

**HAYSVILLE PLANNING COMMISSION
& BOARD OF ZONING APPEALS**

Agenda

March 28 2024

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 February 22, 2024
- IV. New Business
 - A. Review of Final Plat of Grand & Plaza Addition to Haysville
 - B. Consideration of Zone Change RR Rural Residential to GC General Commercial
- V. Old Business
 - A. Zoning Code Amendment Chap 16 (Rescheduling to April 11 for additional changes)
- VI. Correspondence
- VII. Off Agenda
- VIII. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes

February 22, 2024

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.

Those members present were: Jeff Blood, Jimmy Wallis via Zoom, Tim Aziere, Debbie Coleman, Brandon Trube, and Mark Williams. Also present were Planning and Zoning Administrator Jonathan Tardiff.

Aziere welcomed the 2 new planning commission members Jimmy Wallis and Brandon Trube.

The first item of business was the Minutes of January 11, 2024.

Motion by Coleman Second by Williams.

To approve the minutes as presented.

Blood aye, Rinke absent, Wallis abstain, Aziere aye, Coleman aye, Trube abstain, Williams aye.

Motion carried.

Under new business was the review of the Bylaws for the Board of Zoning Appeals.

Tardiff stated that this was the annual review of the planning commission bylaws, and that the only changes he was suggesting were on page 10: that an application shall be accompanied by the appropriate fee as established in Chapter 17 of the Municipal Code, and shall be paid at the time of submission of the application. Tardiff also stated that on page 11 under variances was a correction of change to reference the right section of the code.

Aziere asked if the change on page 10 was just referencing the other document that was updated once and did not have to be updated in multiple places. Tardiff stated that was correct.

Aziere asked if the change on page 11 was a correction to cite the correct citation. Tardiff stated that was correct and that the item it was referencing was from an old zoning code regulation and was being moved to where it should be referenced in Chapter 16 concerning the Board of Zoning Appeals in section 1004 dealing with variances.

Aziere asked the commission if there were any questions or general discussion. There was none.

Aziere asked for a motion.

Motion by Williams Second by Blood.

To approve the changes as outlined.

Blood aye, Rinke absent, Wallis aye, Aziere aye, Coleman aye, Trube aye, Williams aye.

Motion carried.

Under new business was the amendment of the Zoning Code for the Planning Commission.

Aziere read the opening statements and asked for staff to present the staff report. Tardiff stated that the proposed amendments to the Zoning Regulations were not ready for review and that staff was requesting that this item be tabled until the March 28 meeting.

Aziere asked the commission for a motion to table the Zoning Regulations until the March 28 meeting.

Motion by Williams Second by Trube.

To table the Zoning Code Amendment until March 28.

Blood aye, Rinke absent, Wallis aye, Aziere aye, Coleman aye, Trube aye, Williams aye.

Motion carried.

There was no old business.

Under correspondences, Aziere stated that there was an email from Council member Benner for everyone to read. Aziere asked if there was any question or discussion. Williams and Aziere stated that they appreciated that Benner took the time to email the commission.

There was no off-agenda.

Motion by Coleman Second by Trube.

To adjourn tonight's meeting.

Blood aye, Rinke absent, Wallis aye, Aziere aye, Coleman aye, Trube aye, Williams aye.

Motion carried.

The meeting adjourned at 6:05 p.m.



Haysville Planning Commission Staff Report

AGENDA ITEM: IV-B

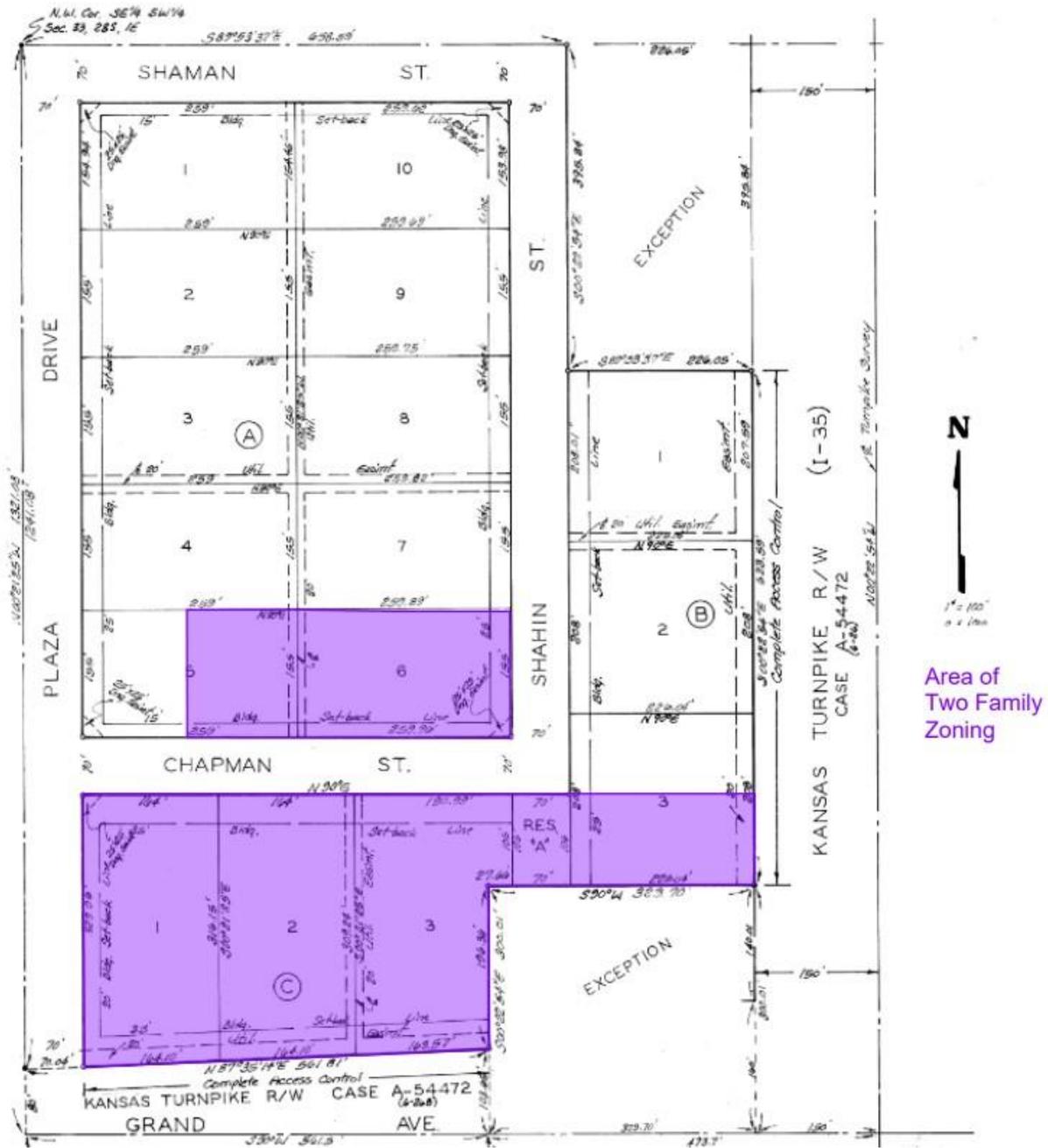
Subject: Review of Plat 2024-02 “Grand and Plaza Addition”
Applicant/Agent: Jeff Lange/ PEC: Rebecca Melies
Request: Plat of Reserve “A”, south 106 feet of Lot 3, Block B, and Lots 1, 2, & 3, Block C of Country Plaza Villas Addition.
Site Size: 4.3 acres
Zoning: Residential
Location: Northwest corner of Grand Avenue and Plaza Drive.
Meeting Date: April 11, 2024
Presented By: Jonathan Tardiff, Planning and Zoning Administrator

ANTICIPATED MEETING SCHEDULE

<i>Body</i>	<i>Meeting Date</i>	<i>Action</i>
Planning Commission	3/28/2024	Recommendation for approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the Haysville City Council.
City Council Meeting	4/8/2024	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.

LOCATION

Area of application is highlighted below:



REQUEST

The applicant owns the properties, wants to build two-family homes there, and it needs to be replatted.

In the Subdivision Regulations for Haysville, Kansas Article IX. Building Permits Section 1. Permits.

- No building permit, zoning certificate or occupancy certificate, except for the situations indicated shall be issued for a building or structure on any lot of any subdivision that is subject to the provisions of these regulations until a certified copy of the duly recorded or registered plat of subdivision has been filed with the official charged with issuing building permits and/or zoning certificates. No such permits or certificates shall be issued until there has been compliance with all the provisions of these regulations, including but not limited to provisions of these regulations related to approval of plans and specifications for required improvements and the posting of bonds and establishment of escrows to secure the completion of such improvements.
- No occupancy certificate for the use of any structure or use within a subdivision approved for platting, replatting or lot splitting shall be issued until required utility facilities have been installed and made ready to service the property; roadways providing access to the subject lot or lots have been constructed or are in the course of construction; or guarantees have been provided to ensure the installation of such utilities and roadways.

The property needs to be replatted to build on, according to our Subdivision Regulations.

BACKGROUND INFORMATION

The properties were recently rezoned “TF” Two Family residential.

RECOMMENDED ACTION

The property conforms to Article IV. Section 19 and Article V. Section 3 of the Haysville Subdivision Regulations.

Staff recommends the approval of the plat of the Grand and Plaza Addition with all utilized comments and conformance to the Subdivision Regulations being complete before going to council for final approval.

ATTACHMENTS

Preliminary Plat of the Area
Final Plat of the Area
Kansas Gas Map
Evergy Map

COMMENTS

- Sedgwick County Fire Department emailed and approved the plats with the condition that Block A Lot 7 and Block B Lot 6 driveways are lined up and wide enough to comply with the hammer head turn around in the 2018 IFC.
- Kansas Gas emailed and had no conflicts.
- Sedgwick County Public Works emailed
 - Sedgwick County Stormwater requests a Drainage Plan that has been sealed and signed by a Kansas PE to be submitted.
 - Sedgwick County Public Works recommends Complete Access Control along the South Line of Reserve “A” excluding that portion located in the existing ingress/egress easement.
 - On the final plat, label and dimension the crosshatched area; shown on Lot 7, Block A and Lot 6, Block B.
 - Add a dimension on the most southern East line of Reserve “A.”
 - Correct the dimension along the East of Lot 6, Block B.
 - Dimension and locate the limits of the Private Ingress and Egress Easement that encumbers Lot 8, Block A and Lot 6, Block B with respect to said Lot lines. (Film 263, Page 1236), (Film 278, Page 58), (Film 278, Page 752) and (Film 278, Page 753).
 - Show all monuments used to establish the plat boundary.
 - The Preliminary plat shows the corner clip Drainage Easement at the northwest corner of Lot 1, Block A that is not included on the Final Plat.
 - Label the KTA Right-of-Way along the south side of the plat.
 - Show the recording data for KTA Right-of-Way, with appropriate measured versus described distances along the south side of the plat.
 - Recommend on the Vicinity Map, “71st South” be “71st St. South” and “Broadway” be “Broadway Ave.”.
 - Plat name needs to be consistent;
 - Title Block “... Addition to the City Haysville...”
 - Certificate of Survey “... Addition, Haysville...”
 - Owner’s Certification “... Addition to the City of Haysville...”
 - Planning Commission Certificate “Wheatland Village Addition?”
 - In the Certificate of Survey “into Lots, a Block, Reserves and Streets” needs changed to “into Lots, Blocks, Reserve and Streets.”
 - On the face of the plat also label Grand Avenue as “E. 71st St. South” (note all addresses east of Broadway are 71st Street South).
- Evergy emailed requesting additional easements and easements to cover existing equipment as marked in pink on the attached marked plat.

GRAND AND PLAZA ADDITION

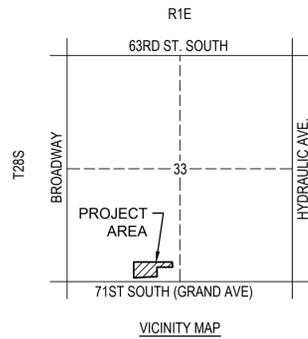
TO THE CITY HAYSVILLE, SEDGWICK COUNTY, KANSAS

PRELIMINARY PLAT



PLAT LEGEND

- FOUND MONUMENT AS NOTED
- △ FOUND CORNER AS NOTED
- SET 1/2" REBAR WITH PEC CAP
- (M) MEASURED
- (R) RECORDED
- (P) PLATTED



LEGAL DESCRIPTION:

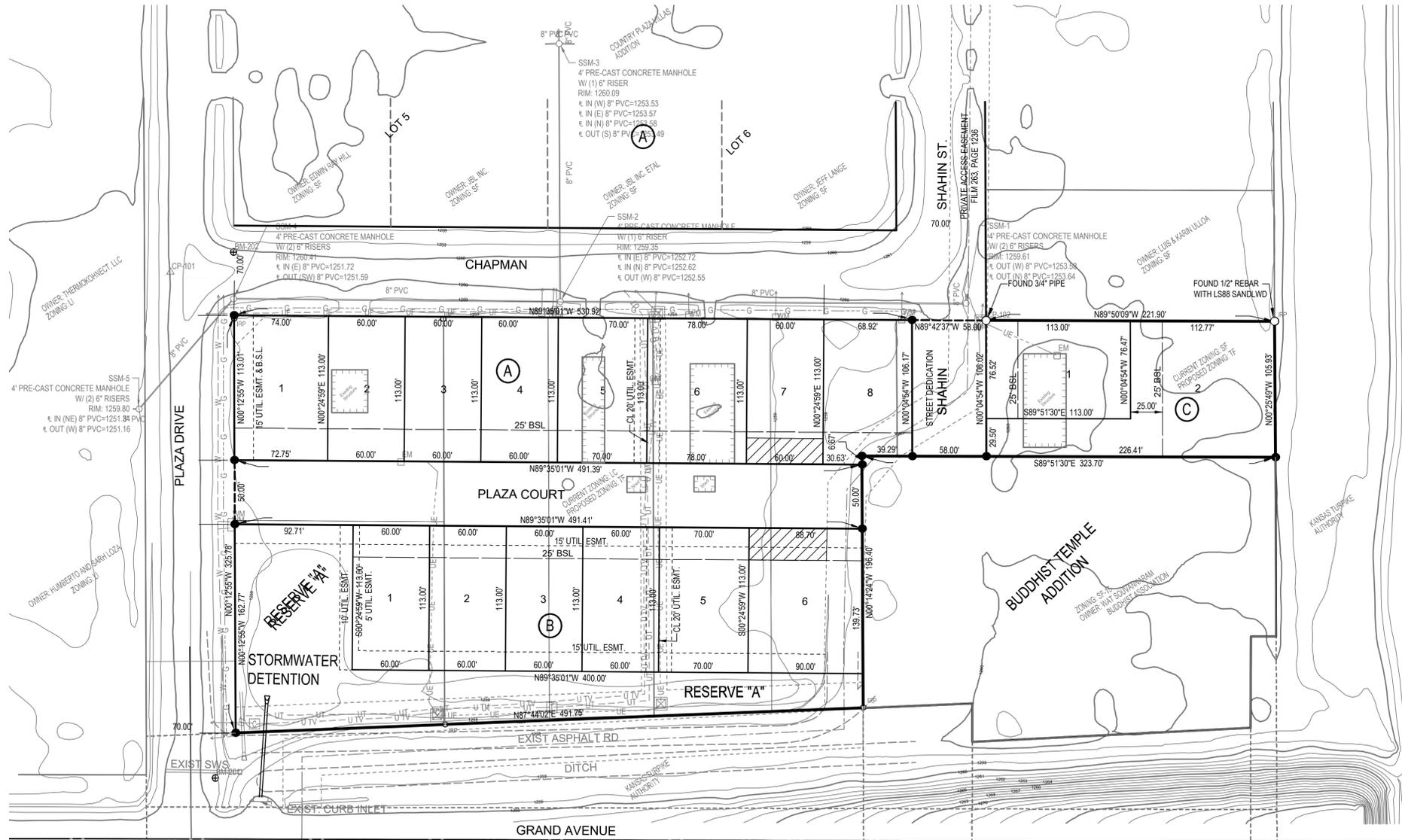
RESERVE A AND THE SOUTH 106 FEET OF LOT 3, BLOCK B, AND LOTS 1, 2 AND 3, BLOCK C, COUNTRY PLAZA VILLAS, AN ADDITION TO SEDGWICK COUNTY, KANSAS; CONTAINING 4.33 ACRES, MORE OR LESS.

BENCH MARKS

- BM-201
ELEVATION: 1,260.96 (NAVD 88)
CHISLED SQUARE EAST CURB OF PLAZA DR. ± 20' NORTH OF SOUTH EDGE OF 71ST ST.
- BM-202
ELEVATION: 1,262.97 (NAVD 88)
SOUTHWEST BOLT ON UPPER FIREHYDRANT FLANGE AT THE NORTHEAST CORNER OF PLAZA DR. AND CHAPMAN ± 36' NORTH OF MANHOLE

NOTES:

1. EXISTING STRUCTURES TO BE REMOVED.
2. RESERVE "A" IS TO PLATTED FOR OPEN SPACE, STORMWATER DETENTION, RECREATIONAL USES, PRIVATE PEDESTRIAN PATHS, LANDSCAPING, DRAINAGE, ENTRY MONUMENTS, PRIVATE DRIVE FOR BUDDHIST TEMPLE ADDITION, AND UTILITIES CONFINED TO EASEMENTS.
3. UTILITY RELOCATIONS, IF REQUIRED, SHALL BE AT DEVELOPER'S EXPENSE.
4. MINIMUM PAD ELEVATIONS FOR ALL LOTS IN BLOCK A AND BLOCK B SHALL BE _____.
5. ALL LOTS TO BE CONNECTED TO PUBLIC SANITARY SEWER AND WATER.
6. DRIVEWAYS ON LOT 7, BLOCK A AND LOT 6, BLOCK B SHALL LINE UP AND BE IN COMPLIANCE WITH SEDGWICK COUNTY FIRE DEPARTMENT STANDARDS FOR HAMMER HEAD TURNAROUND.
7. EXISTING USE: VACANT LAND, RESIDENTIAL
8. PROPOSED USE: TWO-FAMILY RESIDENTIAL
9. EXISTING AND PROPOSED ZONING: TF



SAVED 2/12/2024 2:16:46 PM BY BILL SEXSON
 PLOTTED 2/12/2024 2:17:41 PM BY BILL SEXSON
 U:\WICHTA-CIVIL\2023\230731000\PEC\DRAWINGS\230731-000 GRAND & PLAZA PRELIMINARY PLAT.DWG

DATE OF PREPARATION: FEBRUARY 5, 2024
 DATE OF SURVEY: NOVEMBER 22, 2023
 OWNER'S AND SUB-DIVIDERS: JBL INC.
 4340 WEST STREET, WICHITA, KS 67217
 SURVEYOR AND ENGINEER: PROFESSIONAL ENGINEERING CONSULTANTS
 303 S. TOPEKA, WICHITA, KS 67202



GRAND AND PLAZA ADDITION

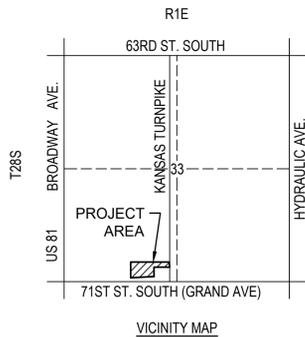
TO THE CITY OF HAYSVILLE, SEDGWICK COUNTY, KANSAS

FINAL PLAT



PLAT LEGEND

- FOUND MONUMENT AS NOTED
- △ FOUND CORNER AS NOTED
- SET 1/2" REBAR WITH PEC CAP
- (M) MEASURED
- (R) RECORD
- (P) PLATTED
- (B.S.L.) BUILDING SETBACK LINE
- (C.A.C.) COMPLETE ACCESS CONTROL
- ▨ SPECIAL SEDGWICK COUNTY FIRE DEPARTMENT CONDITIONS. SEE OWNER'S CERTIFICATION.



CERTIFICATE OF SURVEY:

STATE OF KANSAS)
 COUNTY OF SEDGWICK) SS

ON THIS _____ DAY OF _____, 2024, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED GRAND AND PLAZA ADDITION TO THE CITY OF HAYSVILLE, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, A RESERVE AND STREETS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED AS:
 RESERVE "A" AND THE SOUTH 106 FEET OF LOT 3, BLOCK B, AND LOTS 1, 2 AND 3, BLOCK C, COUNTRY PLAZA VILLAS, AN ADDITION TO SEDGWICK COUNTY, KANSAS; CONTAINING 4.33 ACRES, MORE OR LESS.

CHARLES W. BROOKSHER, P.S. NO. 1281
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

BENCH MARKS

BM-201
 ELEVATION: 1,260.96 (NAVD 88)
 CHISLED SQUARE EAST CURB OF PLAZA DR. ± 20' NORTH OF SOUTH EDGE OF 71ST ST.

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 ELEVATION: 1,262.97 (NAVD 88)
 SOUTHWEST BOLT ON UPPER FIREHYDRANT FLANGE AT THE NORTHEAST CORNER OF PLAZA DR. AND CHAPMAN ± 36' NORTH OF MANHOLE

OWNER'S CERTIFICATION AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, A RESERVE AND STREETS, TO BE KNOWN AS GRAND AND PLAZA ADDITION TO THE CITY OF HAYSVILLE, SEDGWICK COUNTY, KANSAS.

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM PLAZA DRIVE AND CHAPMAN ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS SHOWN. ALL ACCESS OPENINGS ALONG PLAZA DRIVE AND CHAPMAN ARE TO BE IN ACCORDANCE WITH CURRENT ACCESS MANAGEMENT STANDARDS.

EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES & DRAINAGE ARE HEREBY GRANTED TO THE PUBLIC. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF HAYSVILLE PUBLIC WORKS & UTILITIES DEPARTMENT.

A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PROPERTY. ALL INDIVIDUAL LOTS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES IN CONFORMANCE WITH THE ACCEPTED PLAN. NO DEVIATIONS FROM THE PLAN SHALL BE ACCEPTED EXCEPT WITH WRITTEN PERMISSION FROM THE CITY ENGINEER'S OFFICE.

RESERVE "A" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORM WATER DETENTION, LANDSCAPING, PRIVATE PEDESTRIAN PATHS, PRIVATE PARKS, RECREATIONAL USES, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS TO BE FORMED.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

DRIVEWAYS ON LOT 7, BLOCK A AND LOT 6, BLOCK B SHALL LINEUP AND BE IN COMPLIANCE WITH SEDGWICK COUNTY FIRE DEPARTMENT STANDARDS FOR HAMMERHEADS TURNAROUND.

OWNER: JBL INC.

JEFF LANGE, PRESIDENT OF JBL, INC., OWNER OF THE PROPERTY DESCRIBED.

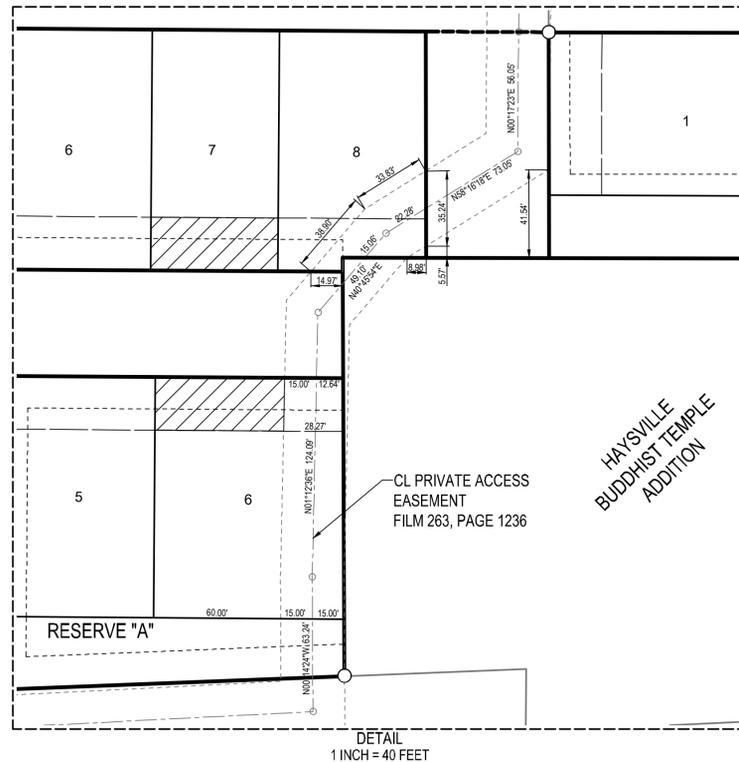
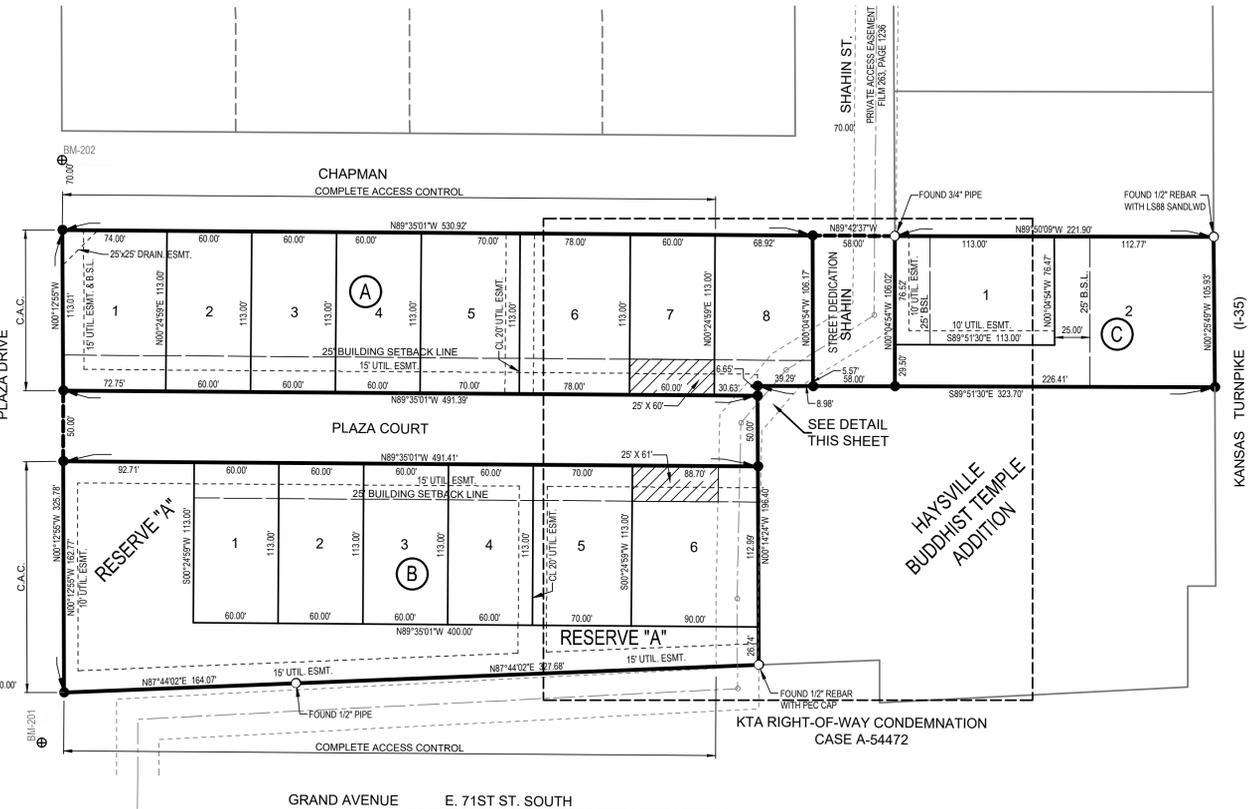
NOTARY CERTIFICATE:

STATE OF KANSAS)
 COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY
 JEFF LANGE, PRESIDENT OF JBL, INC., OWNER OF THE PROPERTY DESCRIBED.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____



PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF GRAND AND PLAZA ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF HAYSVILLE PLANNING COMMISSION, HAYSVILLE, KANSAS, APPROVED THE _____ DAY OF _____, 2024.

_____, CHAIR
 TIM AZIERE

_____, SECRETARY
 JONATHAN TARDIFF

DEPUTY COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2024.

TRICIA L. ROBELLO, P.S. #1246
 DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY, KANSAS

GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF HAYSVILLE, KANSAS, THIS _____ DAY OF _____, 2024.

_____, MAYOR
 RUSS KESSLER

ATTEST:
 _____, CITY CLERK
 ANGELA MILLSPAUGH

CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS)
 CITY OF HAYSVILLE) SS

THIS PLAT HAS BEEN APPROVED ON THIS _____ DAY OF _____, 2024 TO THE PROVISIONS OF K.S.A. 12-401.

_____, CITY ATTORNEY
 JOSH POLLAK

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2024.

_____, COUNTY CLERK
 KELLY B. ARNOLD

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
 COUNTY OF SEDGWICK) SS

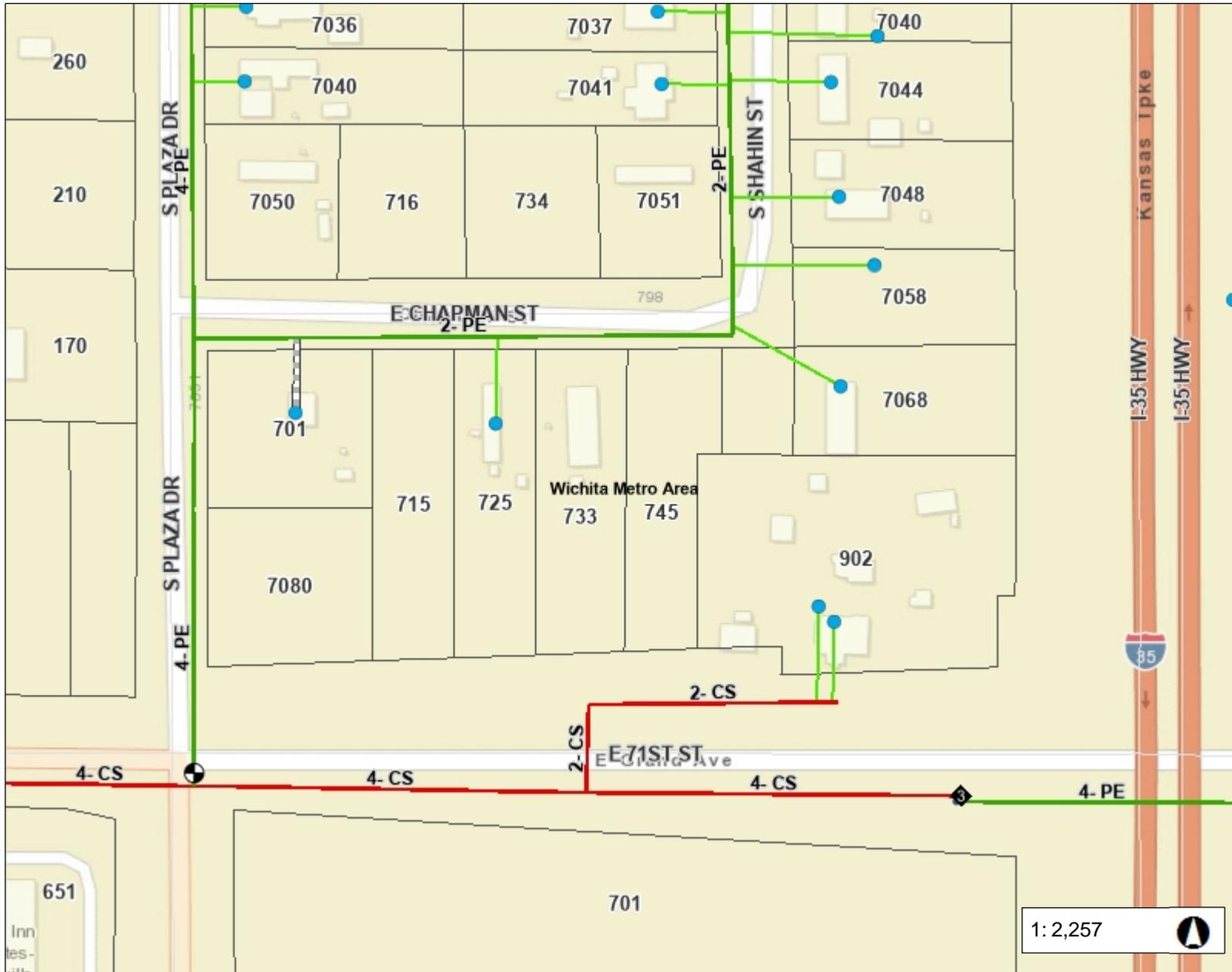
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ O'CLOCK _____ M, ON THIS _____ DAY OF _____, 2024.

_____, REGISTER OF DEEDS
 TONYA BUCKINGHAM

_____, DEPUTY
 KENLY ZEHRING



Grand & Plaza Addition - Haysville



Legend

- Designer Drip
- Designer Test Point
- Designer Anode
- Designer Rectifier
- Designer Bond Junction
- Designer Ground Bed
- Designer Cable
- Bond Wire
- Rectifier Cable
- Designer Rural Tap
- Designer Gas Pipe Casing
- Casing
- Insertion
- Designer Meter Setting
- Designer Non-Controllable Fitting
 - Coupling
 - Ell
 - End Cap
 - Expansion Joint
 - Flange
 - Reducer
 - Reinforcing Sleeve
 - Screw
 - Tee
 - Transition
 - Purge Point
 - Threaded O-ring
 - Unknown
- Designer Gas Valve
- Designer Location Notes
- Designer Controllable Fitting
 - Short Stop
 - Three-Way Tee
- Designer Regulator Station
- Designer Town Border Station
- Designer Excess Flow Valve
- Designer Utility Easement
- Designer Abandon Service Line
 - to be Removed (Contains Gas)
 - to be Abandoned (Contains Gas)
 - Removed (No Longer Contains Gas)
 - Abandoned (No Longer Contains Gas)
- Designer Service Line
 - Proposed
 - Approved
 - Under Construction
 - Operating
 - New Design - Status Pending
 - Status Not Available
- Designer Abandon Mains
 - to be Removed (Contains Gas)
 - to be Abandoned (Contains Gas)
 - Removed (No Longer Contains Gas)
 - Abandoned (No Longer Contains Gas)
- Designer Mains
 - Proposed
 - Approved
 - Under Construction

376.2 0 188.08 376.2

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

Feet

DISCLAIMER: This document and information herein is a visual representation and approximation of ONE Gas facilities and is subject to revision at any time without notice. It is an informational tool and is not guaranteed, warranted, or represented to be to scale, complete, accurate, or depicting depth. ONE Gas disclaims any and all liability for same. Call 811 by dialing 811 prior to and excavation.

Notes

1: 2,257





Jonathan Tardiff
City of Haysville
200 W. Grand Ave
PO Box 404
Haysville KS 67060

March 18, 2024

RE: Prelim and final plat review -Grand & Plaza Add Haysville Sedgwick Co Kansas

Dear Mr. Tardiff,

Evergy has reviewed this final plat and will need to request new additional easements and easements to cover existing Evergy equipment please see the additional easements marked in pink on the attached marked plat.

Please see the attached plat for suggested street light placement marked in yellow. Please mark any you wish to change, add or remove and approve by signing in the designated area. Please send a signed electronic copy for our records.

Any relocation or removal of existing equipment due to this plat will be at the applicant's expense. Kevin Rieschick, Subdivision representative for the area east of Broadway, will be the contact going forward on this plat and he can be reached at (785)410-2986.

Thank you for sending for Evergy's review

Sincerely,
Rondee Sutton
Sr. Administrative Assistant.

CC: Rebecca Mellies, PEC
Charlie Brown, PEC
Kevin Rieschick, Evergy

GRAND AND PLAZA ADDITION

TO THE CITY HAYSVILLE, SEDGWICK COUNTY, KANSAS

FINAL PLAT

PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF WHEATLAND VILLAGE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF HAYSVILLE PLANNING COMMISSION, HAYSVILLE, KANSAS, APPROVED THE _____ DAY OF _____, 20____.

_____, CHAIR
TIM AZIERE

_____, SECRETARY
JONATHAN TARDIFF

DEPUTY COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2024.

TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF HAYSVILLE, KANSAS, THIS _____ DAY OF _____, 2024.

_____, MAYOR
RUSS KESSLER

ATTEST:

_____, CITY CLERK
ANGELA MILLSPAUGH

CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS)
) SS
CITY OF HAYSVILLE)

THIS PLAT HAS BEEN APPROVED ON THIS _____ DAY OF _____, 2024 TO THE PROVISIONS OF K.S.A. 12-401.

_____, CITY ATTORNEY
JOSH POLLAK

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2024.

_____, COUNTY CLERK
KELLY B. ARNOLD

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ O'CLOCK _____ M, ON THIS _____ DAY OF _____, 2024.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

_____, DEPUTY
KENLY ZEHRING



PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691 www.pec1.com

CERTIFICATE OF SURVEY:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

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RESERVE A AND THE SOUTH 106 FEET OF LOT 3, BLOCK B, AND LOTS 1, 2 AND 3, BLOCK C, COUNTRY PLAZA VILLAS, AN ADDITION TO SEDGWICK COUNTY, KANSAS; CONTAINING 4.33 ACRES, MORE OR LESS.

OWNER'S CERTIFICATION AND DEDICATION:

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A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PROPERTY. ALL INDIVIDUAL LOTS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES IN CONFORMANCE WITH THE ACCEPTED PLAN. NO DEVIATIONS FROM THE PLAN SHALL BE ACCEPTED EXCEPT WITH WRITTEN PERMISSION FROM THE CITY ENGINEER'S OFFICE.

RESERVE "A" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, PRIVATE PEDESTRIAN PATHS, PRIVATE PARKS, RECREATIONAL USES, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS TO BE FORMED.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

CHARLES W. BROOKSHER, P.S. NO. 1281
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

EVERGY CONTACT:
Rondee Sutton - 316-261-6276
Kevin Rieschick - 785-410-2986

X - SUGGESTED STL LOCATION

_____ - REQUESTING 15ft UTILITY EASEMENT

EVERGY PRELIMINARY LIGHTING APPROVED BY:

_____, CITY, STATE, COUNTY OFFICIAL _____ DATE

JEFF LANGE, <TITLE>, OWNER OF THE PROPERTY DESCRIBED.

NOTARY CERTIFICATE:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY JEFF LANGE, <TITLE>, OWNER OF THE PROPERTY DESCRIBED.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____



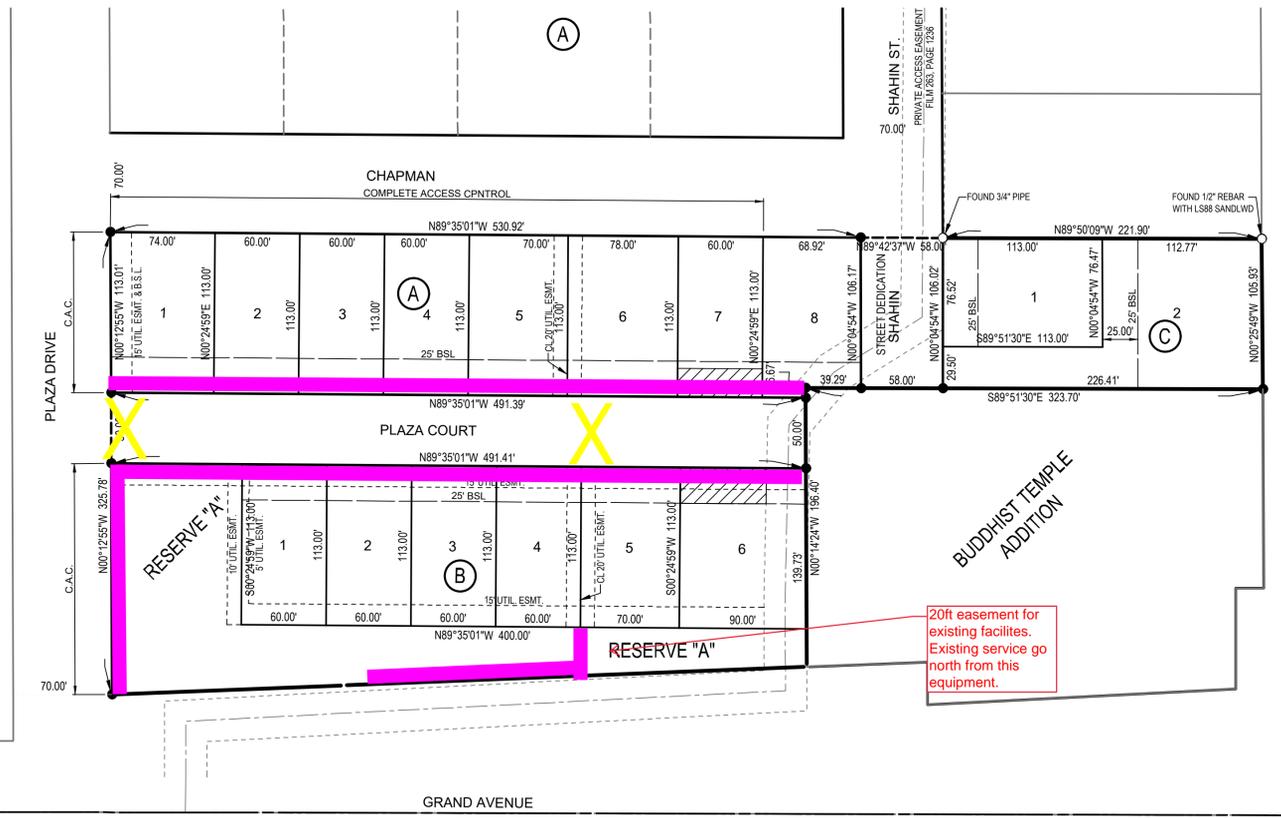
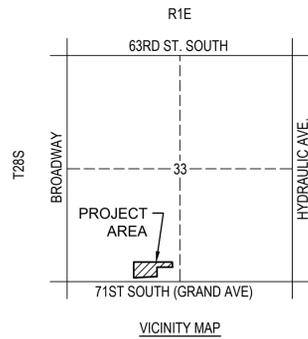
PLAT LEGEND

- FOUND MONUMENT AS NOTED
- △ FOUND CORNER AS NOTED
- SET 1/2" REBAR WITH PEC CAP
- (M) MEASURED
- (R) RECORD
- (P) PLATTED
- (C.A.C.) COMPLETE ACCESS CONTROL

BENCH MARKS

BM-201
ELEVATION: 1,260.96 (NAVD 88)
CHISLED SQUARE EAST CURB OF PLAZA DR. ± 20' NORTH OF SOUTH EDGE OF 71ST ST.

BM-202
ELEVATION: 1,262.97 (NAVD 88)
SOUTHWEST BOLT ON UPPER FIREHYDRANT FLANGE AT THE NORTHEAST CORNER OF PLAZA DR. AND CHAPMAN ± 36' NORTH OF MANHOLE



20ft easement for existing facilities. Existing service go north from this equipment.

SAVED 2/12/2024 2:19:15 PM BY BILL SEXSON
PLOTTED 2/12/2024 2:19:44 PM BY BILL SEXSON
U:\WICHTA-CIVIL\2023\230731000\PEC\DRAWINGS\230731-000 GRAND & PLAZA FINAL PLAT.DWG

MEMORANDUM

TO: Haysville Planning Commission

FROM: Jonathan Tardiff, Planning and Zoning Administrator

SUBJECT: Haysville Area of Influence Review - Zone Change “RR” Rural Residential to “GC” General Commercial of 8191 S. Meridian Ave.

DATE: March 22, 2024

Wichita Metropolitan Area Planning Department received a zone change for property located at 8191 S Meridian in the Haysville Area of Influence. When they receive these Haysville Planning Commission and staff have a chance to review and give a recommendation. Staff is recommending denial of the zone change for the following reasons:

1. This zone change does not conform with the Meridian Corridor Plan that has projected residential growth in this area. Property to the north is developed rural residential. The property to the west is City property that is the final drainage development phases of D21. A sketch plan is designed around the interconnected lakes with approximately 160 single family residential lots, agriculture use ceased over a year ago.
2. We have previously exempted this property from platting if it was used for agricultural or single-family residential purposes only; if this zone change were approved this exemption would no longer apply and this property would need to be platted to conform with our subdivision regulations.
3. This higher-intensity use does not conform to our land use plan.
4. Our zoning use chart only allows a “Vehicle storage yard” as a conditional use in Heavy commercial districts and higher intensity districts not in single family or single family fifteen.

This public hearing for this item will be at the Metropolitan Area Planning Commission meeting on Thursday, March 28 at 1:30 p.m.

They are recommending denial of this zone change.

The Citizen Advisory Board 2 will review this item on Tuesday, April 2.

It will be presented to the Sedgwick County Board of Commissioners on Wednesday, May 8.



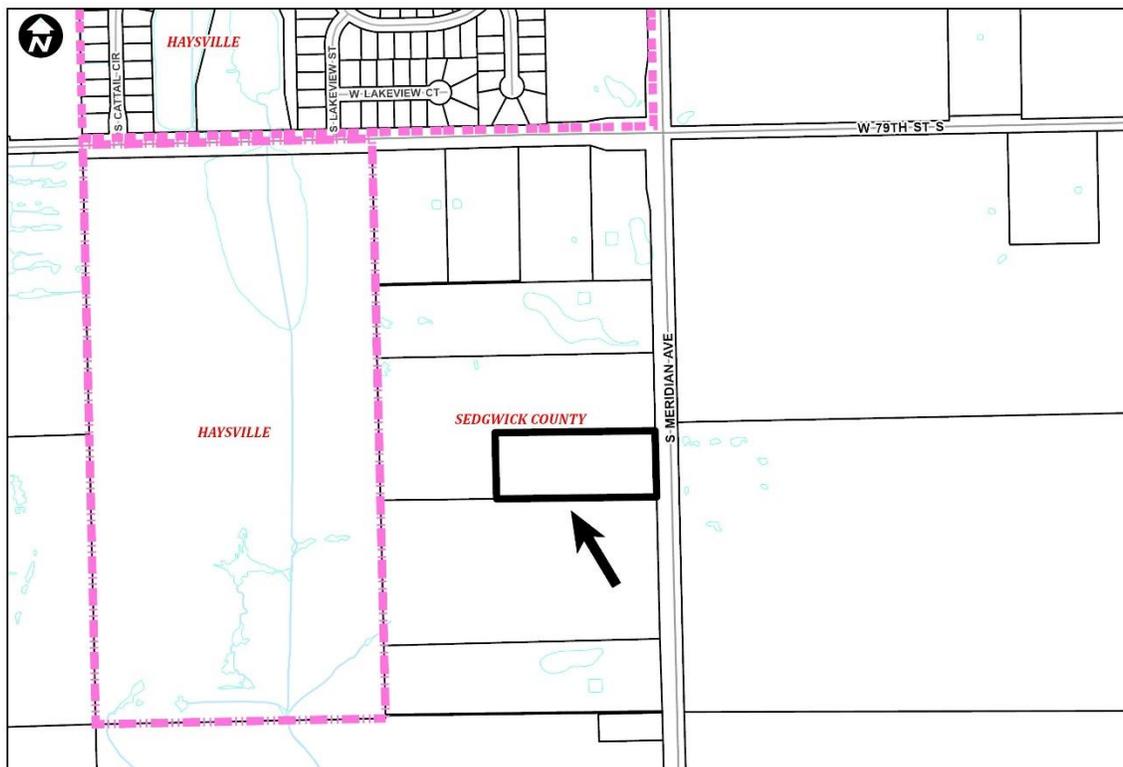
STAFF REPORT

MAPC: March 28, 2024

CAB 2: April 2, 2024

Haysville Planning Commission: March 28, 2024

-
- CASE NUMBER:** ZON2024-00010 (County)
- APPLICANT/AGENT:** William and Kimberly Murrow (applicants)
- REQUEST:** GC General Commercial District
- CURRENT ZONING:** RR Rural Residential District
- SITE SIZE:** 5 acres
- LOCATION:** A portion of the lot located approximately 360 feet south of West 79th Street South on South Meridian Avenue (8191 South Meridian Avenue).
- PROPOSED USE:** Vehicle Storage Yard
- RECOMMENDATION:** Deny.



BACKGROUND: The applicant is requesting a zone change from RR Rural Residential District (RR) to GC General Commercial District (GC), to permit a Vehicle Storage Yard on a portion of the property. The five-acre portion of the property is part of a larger parcel that is 18.7 acres in size and is located approximately 360 feet south of West 79th Street South on South Meridian Avenue (8191 South Meridian Avenue). The subject site is currently used for agricultural uses.

For sites greater than two (2) acres, Vehicle Storage Yards are permitted in the RR District by Conditional Use if the storage area does not exceed 10,000 square feet. Should the zone change be approved, several property development standards will change, as seen in the table below:

Property Development Standards	RR Rural Residential	GC General Commercial
Minimum lot area	2 acres	None for commercial uses
Front setback	30 feet	20 feet
Rear setback	25 feet	0 feet, subject to compatibility standards
Interior Side Setback	20 feet	0 or 5 feet, subject to compatibility standards
Street Side Setback	20 feet	0 feet, subject to compatibility standards
Maximum height	35 feet	80 feet, subject to compatibility standards
Minimum lot width	200 feet	No minimum
Maximum area for Vehicle Storage Yard	10,000 square feet	No maximum

Section IV-B.2 of the Unified Zoning Code (UZC) requires screening of commercial properties when abutting or across a street or alley from residential zoning districts. Because the property abuts residential zoning all sides, the applicant will be required to provide a solid screening fence of at least six feet in height where the Vehicle Storage Yard is proposed. The property would also need to adhere to the rules and regulations of the Sedgwick County Sign Code.

The UZC Sec. IV-C.5.a, Compatibility Height standards states that no structure shall exceed 35 feet in height within 50 feet of the lot line of property zoned TF-3 Two-Family Residential District (TF-3) or more restrictive. The proposed GC zoned site abuts and is adjacent to RR and the City of Haysville SF Single-Family Residential District properties. Any future buildings shall comply with the maximum height of 35 feet, which is the same as the abutting and adjacent RR Districts on the north, east and south sides of the property. Structures located more than 50 feet from the lot line of property zoned TF-3 or more restrictive may increase height at a ratio of one foot in height for each three feet of setback beyond 50 feet. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet.

Should the zone change be approved, the applicant shall be required to adhere to the parking standards set forth by the UZC, which would come to one parking stall per 10,000 square feet of storage area.

Property to the north is zoned RR and is developed with a single-family dwelling. Property to the west is within the Haysville City limits, is zoned SF Single Family Residential District, and is undeveloped/agricultural. Property to the south is zoned RR and is undeveloped/agricultural. Properties to the east, across South Meridian Avenue of the subject site are zoned RR and are undeveloped/agricultural.

CASE HISTORY: The subject site is currently unplatted. The property is under the subdivision jurisdiction of the City of Haysville in regard to subdivision and platting. The City of Haysville recently determined the site could remain unplatted if the site was used for agricultural or single-family residential uses only. If the zone change is approved, the applicants may be required to plat that portion of the site according to the City of Haysville Subdivision Regulations. There have been no other zoning cases associated with the property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Single-family dwelling
SOUTH:	RR	Agricultural
EAST:	RR	Single-family residential/Agricultural
WEST:	Haysville SF	Agricultural

PUBLIC SERVICES: South Meridian is a two-lane, paved arterial street with ditches on both sides. There are no sidewalks on either side. There are no known services such as water and sewer.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is not in 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.*” 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 attached 2022 Haysville Future Community Growth Patterns Map from the City of Haysville identifies the site as appropriate for Neighborhood Mixed-Use. The Haysville Planning Department defines Neighborhood Mixed-Use as “a mix of residential types and small-scale commercial and institutional uses that are typically meant to serve the needs of the surrounding neighborhood but does not include drive-thru businesses like banks, restaurants, or car washes.” A Vehicle Storage Yard would not be considered a small-scale commercial or institutional use.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends that the request be **DENIED**.

The recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property to the north is zoned RR, and is developed with a single-family dwelling. Property to the west is within the Haysville City limits, is zoned SF Single Family Residential District, and is undeveloped/agricultural. Property to the south is zoned RR and is undeveloped/agricultural. Properties to the east, across South Meridian Avenue of the subject site are zoned RR and are undeveloped/agricultural.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned RR Rural Residential District and is suitable for a limited number of residential, civic, commercial, and industrial uses. A Vehicle Storage Yard up to 10,000 square feet in size is permitted in the RR District by Conditional Use approval. The proposed Vehicle Storage Yard exceeds the size permitted by Conditional Use by almost 22 times.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The size of the major commercial use could detrimentally affect nearby property with noise pollution, light pollution, traffic, and unsightly aesthetics.
4. **Length of time the property has been vacant as currently zoned:** The subject property has been used for agricultural purposes in the past and otherwise is undeveloped.
5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would bring major commercial development to the property. Denial may result in the loss of use and enjoyment for the applicant.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is not in conformance with *The Community Investments Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** It is not anticipated that development of the property will have significant negative impacts on community facilities or resources.
8. **Opposition or support of neighborhood residents:** At the time of the publication of the staff report, staff received comments from the City of Haysville Planning Staff that the City of Haysville was not in favor of the proposal.

Should the MAPC find that the zone change be approved, it is recommended that the MAPC adopt alternate findings supporting their recommendation. Staff recommends the following Protective Overlay:

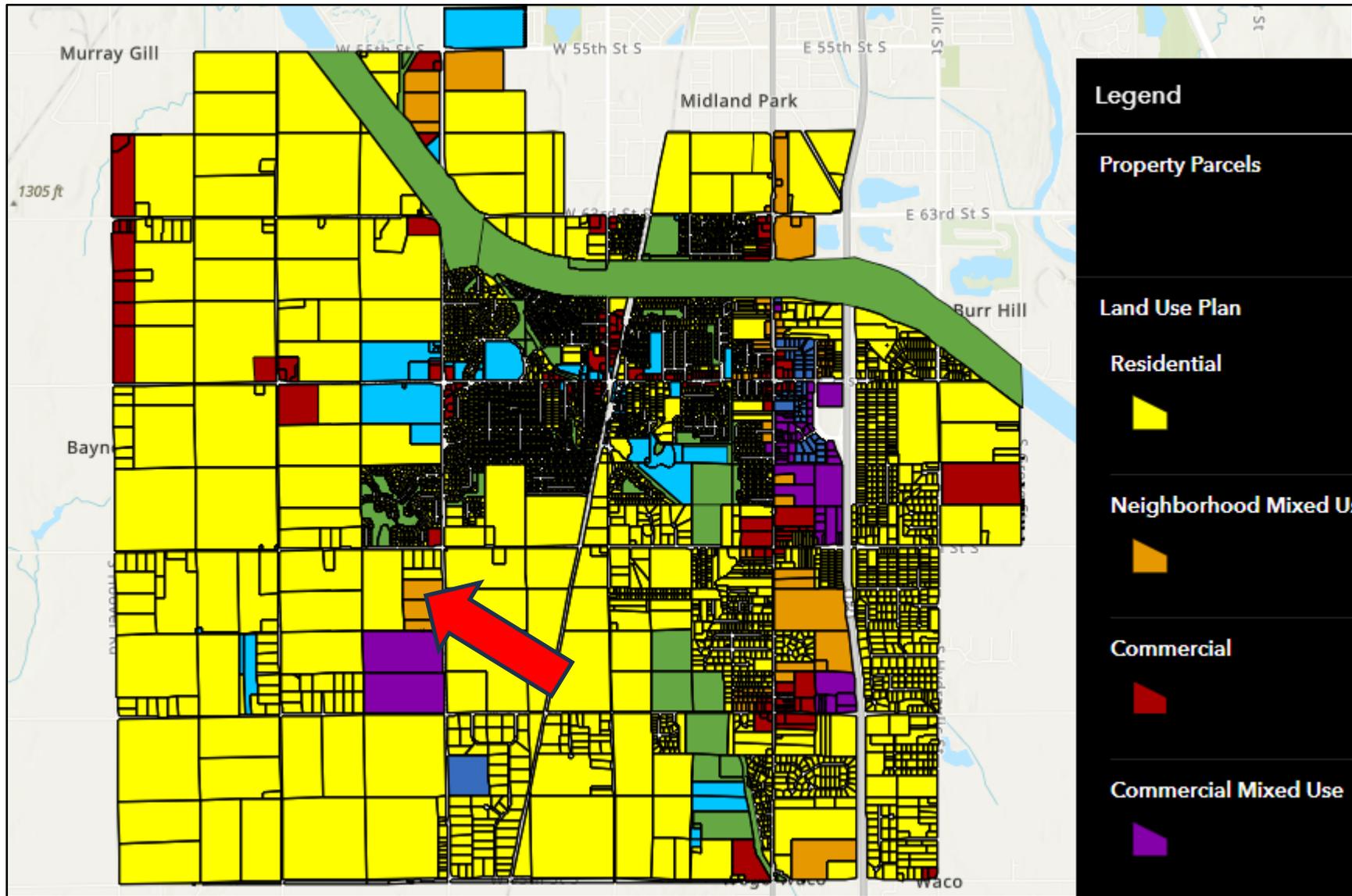
Protective Overlay #432

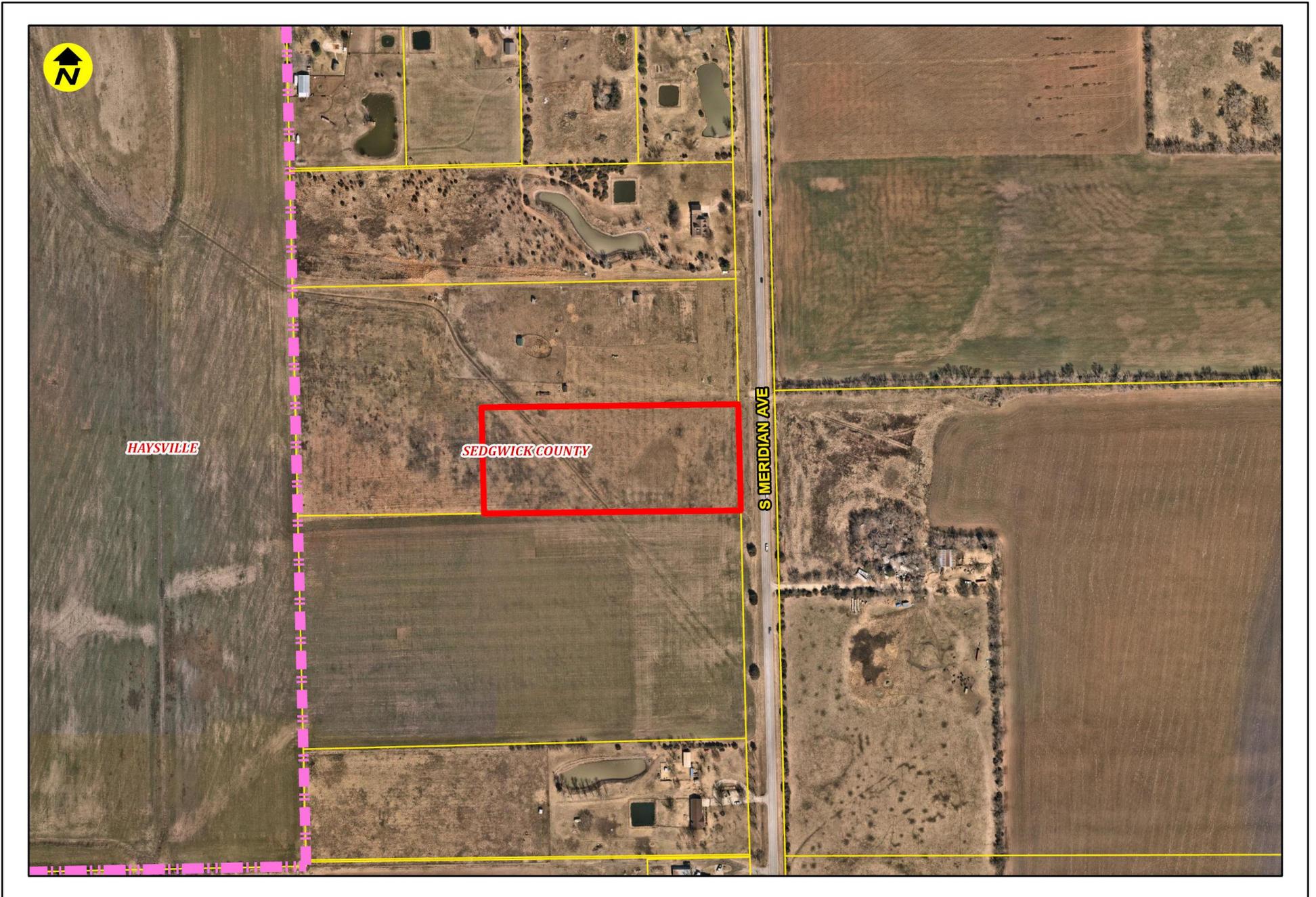
1. Uses shall be limited to those as permitted by-right in RR Rural Residential District in addition to Vehicle Storage Yard as permitted in GC General Commercial District.
2. Signs shall be in accordance with the RR Rural Residential Zoning District in the Sign Code of Sedwick County.
3. The storage area and all entrance/exit drives on private property shall be surfaced with an all-weather surface and shall be maintained in good condition and free of weeds, trash and other debris.
4. The applicant shall provide a site plan. Development of the site shall be in conformity with the approved site plan.
5. Platting of the property (if required) shall follow the requirements of the Haysville Subdivision Regulations
6. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
7. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof but said PO shall run with the land and be binding upon present owners, their successors and assigns.

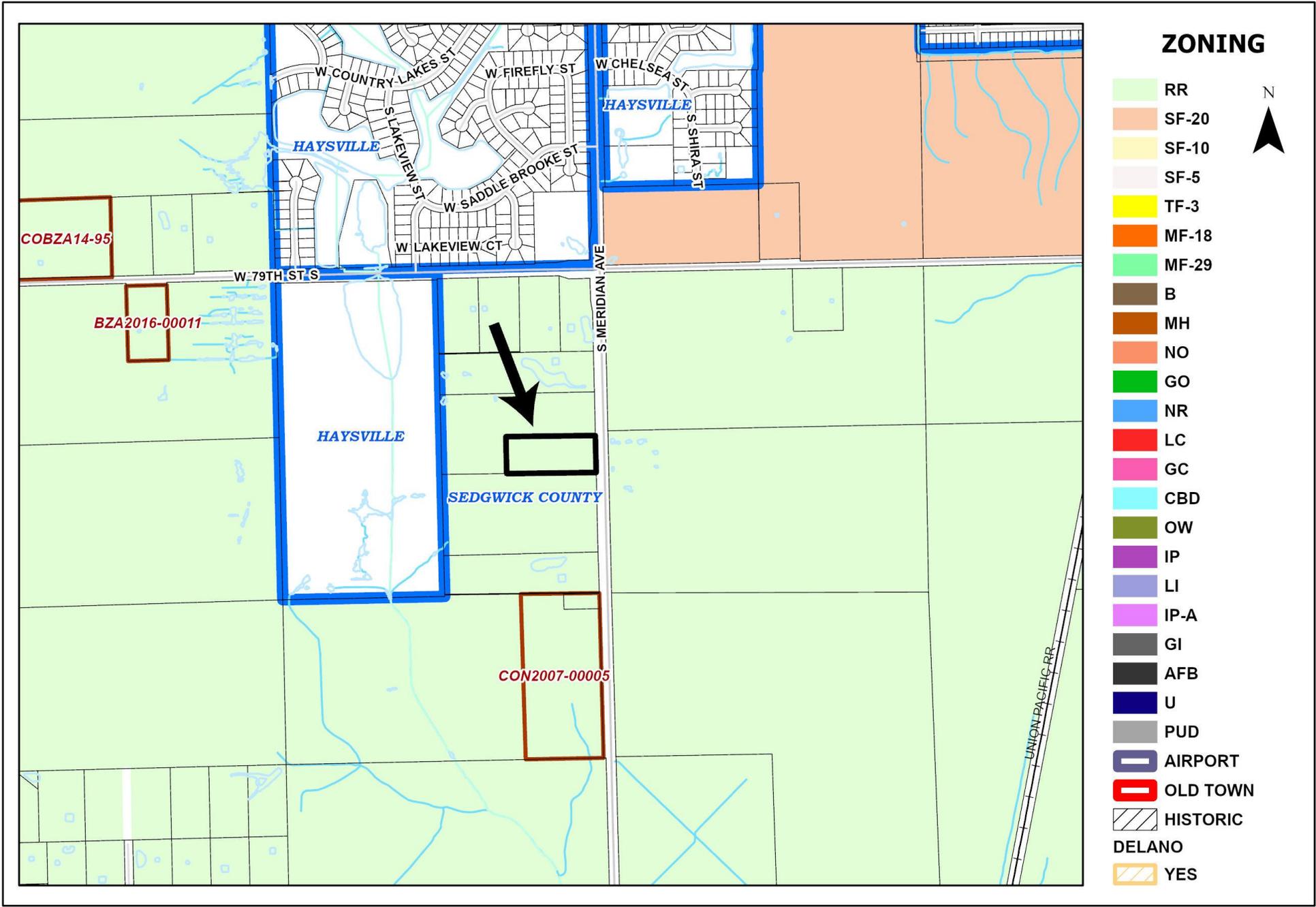
Attachments:

- 1) City of Haysville Future Community Growth Patterns Map
- 2) Site Plan
- 3) Aerial Map
- 4) Zoning Map
- 5) Land Use Map
- 6) Site Photos

Haysville Future Growth Pattern 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

Statistical Development Areas

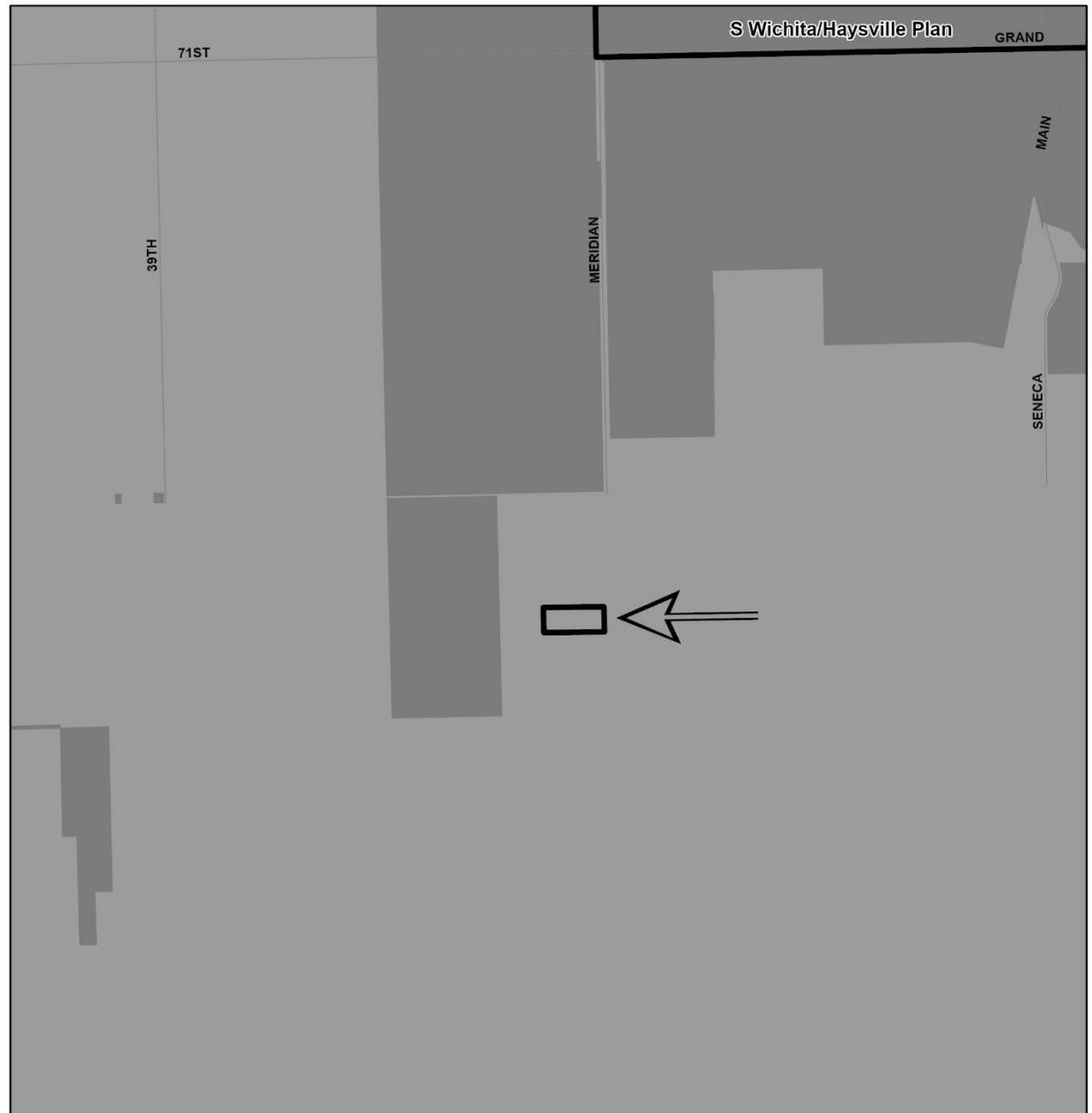
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Neighborhood/Area Plans



This map was prepared for the City of Wichita, Kansas. It is not intended to be used for any other purpose. The City of Wichita, Kansas, is not responsible for any errors or omissions in this map. The City of Wichita, Kansas, is not responsible for any damages or losses resulting from the use of this map. The City of Wichita, Kansas, is not responsible for any claims or liabilities arising from the use of this map. The City of Wichita, Kansas, is not responsible for any claims or liabilities arising from the use of this map.



Looking west into site



Looking south away from site



Looking east away from site



Looking north away from site



Dear Members of the Metropolitan Area Planning Commission,

I am writing to express my strong opposition to the proposed zone change from Rural Residential to General Commercial within our community. As a resident the proposed zone change, my neighbors and I are deeply concerned about the potential negative impact this change could have on our neighborhood. We are submitting this letter, making sure that our voices are heard. We plan to attend the public hearing, but due to prior obligations, we may have to leave before given the chance to speak.

First and foremost, I would like to address the safety of the roadway. The current infrastructure in our area is not equipped to handle the increased traffic that commercial zoning would inevitably bring. Our roads are already under strain, and adding commercial traffic would only exacerbate the issue, potentially leading to safety hazards for pedestrians, cyclists, and drivers alike.

Furthermore, allowing commercial development in a predominantly residential area poses significant noise concerns. The peaceful serenity that we cherish in our rural residential community would undoubtedly be disrupted by the noise pollution associated with commercial activities. This not only affects the quality of life for current residents but also detracts from the natural beauty and tranquility that attracted many of us to this area in the first place.

Additionally, the introduction of commercial properties would fundamentally alter the character of our neighborhood. Our area is cherished for its rural charm and tight-knit community atmosphere. Allowing commercial development to encroach upon our residential spaces would erode the sense of community and diminish the unique character that makes our neighborhood special.

In conclusion, I urge the Metropolitan Area Planning Commission to carefully consider the concerns of the residents before making any decisions regarding the proposed zone change. It is imperative that we prioritize the safety, well-being, and preservation of our community over commercial interests. I respectfully request that you reject the proposed zone change from Rural Residential to General Commercial.

Thank you for your attention to this matter.

Sincerely,

Christy Arneson

8055 S. Meridian

Haysville, KS 67060

316-933-6225