

HAYSVILLE PLANNING COMMISSION
Agenda
December 14, 2017
7:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. Minutes of November 9, 2017
- IV. New Business
 - A. Public Hearing - Zone Change Request S 510 FT SE ¼ SE ¼ EXC W 254 FT THEREOF EXC S 30 FT FOR RD & EXC RD ON E SEC 5-29-1E to 'D' also known as the Northwest corner lot of S. Broadway Ave. and W. 79th St. S.**
- V. Old Business
 - Non**
- VI. Correspondence and Informational Reading
 - None**
- VII. Committee Updates
 - New Commissioners**
Jason Welch
- VIII. Off Agenda
 - None**
- IX. Adjournment

Haysville Planning Commission
Minutes
September 14, 2017

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 7:00 p.m. in the Council Chambers, located in the Haysville Municipal Building, 200 W. Grand Avenue.

Those members present were: Bob Wethington, Richard Meyer, Debbie Coleman, Clay Randel, Tim Aziere, Samantha Dillon, Joseph Holub, and Rose Corby, Planning Commission Secretary.

Chairperson Aziere presented for approval the Minutes of August 10, 2017.

Motion by Dillon - Second by Coleman

Move to approve the minutes.

Wethington yea, Meyer abstained, Coleman yea, Randel yea, Aziere yea, Dillon yea, Holub abstain

Motion declared, carried.

Under New Business:

IV. A. Easement Agreement for VAC 2017-02 Chairperson Aziere asked the Planning Secretary to present the staff report. Rose explained that this easement agreement is between the property owners of 298 S. Ward PKY and the City of Haysville granting the city a perpetual right-of-way and easement for the purposes of maintaining the sewer line located under the eastern 30' of the recent request to vacate S. Ward PKY in the Orchard Acres Addition. Discussion followed and included previous questions regarding the change of address for 298 S. Ward PKY where Rose explained that it would be the city's responsibility to notify all of the necessary entities. Dillon asked if the owners understood that the easement would mean they could not build in the easement. Rose stated that they did understand that and also understood they can move forward with building a driveway provided they have control points crossing over the easement.

Motion by Dillon – second by Coleman

Move to approve the easement agreement for the eastern 30' of S. Ward PKY of the recently vacated part of S. Ward PKY as platted in the Orchard Acres Addition, Haysville, Sedgwick County, Kansas described as S. Ward PKY from the North right-of-way of E. Peach Ave. to the North boundary of said Orchard Acres Addition. The West line of which being coincident with the East line of Reserve A in the Orchard Acres Addition and the East line of which being coincident with the West line of LOT 1 BLOCK A in the Orchard Acres Addition.

Wethington yea, Meyer yea, Coleman yea, Randel yea, Aziere yea, Dillon yea, Holub yea

Motion declared, carried.

Old Business: There were none.

Correspondence: There were none.

Committee Updates: There were none.

Off Agenda Items: There were none.

Adjournment:

Motion by Wethington - Second by Dillon

Move to adjourn.

Wethington yea, Coleman yea, Randel yea, Aziere yea, Dillon yea, Chatwell yea, Burden
yea, Stock yea
Motion declared, carried.

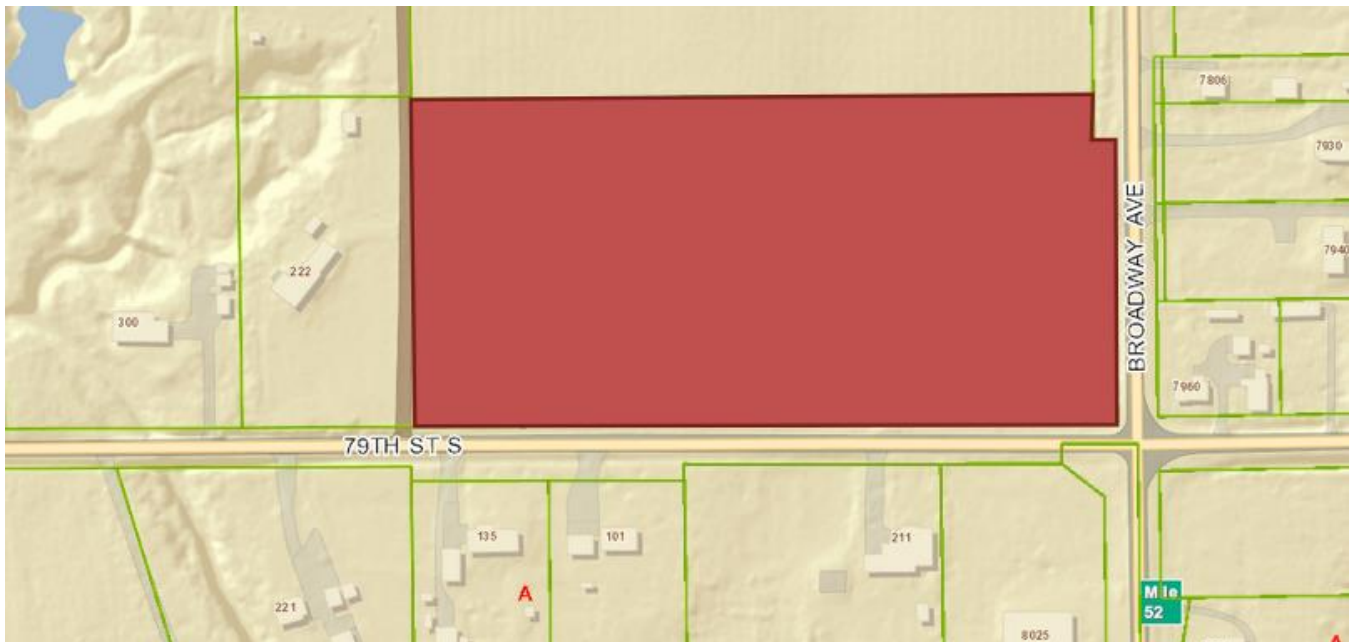
The meeting of the Haysville Planning Commission adjourned at 7:06 pm.



STAFF REPORT

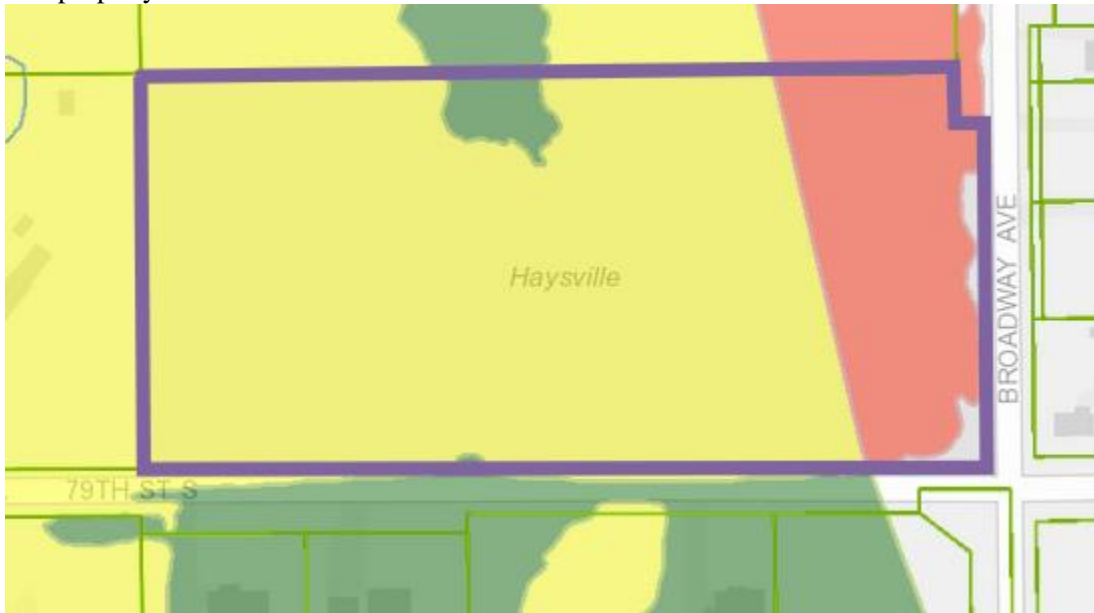
Haysville, Kansas Planning Commission
January 26, 2017

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- CASE NUMBER:** ZON2017-04
- APPLICANT/AGENT:** Myron & Patricia Hatcher (owner/applicant)
- REQUEST:** Re-Zone S 510 FT SE ¼ SE ¼ EXC W 254 FT THEREOF EXC S 30 FT FOR RD & EXC RD ON E SEC 5-29-1E to 'D' Light Commercial
- CURRENT ZONING:** 'AA' Single Family
- SITE SIZE:** Parcel is 11.30 acres.
- LOCATION:** Northwest corner of the intersection located at S. Broadway Ave. & W. 79th St. S.
- PROPOSED USE:** Commercial business: restaurant and/or shopping plaza.



BACKGROUND: The applicant requests a zone change from ‘AA’ Single-Family to ‘D’ Light Commercial. The property has been for sale for roughly two years.

CASE HISTORY: This property has historically been farmed and was recently annexed on August 14, 2017. It was immediately zoned ‘AA’ Single Family upon the annexation. The 2012 South Broadway Corridor Plan recommends three future land use scenarios: one indicating this property should be Residential and the other two recommend this property to be Commercial. Waterlines have been recently installed per November 2017 Phase 2B Southeast Water Line Improvements. The property sits within the Flood Zone:



Changes Since Last FIRM (CSLF) - 100 YR

Changes to 1pct

- Removed from floodplain
- Remained in floodplain
- Added to floodplain

Sedgwick County has been bringing dirt to the location.

ADJACENT ZONING AND LAND USE:

NORTH:	‘SF-20’	Single Family
SOUTH:	‘SF-20 & GC’	Single Family & General Commercial
EAST:	‘RR & LC’	Rural Residential & Light Commercial
WEST:	‘SF-20’	Single Family

PUBLIC SERVICES: At this time there are no water or sewer lines however, water lines

CONFORMANCE TO PLANS/POLICIES: The adopted Haysville Comprehensive Plan identifies the site as being located within the City of Haysville. The 2012 S. Broadway Corridor Plan identifies this site as a possible commercially zoned area.

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

This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the neighborhood:** The current zoning in this area varies from Single Family, Rural Residential, General Commercial, and Light Commercial.
- (2) **The suitability of the subject property for the uses to which it is zoned:** The site is currently zoned 'AA' Single Family and due to its location in regard to S. Broadway and the projected plans of the 2012 S. Broadway Corridor Plan, Single Family may not be ideal.
- (3) **Impact of the proposed development on community facilities:** S. Broadway Ave. is a two lane state highway (US 81). W. 79th St. S. is a two lane County road. A traffic light was recently installed at the intersection of S. Broadway Ave. and W. 79th St. to compensate for the increased traffic on S. Broadway and safety. Four Fire Hydrants will be or are installed with one installed in the right of way of the property on W. 79th St. S. and the other three are installed meeting waterline improvement standards of Haysville.



STAFF REPORT

Haysville, Kansas Planning Commission
November 9, 2017

CASE NUMBER: ZON2017-03

APPLICANT/AGENT: DBAC, LLC (owner/applicant)

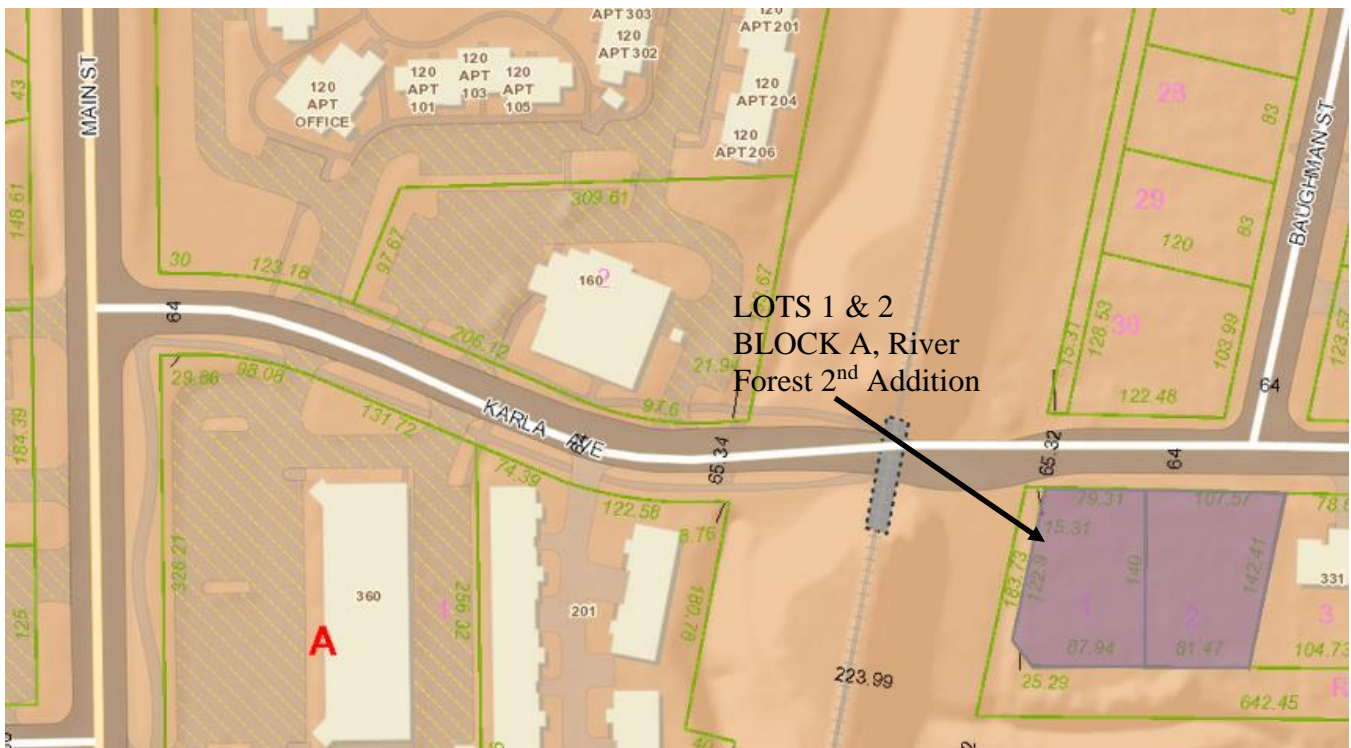
REQUEST: Re-Zone LOTS 1 & 2 BLOCK A RIVER FOREST 2ND ADD to 'BB' to One & Two Family

CURRENT ZONING: 'A' Single Family

SITE SIZE: Lot 1 is 0.29 acres, Lot 2 is 0.30 acres.

LOCATION: The two western most properties east of Union Pacific Rail Line, South of Karla Ave.

PROPOSED USE: Construction of new Two Family Structure



BACKGROUND: The applicant requests a zone change from ‘A’ Single-Family to ‘BB’ One and Two Family. The properties have sat vacant for more than 16 years. Both properties are parallel to the Union Pacific rail line and are the western most properties in the River Forest 2nd Addition south of Karla Ave. There are currently no homes built on either of these lots. All properties in the River Forest 2nd Addition are zoned ‘A’ Single Family.

CASE HISTORY: River Forest 2nd Addition was first platted in June 2000. The City of Haysville acquired River Forest 2nd Addition in December 2015 and are now owned by the Haysville Land Bank.

ADJACENT ZONING AND LAND USE:

NORTH:	‘BB’	One & Two Family
SOUTH:	‘A’	Single Family
EAST:	‘A’	Single Family
WEST:		Union Pacific Rail Line

PUBLIC SERVICES: Karla Ave. is a paved two-lane local road with travel in both directions. The sites have city water and sewer. There is a fire hydrant located in the public right of way on Lot 3 Block A of the River Forest 2nd Add.

CONFORMANCE TO PLANS/POLICIES: The adopted Haysville Comprehensive Plan identifies the site as being located within the City of Haysville.