

BOARD OF ZONING APPEALS

AGENDA

JUNE 10, 2019

6:00 PM

A. Zoning Appeal Petitions

1. #ZA-19410-00011 Reference: 2323

Filed: 03/29/2019 Petitioner: VENKATA MANTRI
Address: 9801 PARALLEL PKWY

SYNOPSIS: This appeal has been filed to build a liquor store. Sec. 27-593(b)(18) states that liquor stores with a minimum separation distance of 1,300 feet between any new liquor store location and any existing or proposed liquor store location, church, school, or public park. These distances are to be measured from the nearest property lines of each location. Appellant is requesting separation of 1,268 feet from the proposed liquor store to the church; a violation of 32 feet.

2. #ZA-19410-00017 Reference: 2329

Filed: 04/26/2019 Petitioner: ANN HOINS/YOUNG SIGN CO., INC.
Address: 2211 S 55TH ST

SYNOPSIS: This appeal has been filed to facilitate the expansion of an electronic message center on a converted monument sign (previously a pole sign). Sec. 27-728(c) states the maximum sign area is 40 square feet. Appellant is requesting 60.27 square feet; a violation of 20.27 square feet.

3. #ZA-19410-00018 Reference: 2330

Filed: 04/26/2019 Petitioner: JOHN L PETERSON, P.A.
Address: 412 N 5TH ST

SYNOPSIS: This appeal has been filed to expand seating at a drinking establishment. The building also has a second story residential unit. Sec. 27-668(a)(12) states that uses of this type require off-street parking at a ratio of one space for each 50 square feet of seating or assembly area plus one space for each remaining 200 square feet of total floor area. Sec. 27-459(d) states that one and one-half parking spaces shall be provided for each dwelling unit that has one bedroom or less. With a seating area of 2,359 square feet and additional area of 296 square feet 49 parking stalls are required for the drinking establishment. Five parking stalls are available, two of which must be for the residential unit. Appellate is requesting 3 parking stalls for the drinking establishment; a violation of 46 parking stalls.

A. Zoning Appeal Petitions

4. #ZA-19410-00019 Reference: 2331

Filed: 04/26/2019 Petitioner: TOM NOLTE/NOLTE AND ASSOCIATES, PA
Address: 8525 PARALLEL PKWY

SYNOPSIS: This appeal has been filed to facilitate the occupancy conversion of a 11,500 square foot building for a contractor's business and a second 5,000 square foot building (currently vacant). Sec. 27-467(e) states uses in this district require off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. Appellant is requesting twenty-seven (27) parking spaces; a violation of thirty-nine (39) parking spaces.

5. #ZA-19410-00020 Reference: 2332

Filed: 04/26/2019 Petitioner: RONALD D. JURY TRUST/JURY & ASSOCIATES
Address: 952 KANSAS AVE

SYNOPSIS: This appeal has been filed to allow a flag pole that exceeds the maximum height of feet and does not meet the setback requirement. Sec. 27-728(d)(2), Table VIII-11-11 states flag poles shall not exceed highest point of the nearest principal building's roof on the premises. The appellate is requesting to erect a 30-foot flag pole, a violation of 10 feet, 8 inches. Sec. 27-467(d)(2)a states that setbacks from the front property line shall not be less than 25 feet. The appellate is requesting to erect a flag pole 4 feet, 6 inches from the property line, a violation of 20 feet, 6 inches.

6. #ZA-19410-00021 Reference: 2333

Filed: 04/26/2019 Petitioner: KELLEY HRABE/PRAIRIE FIRE DEVELOPMENT GROUP
Address: 900 N 8TH ST

SYNOPSIS: This appeal has been filed to allow an existing building and parking lot to be repurposed as an apartment building. Sec. 27-461(c)(2) states that front yard and side yard setbacks shall not be less than 25 feet. Appellate is requesting a setback of zero feet, a violation of 25 feet. Sec. 27-461(c)(3) states that an area equal to at least 40 percent of the site area shall be maintained as nonvehicular open space. Appellate is requesting that 10% of the space be maintained as open space, a violation of 30%. Sec. 27-699(a)(6) states that nonindustrial and nonstructure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements, and Sec. 27-461(f) state that a reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one per 4,500 square feet of site area. Appellate is requesting to not provide shade or interior tree plantings and not to provide buffer screening around the existing parking lot.

Total number of agenda items: 6

**CITY PLANNING COMMISSION
AGENDA**

JUNE 10, 2019

6:30 PM

I. CALL TO ORDER

II. REPORTS

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE MAY 13, 2019 MINUTES

A. Special Use Permit Petitions

- | | | |
|---------------------------|-------------|------------------------------------|
| 1. #SP-19402-00034 | Reference: | SP-2019-43 |
| Filed: 03/18/2019 | Petitioner: | DENNIS COVINGTON/U.S.D.#500 |
| | Address: | 641 N 57TH ST |

SYNOPSIS: Renewal of a Special Use Permit (SP-2017-15 - expired 3/30/2019) for modular classrooms for Lindbergh Elementary School

- | | | |
|---------------------------|-------------|------------------------------------|
| 2. #SP-19402-00035 | Reference: | SP-2019-44 |
| Filed: 03/18/2019 | Petitioner: | DENNIS COVINGTON/U.S.D.#500 |
| | Address: | 4820 OAKLAND AVE |

SYNOPSIS: Renewal of a Special Use Permit (#SP-2017-16 - expired 3/30/2019) for modular classrooms for Eugene Ware Elementary School

IV. CONSENT AGENDA

A. Special Use Permit Petitions

3. **#SP-19402-00036** Reference: **SP-2019-45**
Filed: **03/18/2019** Petitioner: **DENNIS COVINGTON/U.S.D.#500**
Address: **1610 N 8TH ST**

SYNOPSIS: Renewal of a Special Use Permit (SP-2017-17 - expired 3/30/2019) for modular classrooms for Sumner Academy

4. **#SP-19402-00054** Reference: **SP-2019-63**
Filed: **04/12/2019** Petitioner: **STEVE BEAUMONT/BEAUMONT ENTERPRISES LLC**
Address: **701 VILLAGE WEST PKWY**

SYNOPSIS: Renewal of a Special Use Permit (SP-2017-29 - expired 5/25/2019) for live entertainment in conjunction with Chateau Avalon

5. **#SP-19402-00063** Reference: **SP-2019-67**
Filed: **04/26/2019** Petitioner: **JOHN L PETERSON FOR KAW VALLEY COMPANIES, INC.**
Address: **2400 S 78TH ST**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2009-17 - expires 6/25/2019) for a sand plant/dredging operation

6. **#SP-19402-00059** Reference: **SP-2019-68**
Filed: **04/26/2019** Petitioner: **BILLY COBB/BEAR REAL ESTATE, LLC**
Address: **2810 W 42ND AVE**

SYNOPSIS: Renewal of a Home Occupation Special Use Permit #SP-2018-60 - expires 6/28/2019) for an AIRBNB

IV. CONSENT AGENDA

A. Special Use Permit Petitions

7. #SP-19402-00060 Reference: **SP-2019-69**
Filed: **04/26/2019** Petitioner: **LAUREN LUECK/KVC FOUNDATION, INC.**
Address: **4300 BRENNER DR**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2017-64 - expired 5/31/2019) for twelve (12) non-violent adult patients

8. #SP-19402-00064 Reference: **SP-2019-72**
Filed: **04/26/2019** Petitioner: **JOHN L PETERSON FOR KAW VALLEY COMPANIES INC.**
Address: **8205 KAW DR**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2008-30 - expires 6/25/2019) to continue extracting material and fill with State approved rubble and recycling at 8300 Gibbs Road and 8205 Kaw Drive

B. Plan Review Petitions

1. #PR-19405-00012 Reference: **PR-2019-15**
Filed: **04/26/2019** Petitioner: **BRUCE K. ADIB-YAZDI/VECINO GROUP**
Address: **7401 ARMSTRONG AVE**

SYNOPSIS: Final Plan Review for multi-family housing development with day care amenity component

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

3. **#SP-19402-00029** Reference: **SP-2019-38**
Filed: **02/26/2019** Petitioner: **THOMAS W. MORGAN III**
Address: **431 N THOMPSON ST**

SYNOPSIS: Home Occupation Special Use Permit for an AIRBNB

4. **#SP-19402-00032** Reference: **SP-2019-41**
Filed: **03/12/2019** Petitioner: **IRVIN JACKSON, JR WITH JACKSON TRUCKING**
Address: **3232 SEWELL AVE**

SYNOPSIS: Special Use Permit for the Temporary Use of Land to park two semi-trucks

5. **#SP-19402-00038** Reference: **SP-2019-47**
Filed: **03/25/2019** Petitioner: **VERONICA WESSELHOFT**
Address: **2120 PARK DR**

SYNOPSIS: Special Use Permit for a used car lot in conjunction with Change of Zone Application #3187 from C-1 Limited Business District to C-2 Geneal Business District

6. **#SP-19402-00039** Reference: **SP-2019-48**
Filed: **03/26/2019** Petitioner: **JOHN L PETERSON/PETERSON LAW**
Address: **412 N 5TH ST**

SYNOPSIS: Renewal/Expansion of a Special Use Permit (SP-2009-38 - expires 6/30/2019) for a restaurant and bar

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

7. #SP-19402-00040 Reference: **SP-2019-49**
Filed: 03/29/2019 Petitioner: **SYLVIA BEDOLLA**
Address: **835 SPLITLOG AVE**

SYNOPSIS: Special Use Permit for the Temporary Use of Land to park a business truck

8. #SP-19402-00042 Reference: **SP-2019-51**
Filed: 03/29/2019 Petitioner: **VENKATA S. MANTRI**
Address: **9801 PARALLEL PKWY**

SYNOPSIS: Special Use Permit for packaged liquor sales

9. #SP-19402-00044 Reference: **SP-2019-53**
Filed: 03/29/2019 Petitioner: **JAMES ALLEN BOGERT**
Address: **217 ORCHARD ST**

SYNOPSIS: Home Occupation Special Use Permit for a short-term rental/AIRBNB

10. #SP-19402-00050 Reference: **SP-2019-59**
Filed: 04/04/2019 Petitioner: **KELLY HORMANN/A BILLION BUBBLES**
Address: **7114 PARALLEL PKWY**

SYNOPSIS: Home Occupation Special Use Permit for a pet grooming operation

