. **Manufacturing, light.** Light manufacturing shall be permitted by right provided that all manufacturing is conducted wholly within a completely enclosed building.
- b. **Storage, outdoor.** Outdoor storage shall be permitted by right as a principal use provided that:
 - i. All items are stored on an all-weather or hard surface;
 - ii. All storage is solidly screened from adjacent properties of a lesser zoning district; and
 - iii. All storage is solidly screened from the view of any public right-of-way.
- c. **Vehicle storage yard.** Vehicle storage yards shall be permitted by right provided that:
 - i. Outdoor vehicle storage shall occur in an orderly manner with clearly delineated parking stalls;
 - ii. All outdoor vehicle storage areas and drives shall be paved with a hard surface; and
 - iii. A security fence shall be installed that adequately screens the yard from the view of any adjacent residential uses and public right-of-way.

SECTION 303 — REGULATIONS; ALL DISTRICTS **404. USE STANDARDS; ALL DISTRICTS.**

The rules and regulations governing all zoning districts in the city shall be as follows:

404.A. GENERAL. The following use standards shall apply to all zoning districts.

404.B. NUMBER OF USES ON A LOT. Any combination of permitted or conditional uses and accessory uses may be allowed on a single lot or within a single building in accordance with all applicable requirements of these regulations and building code.

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404.D. PERMITTED AND CONDITIONAL USES. The principal uses that are allowed in each base district as either a permitted or conditional use are listed in Table 404.L.

1. A permitted use is compatible with the other uses allowed in the district, and therefor does not require an additional permit.
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****insert chart here****

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- iv. No payment shall be made to the contributor for the recyclable materials brought to the station.
- v. Private recycling collection stations shall be considered accessory structures and shall be subject to all accessory structure requirements of Section 406.

b. **Recycling processing center.** Recycling processing centers shall be permitted by right provided that:

- i. Any operation that is not conducted entirely within an enclosed building shall be screened from view of arterial streets and any lesser zoning districts adjacent to the property.
- ii. All items stored outdoors must be placed on an all-weather or hard surface.

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- b. **Construction sales and service.** Construction sales and service shall be permitted by right provided that all material and equipment stored outdoors shall be located on a hard or all-weather surface and be arranged to permit reasonable inspection and access to all parts of the premises by fire, police, and city authorities. Rock, decorative pavers or statues, and any live plant material shall not require an all-weather surface, but shall be kept in an orderly manner.
- c. **Recreational vehicle campground.** Recreational vehicle campgrounds shall be permitted by right provided that solid screening, in addition to the landscape buffer required in accordance with Appendix E-501.E.1, shall be provided along any common property line with a residential district.
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iv. No part or piece storage is displayed outdoors;

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i. All items are stored on an all-weather or hard surface;

ii. All storage is solidly screened from adjacent properties of a lesser zoning district; and

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c. **Vehicle storage yard.** Vehicle storage yards shall be permitted by right provided that:

i. Outdoor vehicle storage shall occur in an orderly manner with clearly delineated parking stalls;

ii. All outdoor vehicle storage areas and drives shall be paved with a hard surface; and

iii. A security fence shall be installed that adequately screens the yard from the view of any adjacent residential uses and public right-of-way.

Commented [KH3]: The current sales lots do not maintain their all-weather surfaces, and much staff time is used tending to violations.



Zoning Districts														
Use Type	SF I 5	SF	SF Z	TH	TF	MF 4	MFA	MH	LC	HMC	HC	LI	HI	Special Use Standards
Residential														
Accessory Dwelling Unit (ADU)	C	C	C	C	C	C	C/P	C/P	C/P	C/P	C/P	C/P	C/P	See 404.E.1.a
Assisted Living		C	C	C	C	P	P	P	P	P	P	P	P	
Group Home	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group Residence, Limited					C	P	P	P	P	P	P	P	P	
Group Residence, General						P	P	P	P	P	P	P	P	
Manufactured Home								P						
Manufactured Home, Residential-Design	P	P	P	P				P						
Multi-Family						C	P	P	P	P	P	P	P	
Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	
Two-Family	C	C	C	C	P	P	P	P	P	P	P	P	P	
Three and Four-Family					C	P	P	P	P	P	P	P	P	
Public and Civic														
Auditorium or Stadium									P	P	P	P	P	
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C	
Church or Place of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	
Community Assembly							P		P	P	P	P	P	
Correctional Facility											P	P	P	
Correctional Placement Residence, Limited									P			P	P	P
Correction Placement Residence, General											P	P	P	
Day Care		P	P	P	P	P	P	P	P	P	P	P	P	
Day Reporting Center							P	P	P	P	P	P	P	
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	
Government Service	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hospital									P	P	P	P	P	
Library		P	P	P	P	P	P	P	P	P	P	P	P	
Neighborhood Swimming Pool	C	P	P	P	P	P	P	P	P	P	P	P	P	
Nursing Facility		C	C		C	P	P	P	P		P	P	P	
Parks and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recycling Collection Station, Private	P	P	P	P	P	P	P	P	P	P	P	P	P	See 404.E.2.a
Recycling Collection Station, Public							C	C	C	C	P	P	P	
Recycling Processing Center											P	P	P	See 404.E.2.b
Renewable Energy System														
Reverse Vending Machine							P	P	P	P	P	P	P	
Safety Service	C	C	C	C	C	C	C	C	P	P	P	P	P	
School, Elementary, Middle & High	C	P	P	P	P	P	P	C	P	C	C	C	C	
University or College	C	P	P	P	P	P	P	C	P	C	C	C	C	
Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	
Commercial														
Adult Entertainment Establishment														
Airport or Airstrip												P	P	
Animal Care, Limited							P		P	P	P	P	P	
Animal Care, General											P	P	P	
Automated Teller Machine		P	P	P	P	P	P	P	P	P	P	P	P	See 404.E.3.a
Bank or Financial Institution							P		P	P	P	P	P	
Bed and Breakfast Inn	P	P	P	P	P	P	P		P	P	P	P	P	
Broadcast/Recording Studio							P		P	P	P	P	P	
Car Wash									C	C	P	P	P	
Construction Sales and Service									P		P	P	P	See 404.E.3.b
Convenience Store							C		C	P	P	P	P	
Entertainment Establishment						P	P		P	P	P	P	P	
Event Center						P	P		P	P	P	P	P	
Farmer's Market	P	P	P	P	P	P	P	P	P	P	P	P	P	
Funeral Home									P	P	P	P	P	
Heliport												P	P	
Hotel or Motel							P		P	P	P	P	P	
Kennel, Hobby	P	P	P								P	P	P	
Kennel, Boarding/Breeding/Training							P		P	P	P	P	P	
Medical Service							P		P	P	P	P	P	
Microbrewery							P		P	P	P	P	P	
Mobile Food Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	

Nightclub							P		P	P	P	P	P	
Nurseries and Garden Centers							P		P	P	P	P	P	
Office, General							P		P	P	P	P	P	
Parking Area and/or Accessory Drive, Ancillary	C	C	C	C	C	C	C	C	C	C	C	C	C	
Parking Area, Commercial	C	C	C	C	C	C	C	C	C	C	C	C	C	
Pawnshop							P		P	P	P	P	P	
Personal Care Service							P		P	P	P	P	P	
Personal Improvement Service							P		P	P	P	P	P	
Post Office Substation							P		P	P	P	P	P	
Printing and Publishing							P		P	P	P	P	P	
Recreation and Entertainment, Indoor							P		P	P	P	P	P	
Recreation & Entertainment, Outdoor							P		P	P	P	P	P	
Recreational Vehicle Campground	C											C	P	See 404.E.3.c
Restaurant							P		P	P	P	P	P	
Retail, General							P		P	P	P	P	P	
Riding Academy or Stable												P	P	
Rodeo												P	P	
Secondhand Store							P		P	P	P	P	P	
Service Station												P	P	See 404.E.3.d
Short-term Residential Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	See 404.E.3.e
Tavern and Drinking Establishment							P		P	P	P	P	P	
Teen Club							P		P	P	P	P	P	
Vehicle and Equipment Sales, Outdoor												P	P	See 404.E.3.f
Vehicle Repair, Limited									P	P	P	P	P	
Vehicle Repair, General												P	P	See 404.E.3.g
Vocational School	C	P	P	P	P	P	P	C	P	P	P	P	P	
Warehouse, Self-Service Storage												C	C	C
Wireless Communication Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Industrial, Manufacturing and Extractive														
Asphalt or Concrete Plant, Limited	P	P	P	P	P	P	P	P	P	P	P	P	P	
Asphalt or Concrete Plant, General													P	
Basic Industry														P
Construction Burn Site, Limited	C	C	C	C	C	C	C	C	C	C	C	C	C	
Construction Burn Site, General													P	
Freight Terminal													P	
Gas and/or Fuel Storage and Sales													P	
Hazardous Operations														P
Landfill														P
Manufacturing, Light							P		P	P	P	P	P	See 404.E.4.a
Manufacturing, Medium													P	
Manufacturing, Heavy													P	
Mining or Quarrying	C	C	C	C	C	C	C	C	C	C	C	C	C	
Oil and Gas Drilling	C	C	C	C	C	C	C	C	C	C	C	C	C	
Research Services												P	P	
Rock Crushing	C	C	C	C	C	C	C	C	C	C	C	C	C	
Solid Waste Incinerator													P	
Storage, Outdoor													C	See 404.E.4.b
Transfer Station													P	
Vehicle Storage Yard													C	See 404.E.4.c
Warehousing													P	
Welding or Machine Shop													P	
Wholesale or Business Services													P	
Wrecking/Salvage Yard														
Agricultural														
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture Processing													P	
Agriculture Research	C											P	P	
Agriculture Sales and Service												P	P	
Grain Storage	P											P	P	





CITY OF HAYSVILLE, KANSAS

PLANNING AND ZONING DEPARTMENT – 200 WEST GRAND AVENUE, P.O. BOX 404
HAYSVILLE, KANSAS 67060 – PH (316) 529-5900 | FAX (316) 529-5925

MEMORANDUM

To: Haysville Planning Commission

From: Kailyn Hogan, Planning and Zoning Administrator

Subject: Review of the Subdivision Regulations

Date: November 13, 2025

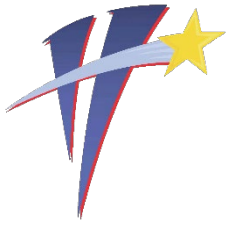
The Planning Commission reviews the City's *Subdivision Regulations* annually to ensure compliance with state statute, address concerns in the administration of the regulations, and address trends in current and future development.

Prior to tonight's meeting, staff reviewed the *Subdivision Regulations* and found the following changes to be considered. As of today, the next amendment is proposed for the spring of 2026. Such amendment will require a public hearing, notice of which will be published online and in the newspaper.

Section	Description/Notes	Projected Timeline
All	Correct grammatical errors and ensure references to specific sections are correct throughout the regulations.	Spring 2026
Article 1, Section 6	Review the exemptions and compare to older versions of the regulations. The current explanation of the exemptions causes confusion for staff and developers.	Spring 2026
Article 3, Section 2	Review the definitions. Only the words that are used in the subdivision regulations need defined in the definitions. Words used elsewhere (e.g. in the zoning regulations) do not need defined.	Spring 2026
Article 3, Section 19	Review the approval procedures for final plats for small tracts and establish one-step final plat procedures. We have a process for one-step final plats, but it is not obvious, and it goes by a different name than the other jurisdictions around us.	Spring 2026
Article 6, Section 6	Consider requiring additional street connections to unplatted tracts to reduce the strain on central collector streets in new subdivisions.	Spring 2026
Article 6, Section 6	Consider reducing the required roadway widths to the absolute minimums acceptable. The current standards require constructing streets wider than the City has historically and wider than actually utilized (e.g. on-street parking on residential collector streets).	Spring 2026
Article 6, Section 8	Consider requiring more pedestrian access easements and limiting new cul-de-sacs to improve bike and pedestrian infrastructure. It has been shown that the more "nodes," or intersections, a street grid has, the more pedestrian friendly the street network is. To increase nodes, where cul-de-	Spring 2026

	sacs are allowed, a pedestrian easement may be provided to connect the cul-de-sac to the street or sidewalk network. This amendment should align with the principles of the <i>Bike and Pedestrian Plan</i> .	
Article 10, Section	Review the state statutes that allow the Board of Zoning Appeals/Planning Commission to grant variances to these regulations.	Spring 2026
Article 6, Section 3	Consider the adoption of an access management policy for arterial streets. This is based on a recommendation from the <i>South Meridian Corridor Plan</i> .	TBD
Article 6, Section 6	Consider requiring traffic calming measures in new subdivisions. Curb extensions at intersections are a classic example that can be used where speed limits in the new subdivision will be slower than speed limits on the connecting road and/or on street parking is present. Another option is to consider requiring all new streets to be complete streets, or streets designed to accommodate pedestrian, bicycles, and cars. This amendment should align with the principles of the <i>Bike and Pedestrian Plan</i> .	TBD





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DATE: November 13, 2025

TO: The Haysville Planning Commission

FROM: Kailyn Hogan, Planning and Zoning Administrator

RE: The Golden Factors

You are all familiar by now with the Golden Factors, but you may not know where they originated, and how they are important to be considered. The Golden Factors are the basis for considering and reaching a decision on zoning changes, and they are the result of the Kansas Supreme Court Case *Golden vs. City of Overland Park*.

The factors must be considered by the Planning Commission in order to determine whether granting or denying a zone change is reasonable. Their presence in a zoning decision, while not necessarily critical, make it a lot easier to defend the City in a court case.

To approve a zone change, not all of the factors need to be favorable. Not all of the factors need to be unfavorable to deny a zone change either. It is up to the Planning Commission to determine which factors carry the most weight on a case to case basis and make the recommendation accordingly. For your assistance, staff analyses each case and makes their recommendation based off of the factors.

As a reminder, these are the Golden Factors:

1. The zoning, uses and character of the neighborhood: Factual description of the application area and surrounding property as to existing zoning, land uses, general condition, age of structure, etc.
2. The suitability of the subject property for the uses to which it has been restricted: How is the property currently zoned and what uses are allowed on the property? Are these uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only ones which might be appropriate for this property?
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Can the uses allowed in the requested district be good neighbors to existing development? This is a subjective question. The focus should be on facts, not fears, and should be based on issues that zoning can address (e.g. allowed uses, minimum lot size, height, setbacks, traffic, etc.)
4. Length of time subject property has remained vacant as zoned: Factual information, but its importance may be somewhat subjective. A property might be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a glut of available property of the same zoning district, financing problems, speculation, lack of available services or other development problems.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: The protection of public health, safety and welfare is the basis for

zoning. The relationship between the property owner's right to use and obtain value from their property and the City's responsibility to its citizens should be weighed.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan: Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date or are there mitigating circumstances which speak to the nonconformity?
7. Impact of the proposed development on community facilities: Are water and sewer available for extension? How are roads impacted? Can other community facilities (e.g. police, fire, parks, libraries, schools) handle the increased development? Should be based on factual information referencing standards used to make the determination.
8. Opposition or support of neighborhood residents: This is just one of the factors to be considered and by itself is not sufficient reason to approve or deny a request.
9. Recommendation of staff: Should be based on the preceding eight factors, adopted plans and policies, other technical reports (e.g. Capital Improvement Programs, facility master plans, etc.) which speak to the topic and staff's best professional judgement.

Conditional Use Permits have similar "factors" that must be considered in a decision, but they are set by the City's Zoning Regulations. Those factors are as follows:

1. Access and traffic load and/or flow.
2. Noise, light and odor.
3. Screening.
4. Parking, refer to parking section.
5. Services (public utilities).
6. Public health and safety.
7. Adequacy of facility and lot size.
8. Signs.
9. Review by fire marshal for designation.
10. Time limitations for implementing/beginning the use upon the property may be incorporated within the conditions of the conditional use when appropriate to ensure that when the use is begun the criteria upon which the conditional use was approved remains essentially the same.
11. Sunset provisions may be incorporated within the terms of the conditional use in accordance with the same standards set forth in Article 6 regarding abandonment of use.
12. Other considerations as appropriate.

Again, not all of the factors need to be weighed evenly, and they don't all have to swing the same way to approve a zoning decision, but the factors the Planning Commission deems the most relevant to their decision must be considered and stated in a recommendation.

A sample motion could read as follows:

I move that, based on the findings of fact and recommendation presented by city staff and testimony received, the Planning Commission approves/denies _____ with the following conditions _____.

