

**Haysville Planning Commission**

**WORKSHOP**

**5:00 PM, Thursday, June 11, 2026**

**Location:**

**Council Chambers**  
City Hall, 200 W Grand

**Workshop Agenda:**

Review of SB 418 (By-Right Housing Development Act) and the consequential changes to the Zoning Regulations

Adjournment at 6:00 PM

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

Agenda

June 11, 2026

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 May 14, 2026
- IV. Public Forum
- V. Old Business
  - A. *(Tabled from May 14, 2026)* Public Hearing to consider amending and restating the Zoning Regulations
- VI. New Business
  - A. Public Hearing to consider vacating complete access control and a utility easement for property generally located in the 800 block of East Freeman Avenue
  - B. Public Hearing to consider vacating complete access control for property generally located at 1620 East 84<sup>th</sup> Street South  
*RECESS THE PLANNING COMMISSION AND CONVENE THE BOARD OF ZONING APPEALS*
  - C. Public Hearing to consider a variance to the front setback and accessory structure location regulations in the “SF” Single-Family district for property generally located at 6536 South Marion Drive  
*ADJOURN THE BOARD OF ZONING APPEALS AND RECONVENE THE PLANNING COMMISSION*
  - D. One-Step Final Plat: CARSELOWEY ADDITION; generally located at 7474 South Broadway Avenue
- VII. Correspondence
- VIII. Off Agenda
  - A. Next Meeting Date
- IX. Adjournment

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

Minutes

May 14, 2026

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 Brandon Trube, Debbie Coleman, Tim Aziere, Jared Mortensen, Dan Rinke, and Jeff Blood. Also present was Planning and Zoning Administrator Kailyn Hogan and Deputy Administrator Georgie Carter.

Chairperson Tim Aziere welcomed Jared Mortensen to the Planning Commission as a new commissioner.

Motion by Coleman, Second by Blood.

To add the minutes of April 9, 2026 to the agenda as item 3.b.

Trube aye, Coleman aye, Aziere aye, Mortensen aye, Rinke aye, Blood aye.

Motion carried.

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The first item of business was the minutes of April 23, 2026.

Motion by Trube, Second by Blood.

To approve the minutes as presented.

Coleman aye, Mortensen aye, Blood aye.

Trube abstain, Aziere abstain, Rinke abstain.

Motion carried.

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The second item of business was the minutes of April 9, 2026.

Motion by Rinke, Second by Trube.

To approve the minutes as presented.

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

Coleman abstain, Mortensen abstain.

Motion carried.

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There was no one to speak under public forum.

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Under old business was a Consideration of a Home Occupation at 414 Peach Tree Lane.

Hogan presented the staff report. There were no questions for staff.

Motion by Trube, Second by Rinke.

To approve the home occupation.

Trube aye, Coleman aye, Aziere aye, Mortensen aye, Rinke aye, Blood aye.

Motion carried.

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Under old business was a Public Hearing for a Conditional Use Request to allow a Self-Service Storage Warehouse generally located at 7474 South Broadway Avenue.

Aziere opened the public hearing. Blood stated he had a conflict of interest due to owning property within the notification area.

Hogan presented the staff report. There were no questions for staff.

The applicant, Tyler Carselowey at 7474 S Broadway Ave, stated that he would be bringing in new cargo containers. Everything will be anchored to the ground, and they will be permanent structures. There were no questions for the applicant.

Aziere closed the public hearing.

Aziere asked for clarification on the landscaping requirements, and asked if the hard surface requirement could be gravel. Hogan stated that there is a hard surface requirement (asphalt or concrete) for the driveway, but everything else can be gravel, or another all-weather surface.

Aziere stated the applicant should have to screen the cargo containers. The applicant can use plastic slats to keep costs down, but it is important for the cargo containers to be screened because that is a requirement of the City's cargo container regulations. It makes it difficult for the City to move forward with a screening requirement for shipping containers if this property is exempt.

Trube stated that having a fence that you can see through adds to the security of the property. You can see into the property when driving by to see if anyone is in the containers or trying to cut off locks. Trube stated it might be better not to have the slats, as long as everything looks uniform. The screening exemption can be explained later by stating the applicant set up a system where all the containers are uniform, intentional, and look like buildings.

Mortensen asked if the issue was that older cargo containers can be corroded and look poorly. Aziere stated that is likely why there is a condition that they all be painted to match. Aziere stated that if the cargo containers are behind a screened fence, he doesn't know if he cares that they all match. Coleman stated that it could be either or.

Coleman asked if the requirement for screening cargo containers applied to other types of storage units. Hogan stated that this property is only required to be screened because he is using cargo containers. If he was building a typical self-service storage warehouse with typical units, he would not have to screen.

Trube stated that he believes a majority of the storage facilities are open. When he drives by them, he can see right into their properties. Trube stated that it adds to the security, because cops and the property owner can easily see who is on the property.

Motion by Trube, Second by Coleman.

To approve the conditional use subject to staff's recommended conditions.

Trube aye, Coleman aye, Aziere nay, Mortensen aye, Rinke aye.

Blood abstain.

Motion carried.

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Under old business was a Public Hearing to consider amending and restating the Zoning Regulations.

Motion by Trube, Second by Blood.

To table the public hearing until the June 11, 2026 meeting.

Trube aye, Coleman aye, Aziere aye, Mortensen aye, Rinke aye, Blood aye.

Motion carried.

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Under old business was the Annual Review of the Master Park Plan.

Hogan presented an overview of the changes. There were no questions for staff.

Motion by Trube, Second by Blood.

To approve and adopt the recommended changes as presented.

Trube aye, Coleman aye, Aziere aye, Mortensen aye, Rinke aye, Blood aye.

Motion carried.

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Under old business was the Annual Review of the Bike and Pedestrian Plan.

Hogan stated that there were no changes proposed, but Park Board recommended the Planning Commission move to review the Bike and Pedestrian plan every two years instead of annually.

Rinke asked why the Park Board recommends the commission review every two years. Carter stated that the Bike and Pedestrian Plan is longer term. The project map is actually in the Park Plan; the Bike and Park Plan is just more detailed and doesn't need amended as often.

Rinke asked if the Bike and Pedestrian Plan is used when reviewing new developments. Aziere stated that they would require connectivity for plats adjacent to planned or established routes. Aziere stated that reviewing the Bike and Pedestrian Plan every two years will not affect its use in the platting process.

Motion by Trube, Second by Rinke.

To approve the Bike and Pedestrian Plan as presented, with the exception that the Planning Commission review the plan every two years, per Park Board's recommendation.

Trube aye, Coleman aye, Aziere aye, Mortensen aye, Rinke aye, Blood aye.

Motion carried.

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There was no new business.

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Under correspondence was a staff memo about SB 418 – the by-right housing development act.

Hogan presented the memo. There were no questions.

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Under off agenda was the next meeting date: Thursday, June 11, 2026.

Motion by Trube, Second by Rinke.

To adjourn tonight's meeting.

Trube aye, Coleman aye, Aziere aye, Mortensen aye, Rinke aye, Blood aye.

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Motion carried.

The meeting adjourned at 6:29 p.m.

DRAFT



# Haysville Planning Commission Staff Report

VAC 2026-003

## CASE SUMMARY

**Property Location:** 800 Block of East Freeman Avenue  
**Applicant:** Joseph Brian Scapa of Scapa Homes Inc. (property owner)  
**Request:** To vacate a platted utility easement and the complete access control  
**Reason for Request:** To build four single-family homes with individual driveways off Freeman Avenue

**Prepared By:** Kailyn Hogan, Planning and Zoning Administrator  
**Meeting Date:** June 11, 2026  
**Public Hearing:** Required, to be held by the Planning Commission

### Required Applications:

|                  |  |
|------------------|--|
| <b>Vacation</b>  | To vacate a platted utility easement and complete access control |
| <b>Lot Split</b> | To split the lot into four separate parcels                      |

## ANTICIPATED MEETING SCHEDULE

| <b>Body</b>                | <b>Meeting Date</b> | <b>Action</b>  |
|----------------------------|---------------------|--|
| <b>Planning Commission</b> | June 11, 2026       | Hold required public hearing.<br>Make a recommendation for approval, approval with modifications, or denial of the request. Recommendation is forwarded to City Council. |
| <b>City Council</b>        | July 13, 2026       | Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.                  |

## SITE DATA

|                          |   |
|--------------------------|---|
| <b>Legal Description</b> | Lot 3 and the east 20 feet of Lot 4, Pear Tree 2 <sup>nd</sup> Addition to Haysville, Sedgwick County, Kansas |
| <b>Existing Zoning</b>   | "TF" Two-Family Residential   |
| <b>Lot Area</b>          | 45,549 square feet / 1.046 acres  |
| <b>Future Land Use</b>   | Residential   |
| <b>Built Form</b>        | Undeveloped   |

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject site is generally located in the 800 block of East Freeman Avenue and is legally described as Lot 3 and the east 20 feet of Lot 4, Pear Tree 2<sup>nd</sup> Addition. The site is currently vacant, though there is a small shed in the southwest corner. The property has been vacant since at least 2006.

There is a driveway approach constructed in the northeast corner of the property to access East Freeman Avenue, a paved two-lane residential road with on-street parking.

The subject site was platted in 1979 as the Pear Tree Addition to Haysville and replatted in 1980 as the Pear Tree 2<sup>nd</sup> Addition to Haysville. The property was rezoned to “TF” Two-Family in 2001. A protective overlay was added to the property with this zone change requiring all new dwelling units to be a minimum of 900 sq. ft. There are no other known zoning cases associated with the property.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The character of the neighborhood is mixed. Properties to the north and west are zoned “MF4” Multi-Family Four and developed with single-family homes. Property to the east is zoned “TF” Two-Family and developed with single-family homes and a fourplex, and property to the south is zoned “LC” Light Commercial and developed with office buildings, a donut shop, a church, and self-service storage warehouses.

**ADJACENT ZONING AND LAND USE.**

|        |                         |                                       |
|--------|-------------------------|---------------------------------------|
| NORTH: | “MF4” Multi-Family Four | Single-family homes                   |
| SOUTH: | “LC” Light Commercial   | Mixed office, retail and self-storage |
| EAST:  | “TF” Two-Family         | Single-family homes and a fourplex    |
| WEST:  | “MF4” Multi-Family Four | Single-family homes                   |



**PROJECT DESCRIPTION.** The applicant is requesting a vacation of the complete access control and utility easement in order to build four single-family homes with individual driveways on the property. To do so, they will need to split the lot into four separate parcels, the application for which was submitted to the zoning department at the same time as this vacation application. Lot splits are approved administratively provided the following conditions are met:

1. A new street or alley is not needed or proposed;
2. The vacation of streets, alleys, setback lines, access control or easements is not required or has been satisfied;
3. The split will not result in significant increases in service requirements and will not interfere with maintaining existing services;
4. There is adequate right-of-way as required by the Subdivision Regulations or the Comprehensive Plan;
5. All easement requirements have been satisfied;
6. The split will not result in a landlocked tract;
7. A substandard sized lot will not be created nor will an existing structure become nonconforming as a result of the split; and
8. The lot is not subject to periodic flooding that cannot be feasibly corrected by fill.

These conditions can be found in [Section XI.3.1](#) of the Subdivision Regulation.

The only condition that has not been met is Condition 6, the split will not result in a landlocked tract. Currently, the property is limited to three driveways. The existing access control only allows two openings per lot, and one of the openings has been taken by the property to the west (the west 92 ft of Lot 4, Pear Tree 2<sup>nd</sup> Add). A fourth access opening can be provided through this vacation request or by dedicating a shared access easement for two of the new lots. The applicant plans to rededicate access control along East Freeman Avenue with their lot split application to limit each new lot to only one driveway, with four driveways in total. Please note this is not a requirement.

The applicant would like the utility easement vacated so the property can be evenly split into four new lots. The existing easement straddles the lot line of Lot 3 and 4 and will cause one of the lots to be larger than the others if not vacated.

**PUBLIC COMMENTS.** The public hearing notice was published on May 21, 2026. At the time of publication, staff had received two comments on the vacation request. Comments received after the publication of this staff report will be distributed at the meeting.

On May 27, 2026 at 9:16 a.m., Deana Wilson at 835 E Freeman Ave called staff requesting additional information for the requested vacation.

On May 28, 2026 at 12:19 p.m., Linda Turner at 836 E Grand Ave called staff requesting additional information for the requested vacation. Turner was interested in what the applicant planned to do with the property, and asked whether there were any concerns with vacating the easement.

Staff informed both that the applicant plans to build four single-family homes, and that there is no infrastructure in the utility easement.

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## ANALYSIS

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### RESPONSES FROM UTILITIES.

Kansas One Gas found no conflicts with their lines or equipment.

City of Haysville Public Works had no comment. There are no city utilities in the proposed vacation area.

Cox stated that they are clear of underground utilities in the vacation area. They do have aerial cables attached to the Evergy poles in the rear easement. If Evergy's poles must be moved, Cox will relocate with them. Standard language does apply; any relocation or removal of infrastructure or equipment due to this vacation will be at the applicant's expense.

Evergy has no concerns with vacating the 10 foot centerline utility easement. They have all the easements they need in the area. Standard language does apply; any relocation or removal of infrastructure or equipment due to this vacation will be at the applicant's expense.

Black Hills Energy Corporation does not have any lines in the proposed vacation area and does not object to the vacation.

Sedgwick County Electric Coop does not have any lines in the area.

AT&T has no objection to the vacation, provided that it does not extend into the easement running east and west at the rear of the property.

Kristy Skaggs, the city engineer, recommends amending the legal description for the vacation of the utility easement so it does not include any portion of the east-west easement at the rear of the property. She also recommends shading the vacation area on the exhibit to match the amended legal description. PEC's recommended wording is as follows: a 10 foot utility easement being centered on the common Lot line between Lots 3 and 4, Pear Tree 2<sup>nd</sup> Addition, Haysville, Sedgwick County, Kansas, EXCEPT the south 20 feet thereof.

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## **RECOMMENDATION**

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Based upon provided information, staff recommends **APPROVAL** of the vacation request subject to the following conditions:

1. The legal description for the utility easement to be vacated is amended as follows to clarify that the vacation does not extend into the east-west easement at the rear of the property: A 10 foot utility easement being centered on the common Lot line between Lots 3 and 4, Pear Tree 2<sup>nd</sup> Addition, Haysville, Sedgwick County, Kansas, EXCEPT the south 20 feet thereof.
2. The proposed vacated portion of the easement must be hatched or shaded on the exhibit to match the amended legal description.

Such conditions must be met before the vacation request is presented to City Council.

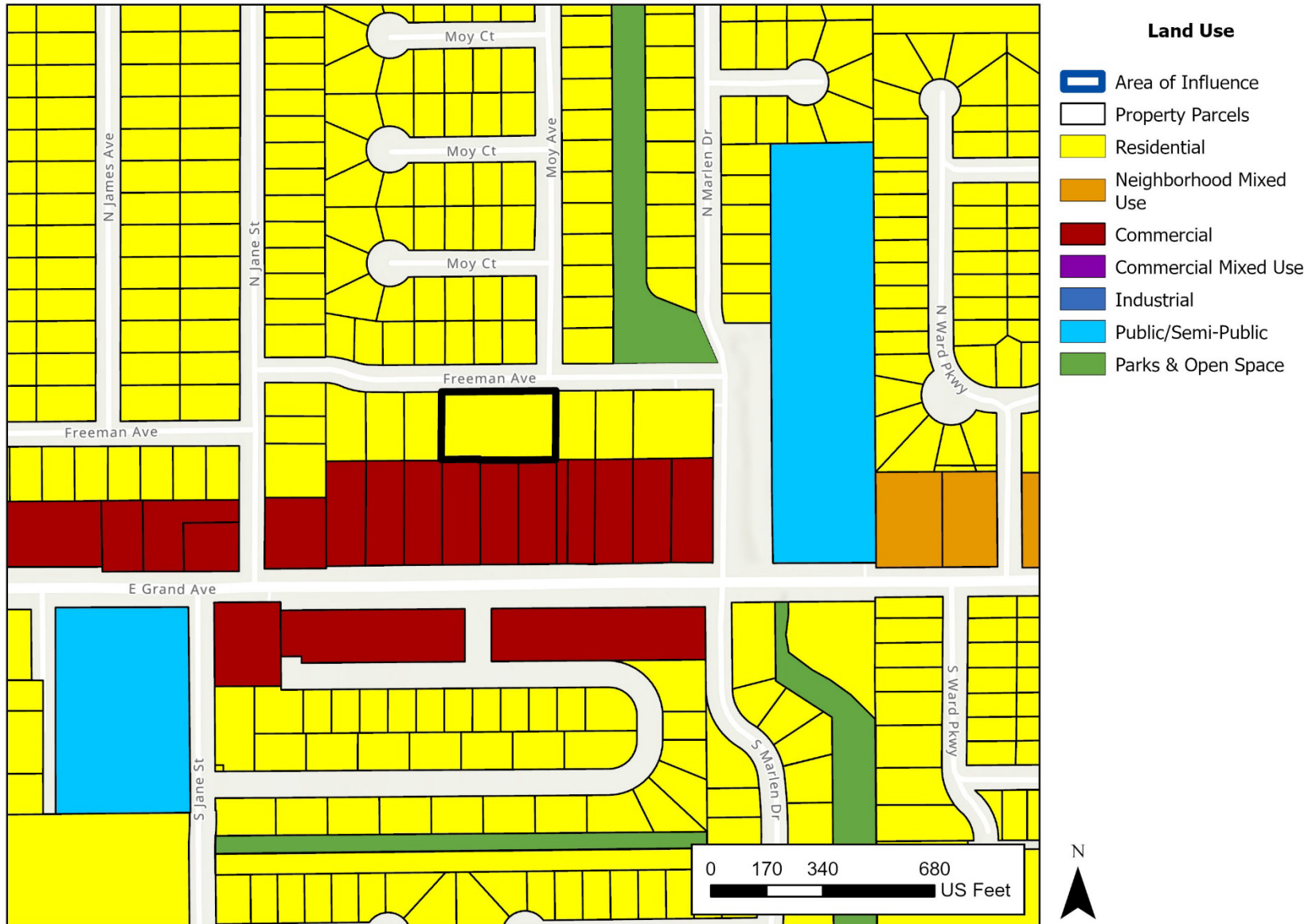
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## **ATTACHMENTS**

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1. Aerial Map
2. Land Use Map
3. Site Photos
4. Site Plans





Looking north from the site.



Looking west from the site.



Looking east from the site.



Looking south towards the site.



# VACATION SITE PLAN

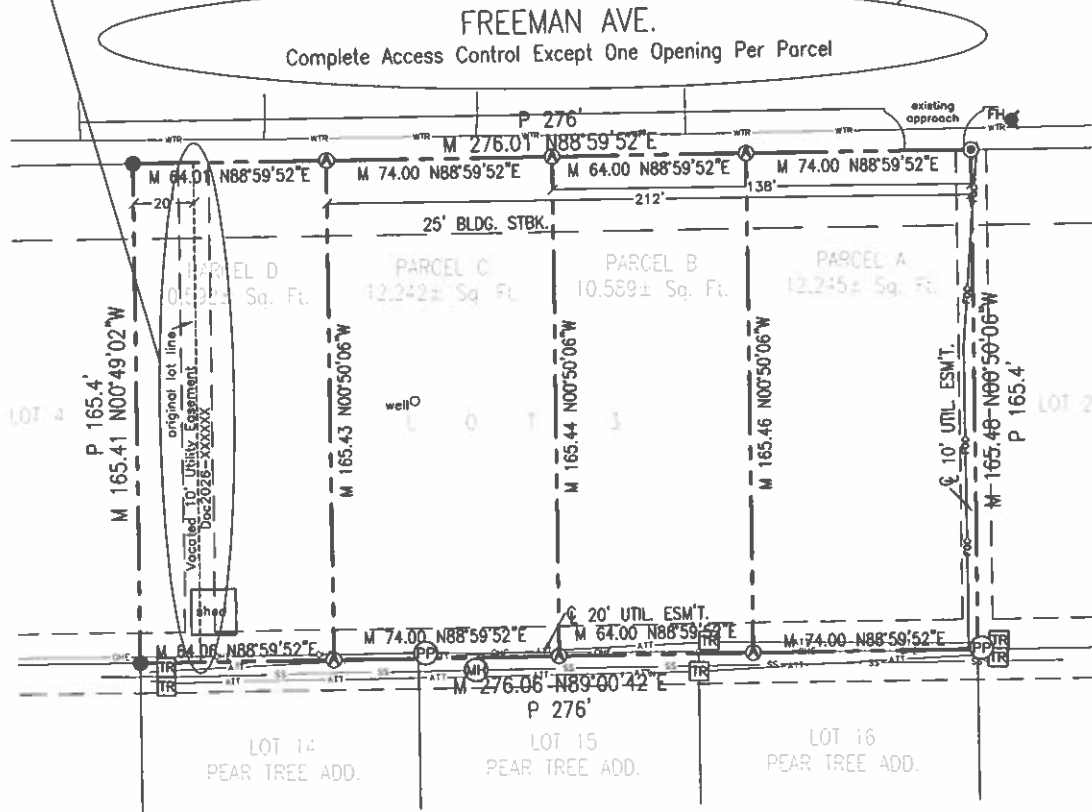
For: Scapa Homes, Inc.

Lot 3 and the East 20 feet of Lot 4, Pear Tree 2nd Addition, Haysville, Sedgwick County, Kansas

KS One Call Ticket #25044406 dated February 7, 2025 identified no utilities within the platted 10 ft. Utility Easement. Vacate entire 10 ft. Utility Easement described as:

A 10 foot Utility Easement being centered on the common Lot line between Lots 3 and 4, Pear Tree 2nd Addition, Haysville, Sedgwick County, Kansas

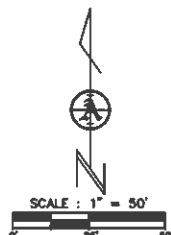
Pear Tree 2nd Addition has Access Control along Freeman Ave. allowing two opening for each lot. Modify Access Control to allow one opening for each parcel.



- telephone riser
- manhole
- power pole
- fire hydrant

- subject property line
- adjacent property line
- easement line
- setback line
- AT&T line
- fiber optic line
- overhead electric line
- sanitary sewer line
- water line

- "ARMSTRONG" capped rebar set
- #4 rebar found
- 1/2" iron pipe found
- 3/4" iron pipe found
- M - measured
- P - plat



**ARMSTRONG  
LAND SURVEY, P.A.**

W.O. #43515-UE  
Page 1 of 1

P.O. Box 161039  
MOHITA, KS 67216  
PH. (316) 263-0082  
info@armstrongsurvey.com



# Haysville Planning Commission Staff Report

VAC 2026-004

## CASE SUMMARY

*Property Location:* 1620 East 84<sup>th</sup> Street South  
*Applicant:* Brian Hall (property owner)  
*Request:* To vacate the complete access control  
*Reason for Request:* To build an additional single-family home with access off South Hydraulic Avenue

*Prepared By:* Kailyn Hogan, Planning and Zoning Administrator  
*Meeting Date:* June 11, 2026  
*Public Hearing:* Required, to be held by the Planning Commission

*Required Applications:*

|                  |  |
|------------------|--|
| <b>Vacation</b>  | To vacate the complete access control      |
| <b>Lot Split</b> | To split the lot into two separate parcels |

## ANTICIPATED MEETING SCHEDULE

| <b>Body</b>                | <b>Meeting Date</b> | <b>Action</b>  |
|----------------------------|---------------------|--|
| <b>Planning Commission</b> | June 11, 2026       | Hold required public hearing.<br>Make a recommendation for approval, approval with modifications, or denial of the request. Recommendation is forwarded to City Council. |
| <b>City Council</b>        | July 13, 2026       | Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.                  |

## SITE DATA

|                          |   |
|--------------------------|---|
| <b>Legal Description</b> | Lot 1, Block A, Mahoney 2 <sup>nd</sup> Addition to Sedgwick County, Kansas |
| <b>Existing Zoning</b>   | SF-20 Single-Family Residential   |
| <b>Lot Area</b>          | 89,704 square feet / 2.059 acres  |
| <b>Future Land Use</b>   | Residential   |
| <b>Built Form</b>        | Single-Family Dwelling  |

## BACKGROUND

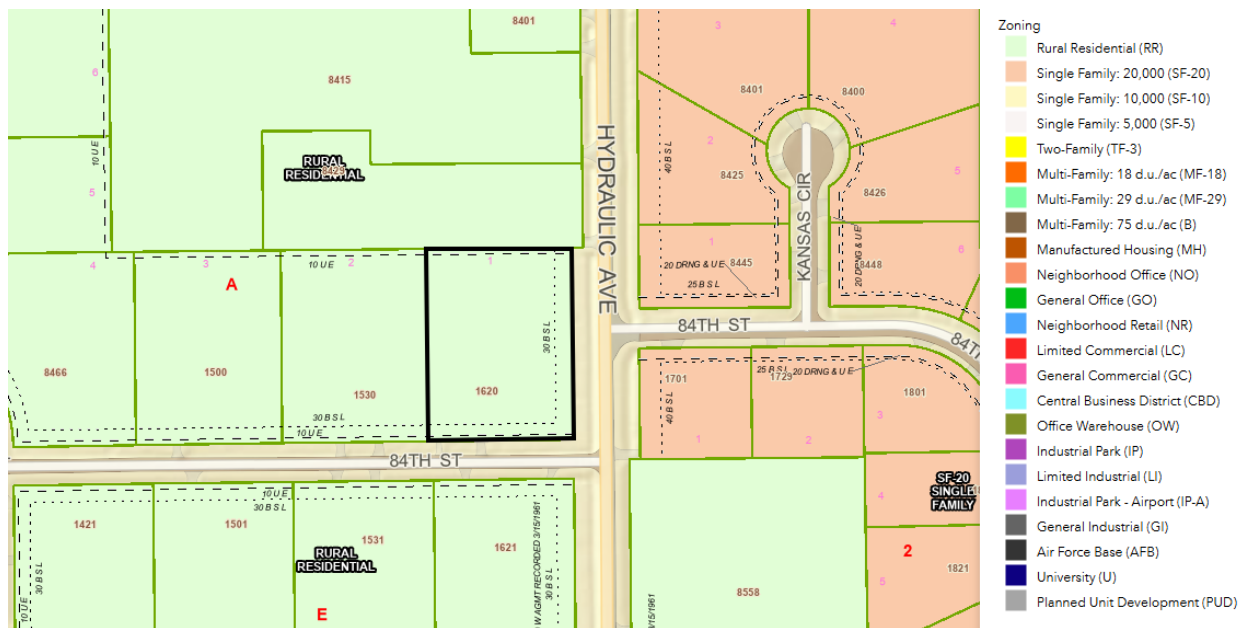
**SITE DESCRIPTION AND PRESENT USE.** The subject site is generally located at 1620 East 84<sup>th</sup> Street South and legally described as Lot 1, Block A, Mahoney 2<sup>nd</sup> Addition to Sedgwick County. The site is currently developed with a single family home and several accessory buildings.

The property was platted as the Mahoney 2<sup>nd</sup> Addition in 1979 and was rezoned to SF-20 Single-Family from RR Rural Residential in 2026. The zone change was initiated for the same project herein. There are no other known zoning cases associated with the property.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The character of the neighborhood is rural residential. All surrounding properties are zoned RR Rural Residential or SF-20 Single-Family Residential and developed with single-family homes.

**ADJACENT ZONING AND LAND USE.**

|        |                        |                     |
|--------|------------------------|---------------------|
| NORTH: | “RR” Rural Residential | Single-family homes |
| SOUTH: | “RR” Rural Residential | Single-family homes |
| EAST:  | “SF-20” Single-Family  | Single-family homes |
| WEST:  | “RR” Rural Residential | Single-family homes |



**PROJECT DESCRIPTION.** The applicant is requesting a vacation of the complete access control along South Hydraulic Avenue to build an additional single-family home on the north side of their property. To do so, they will need to split their lot, the application for which was submitted to the zoning department at the same time as this vacation application. Lot splits are approved administratively provided the following conditions are met:

1. A new street or alley is not needed or proposed;
2. The vacation of streets, alleys, setback lines, access control or easements is not required or has been satisfied;

3. The split will not result in significant increases in service requirements and will not interfere with maintaining existing services;
4. There is adequate right-of-way as required by the Subdivision Regulations or the Comprehensive Plan;
5. All easement requirements have been satisfied;
6. The split will not result in a landlocked tract;
7. A substandard sized lot will not be created nor will an existing structure become nonconforming as a result of the split; and
8. The lot is not subject to periodic flooding that cannot be feasibly corrected by fill.

These conditions can be found in [Section XI.3.1](#) of the Subdivision Regulation.

The property will be split roughly in half, creating two approximately 40,000 sq. ft. lots. The applicant rezoned the property from RR Rural Residential to SF-20 Single-Family earlier this year to allow for this lot split. The previous zoning would not have allowed lots of this size. The only other condition the applicant needs to meet to have the lot split approved is providing access to and from the new lot (See Condition 6: the split will not result in a landlocked tract). Access can be provided either through this vacation request or by dedicating an access easement.

The proposed access opening to be vacated is forty feet wide and bounded by existing utility poles. These poles are visible in the attached site photos and marked on the attached site plan. The opening has been positioned directly across from E 84th St S on the east side of Hydraulic to avoid any potential traffic safety issues. This location was also required by Sedgwick County Public Works. In their comments, the county stated they would not approve this vacation if the opening was positioned anywhere else. The utility poles do have overhead wires attached, but staff does not foresee them being an issue since these same lines cross over E 84th St S on the west side of Hydraulic. No utility companies shared this concern either.

**PUBLIC COMMENTS.** The public hearing notice was published on May 21, 2026. At the time of publication, staff had received two comments on the vacation request. Comments received after the publication of this staff report will be distributed at the meeting.

On May 27, 2026 at 3:33 p.m., Alen Schlereth at 8650 S Hydraulic requested additional information on the vacation. No contact information was left, so staff was unable to answer their questions.

On June 1, 2026 at 9:04 a.m., Ronald Wolf at 8401 S Hydraulic called staff for additional information. Wolf was concerned the property owner wanted to operate a commercial business on the subject property and wanted to know why the vacation was requested. Staff informed Wolf that the applicant wants to build an additional single-family home on the property.

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## ANALYSIS

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### RESPONSES FROM UTILITIES.

Kansas One Gas has no conflicts with the vacation.

City of Haysville Public Works had no comments. The subject site is not in their jurisdiction.

Sedgwick County Public Works approves of the vacation of access control directly in-line with 84<sup>th</sup> Street South to the east. Any other location would not be approved by the county.

Cox has a vault and ped in the west road right-of-way of Hydraulic. All other cables are attached to Evergy poles. If the vault and ped need to be relocated due to the vacation, relocation will be at the applicant's expense. A picture of the vault and ped is attached.

Evergy has no objection to the vacation and does not have any infrastructure in the areas the applicant is requesting to vacate. However, standard language does apply; any relocation or removal of existing Evergy equipment will need to be discussed and will be at the applicant's expense.

Black Hills Energy Corporation does not have any lines in the area.

Sedgwick County Electric Coop does not have any lines in the area.

AT&T does not object to the vacation; however, they have a cable in the right-of-way next to the subject site. Locates will need to be done for the new drive. If the cable needs relocated, relocation will be at the applicant's expense. The cable is marked on the attached site plan.

Kristy Skaggs, the city engineer, stated that the location of this access opening on Hydraulic would be acceptable for a residential driveway. PEC recommends a hard, paved surface from the right-of-way to the edge of the roadway. Per the City's standards, it should be a minimum of 12ft wide and sloped to provide drainage from the roadway. The drainage pipe under the driveway should be sized accordingly to match the larger of the upstream and/or downstream piles, unless a full drainage report is provided. Please note that the subject property is located in Haysville's Area of Influence and is thus not in the jurisdiction of Haysville Public Works. The approach and all other construction permits will be processed by Sedgwick County.

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## RECOMMENDATION

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Based upon provided information, staff recommends **APPROVAL** of the requested vacation.

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## ATTACHMENTS

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1. Aerial Map
2. Land Use Map
3. Site Photos
4. Site Plans
5. Cox vault and ped photo



Date: 5/15/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

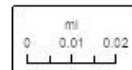
© 2026 Sedgwick County Kansas Government. All rights reserved.

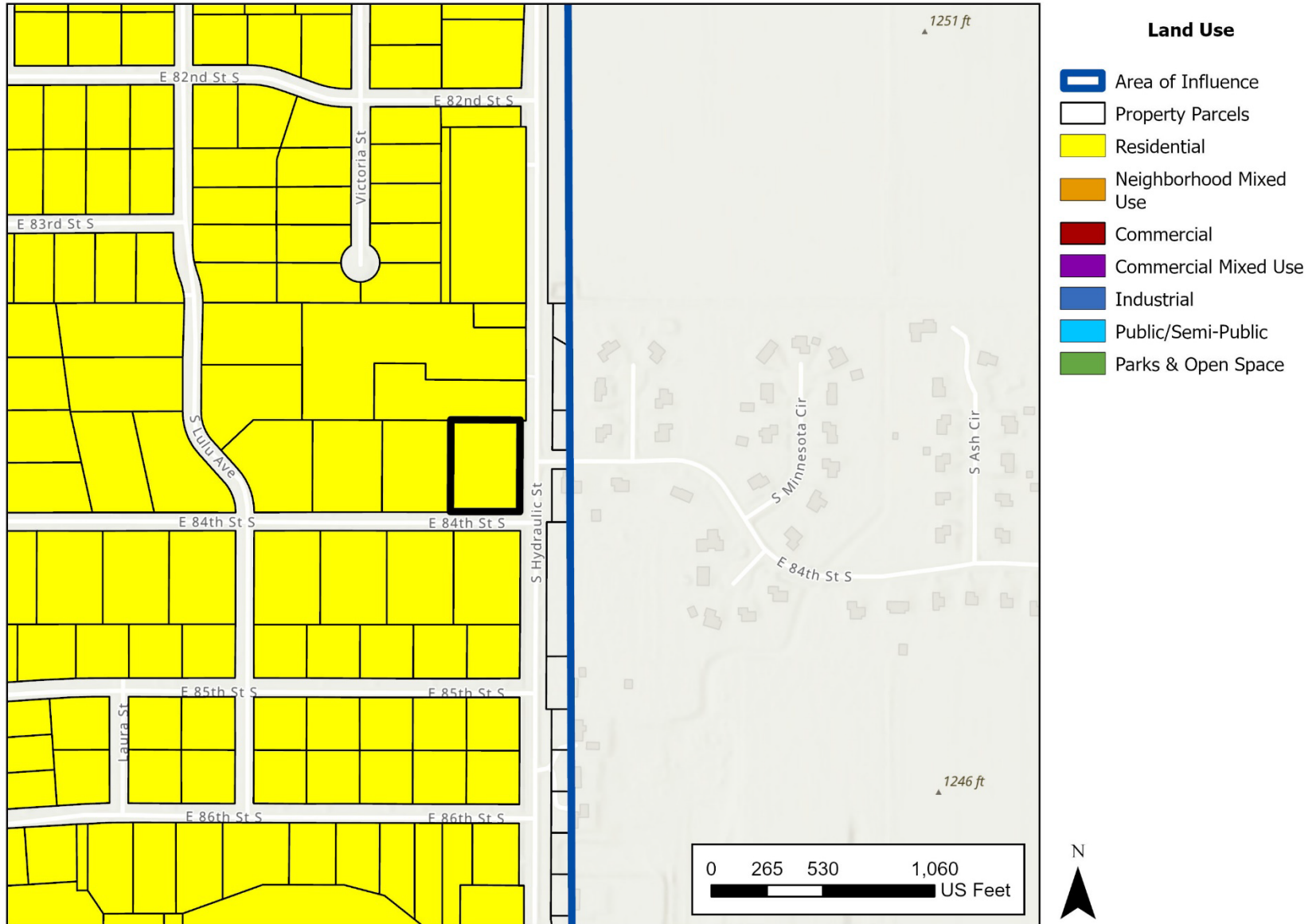
### Aerial Map

Sedgwick County, Kansas



1:2,257





Looking north towards the property from E 84<sup>th</sup> St S, west of Hydraulic.



Looking west towards the subject site and the proposed vacation area from E 84<sup>th</sup> St S, east of Hydraulic. The proposed opening will be between the utility poles.



Looking north towards the intersection of proposed vacation area and E 84<sup>th</sup> St S from the west side of Hydraulic.



Looking south towards the intersection of the proposed vacation area and E 84<sup>th</sup> St S.

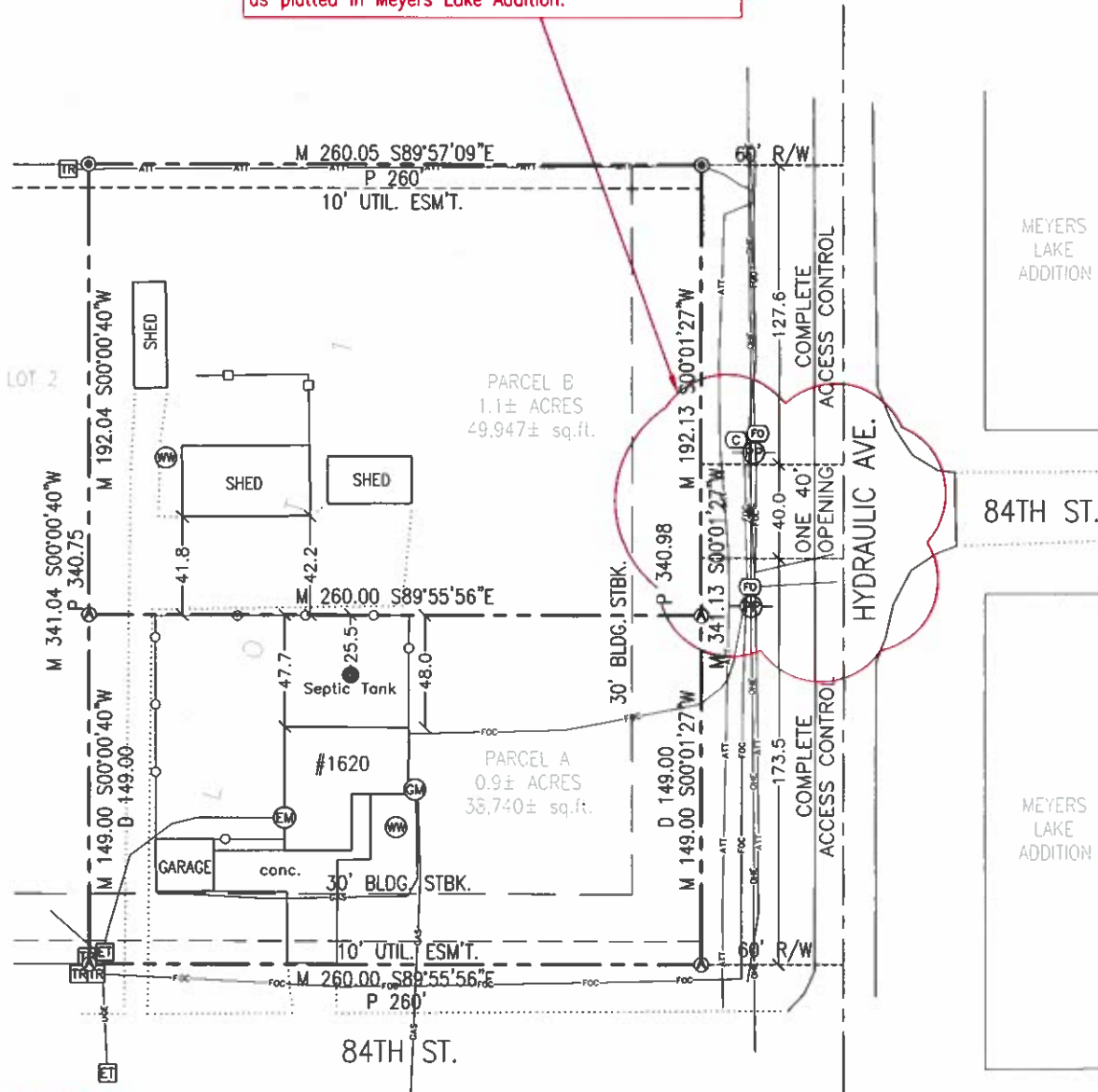


# VACATION SITE PLAN

For: Brian and Gina Hall

Lot 1, Block A, Mahoney 2nd Addition to Sedgwick County, Kansas

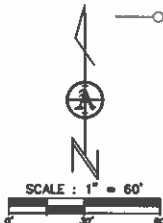
Vacate one 40 Ft. Opening - BEGINNING at a point 127.6 Ft. South of the NE corner of Lot 1, Block A, Mahoney 2nd Add. to Sedgwick County, Kansas - said opening being directly West of existing 84th St. as platted in Meyers Lake Addition.



— proposed vacation of access control

- water well
- electric transformer
- telephone riser
- cox vault
- fiber optic vault
- electric meter
- gas meter
- power pole
- "ARMSTRONG" capped rebar set
- 1/2" iron pipe found
- M - measured
- P - plat
- D - described

- AT&T line
- Ideatek line
- gas line
- buried electric line
- overhead electric line
- wooden fence
- chainlink fence



Basis of Bearings: Assumed from Plot  
 Date of Survey: April 8, 2026  
 W.O. #44581-VSP  
 Page 1 of 1

NOTE: Fences are measured at the center of fence posts.

**ARMSTRONG LAND SURVEY, P.A.**

P.O. Box 161039  
 WICHITA, KS 67216  
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 info@armstrongsurvey.com

Cox vault and ped.  
All other Cox  
cables  
are on Everygy poles





# Haysville Planning Commission Staff Report

VAR 2026-001

## CASE SUMMARY

*Property Location:* 6536 South Marion Drive  
*Applicant:* Stacie Moomey (property owner)  
*Request:* Variance from the minimum front setback and accessory structure location requirements in the “SF” Single-Family Residential District  
*Reason for Request:* To construct a carport in the front yard

*Prepared By:* Kailyn Hogan, Planning and Zoning Administrator  
*Meeting Date:* June 11, 2026  
*Public Hearing:* Required, to be held by the Board of Zoning Appeals

### Required Applications:

|                 |   |
|-----------------|---|
| <b>Variance</b> | From the minimum front setback and accessory structure location requirements in the “SF” Single-Family Residential district |
|-----------------|---|

## ANTICIPATED MEETING SCHEDULE

| <i>Body</i>                    | <i>Meeting Date</i> | <i>Action</i>   |
|--------------------------------|---------------------|---|
| <b>Board of Zoning Appeals</b> | June 11, 2026       | Hold required public hearing.<br>Approve, approve with conditions, or deny the request. |

## SITE DATA

|                          |   |
|--------------------------|---|
| <b>Legal Description</b> | Lot 18, Block 6, Ward’s 4 <sup>th</sup> Addition to Sedgwick County |
| <b>Existing Zoning</b>   | “SF” Single-Family Residential                                      |
| <b>Lot Area</b>          | 8,162 square feet / 0.187 acres                                     |
| <b>Future Land Use</b>   | Residential   |
| <b>Built Form</b>        | Single-Family Dwelling  |

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject site is generally located at 6536 South Marion Drive and legally described as Lot 18, Block 6, Ward’s 4<sup>th</sup> Addition to Haysville. The property is currently developed with a single-family home.

The subject site was platted as the Ward’s 4<sup>th</sup> Addition to Haysville in 1951. There are no other known zoning cases associated with the property.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The character of the neighborhood is single-family residential. Property to the north, south, east and west is zoned “SF” Single-Family Residential and developed with single-family homes.

**ADJACENT ZONING AND LAND USE.**

|        |                                |                        |
|--------|--------------------------------|------------------------|
| NORTH: | “SF” Single-Family Residential | Single-family dwelling |
| SOUTH: | “SF” Single-Family Residential | Single-family dwelling |
| EAST:  | “SF” Single-Family Residential | Single-family dwelling |
| WEST:  | “SF” Single-Family Residential | Single-family dwelling |

**Official Zoning**

- G: Green Space
- HC: Heavy Commercial District
- HMC: Hotel and Motel Commercial District
- LC: Light Commercial District
- LI: Light Industrial District
- MF4: Multifamily Four Residential District
- MFA: Mult-Family Apartment Residential District
- MH: Manufactured Home Parks or Manufactured Home Subdivision
- SF15: Single Family Suburban Residential District
- SF: Single Family Residential District
- TF: Two Family Residential District

**Parcels 9/15/2022**



**PROJECT DESCRIPTION.** The applicant is requesting this variance to build a carport in their front yard. The carport will be entirely in front of the home on the property and approximately four feet from the front property line. A site plan is attached.

A variance is needed to build this carport, because, according to [Section 304.A.1 and 304.A.2](#), accessory structures must meet district setback requirements and can only be located in side or rear yards. The district setback requirement for the subject site is 25 feet for the front yard. Additionally, there is a platted front setback of 30 feet. The carport will not meet these requirements with a setback of 4 feet. The carport will also be entirely in the front yard, not the side or rear yard.

The carport will be 20'x20' in size. The driveway and concrete pad for the carport have been poured. In the attached site photos, you will see a trailer parked in the proposed location of the carport. The applicant has not submitted renderings of the carport.

**PUBLIC COMMENTS.** The public hearing notice was posted on May 21, 2026. At the time of publication of this staff report, staff had not received any comment on the variance request. Comments received after the publication of this staff report will be distributed at the meeting.

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## ANALYSIS

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**CONFORMANCE TO CURRENT PLANS AND POLICIES.** The requested variance is in conformance with the *City of Haysville's Comprehensive Plan*, which includes the 2023 Land Use Plan Map. The Map dedicates the subject site as appropriate for Residential Uses. The current use of the property is single-family residential, and it will not be changing as a result of this variance.

**FINDINGS.** The Board of Zoning Appeals is authorized, in specific cases, to grant variances from the specific terms of the zoning regulations which will not be contrary to the public interest and where, due to special conditions, a literal enforcement of the provisions of the regulations, in an individual case, results in unnecessary hardship, and provided that the spirit of the regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall not permit any use not permitted by the zoning regulations in such district. A request for a variance may be granted in such case, upon a finding by the board that **all** of the following conditions have been met:

1. *The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district, and is not created by an action or actions of the property owner or the applicant.*

**Applicant narrative:** We wish to provide a 20' x 20' carport that, in the past, has been allowed for a few residential homeowners in this particular neighborhood, and we feel will provide the opportunity for a better selection of future homeowner to stay with the good demeanor of the current Haysville residents.

**Staff analysis:** Staff agrees with this statement. The conditions that require this variance are unique to the property and are not the fault of the applicant. The applicant's lot is smaller than average for its subdivision, and it narrows towards the rear leaving less room than other lots for a detached rear garage. Additionally, there is not enough room in the side yards of the property to construct a carport. There is approximately 10 feet on each side of the dwelling. The required three foot side yard setback leaves only seven feet available for a carport, which is not sufficient to cover a vehicle. Single-car carports are 10-14 feet wide.

**This condition has been met.**

2. *The granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

**Applicant narrative:** We will not be impeding upon any adjacent property owners. The property lines on each side will remain the same.

**Staff analysis:** Staff agrees with this statement. Staff does not foresee the proposed carport negatively affecting the adjacent property owners. The majority of neighbors park in the front driveway of their homes in similar locations as the proposed carport.

**This condition has been met.**

3. The strict application of the provisions of the zoning regulations of which the variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.

**Applicant narrative:** The carport will not generate any unnecessary hardships to any adjacent property owners and will help to beautify the neighborhood bringing up property values.

**Staff analysis:** Staff agrees with this statement. The strict application of the zoning regulations would require the applicant to build a carport in the rear or side yard of their property. As mentioned under finding one, the property's side yards are not large enough to construct an adequately sized carport, and the rear yard is undersized compared to other lots in the area. A carport in the rear yard would consume a large portion of the applicant's yard for the carport and a driveway to the carport. Past precedent from VAR 2025-001, where a smaller-than-allowed dwelling unit was permitted, was based partly on the condition that a larger dwelling would consume too much of the applicant's yard, constituting an unnecessary hardship.

**This condition has been met.**

4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

**Applicant narrative:** The carport will in no way affect the public health, safety, morals, order, convenience, prosperity, or general welfare but again will increase the conditions within this neighborhood.

**Staff analysis:** Staff agrees with this statement. Staff does not foresee negative effects on public health, safety, morals, order, convenience, prosperity or general welfare.

**This condition has been met.**

5. The granting of the variance will not be opposed to the general spirit and intent of the zoning regulations.

**Applicant narrative:** Granting the variance will not be opposed to the general spirit and intent of the zoning regulations of the City of Haysville, KS, but, as mentioned above, will provide better property values and a better class of individuals to stay within the exceptional living standards that are currently and in years past have been the accepted by the exceptional residents and officials of Haysville, KS.

**Staff analysis:** Staff neither agrees nor disagrees with this statement. Front yard setbacks can have two purposes: (1) to ensure all structures are a uniform distance from the street, and (2) to provide for adequate parking space in front of a dwelling. The proposed carport would be significantly closer to the street than any other building in the neighborhood, which does not meet the first purpose. However, the applicant has demonstrated that adequate parking can still be provided in front of a dwelling without meeting the setback requirements. The purpose of the accessory structure location requirements is to ensure accessory structures are visually subordinate to the principal structure on the

lot. The carport will likely be the most visible part of the property if constructed in the front yard; however, if it is smaller than the house, it may still be visually subordinate.

**This condition is not met.**

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## RECOMMENDATION

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Based upon provided information, planning staff **DOES NOT** find that all five conditions necessary to the granting of a variance have been met. Staff recommends that the variance request be **DENIED**.

Alternatively, should the board determine that all five conditions necessary to grant a variance can be found, then the variance request may be approved. If such determination is made, a variance shall be filed with the Sedgwick County Registrar of Deeds reducing the front yard setback from 25 feet to 4 feet and allowing an accessory structure in the front yard in the "SF" Single-Family Residential district, subject to the following conditions:

1. The carport shall not be enclosed on any sides.
2. A building permit shall be obtained for the carport.
3. The allowance for an accessory structure in the front yard shall apply only to the carport as illustrated on the site plan. All other accessory structures shall conform to the accessory structure location requirements prescribed by the City of Haysville Zoning Regulations unless a separate variance is granted.
4. The setback reduction shall apply only to the carport as illustrated on the site plan. All other structures or additions to the subject site shall conform to the setbacks required by the City of Haysville Zoning Regulations unless a separate variance is granted.

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## ATTACHMENTS

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1. Aerial Map
2. Land Use Map
3. Site Photos
4. Site Plans



Geographic Information Services  
 Sedgwick County...  
 working for you

Date: 5/5/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

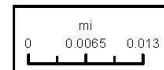
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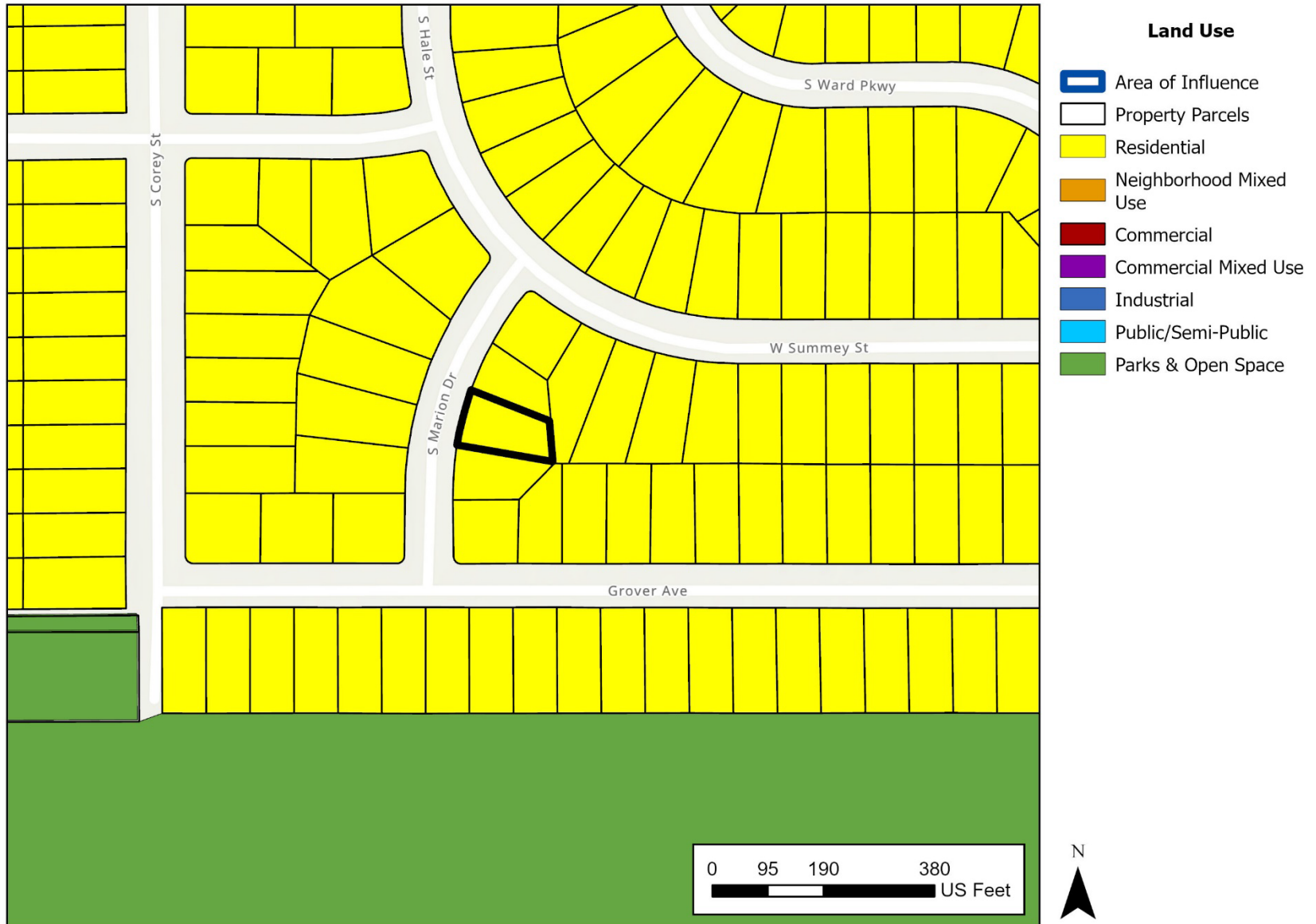
### Aerial Map

Sedgwick County, Kansas



1:1,128





The trailer in the images below is parked on the concrete slab the applicant plans to use for the proposed carport.

Looking southeast towards the subject site.



Looking south from the subject site.



Looking northeast towards the subject site.



Looking east towards the subject site.



65365 Marion Dr

City Street

N. Side Neighbors fence line

