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: Address:	RONALD D. JURY TRUST/JURY & ASSOCIATES 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 3/30/3019) 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

A. Change of Zone Petitions

1. #CZ-19401-00009	Reference:	3187
Filed: 03/25/2019	Petitioner:	VERONICA WESSELHOFT
	Address:	2120 PARK DR

SYNOPSIS: Change of Zone from C-1 Limited Business District to C-2 General Business District for a used car lot in conjunction with Special Use Permit Application #SP-2019-47

2. #CZ-19401-00016	Reference:	3194
Filed: 04/26/2019	Petitioner:	TOM NOLTE/NOLTE AND ASSOCIATES, PA
	Address:	8525 PARALLEL PKWY

SYNOPSIS: Change of Zone from C-1 Limited Business District to CP-3 Planned Commercial District for a contractor's office in conjunction with Master Plan Amendment #MP-2019-4 from Low-Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan)

B. Special Use Permit Petitions

1. #SP-18402-00082	Reference:	SP-2019-3
Filed: 11/30/2018	Petitioner:	BLAKELUND MORONEY/MORONEY MOTORS, LLC
	Address:	3131 MERRIAM LN

SYNOPSIS: Special Use Permit for automotive sales

2. #SP-19402-00026	Reference:	SP-2019-35
Filed: 02/22/2019	Petitioner:	LOLITA SANDERS
	Address:	1316 ARMSTRONG AVE

SYNOPSIS: Special Use Permit for a child educational center (previous Special Use Permit #SP-2016-31 expired 5/26/2018)

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

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

B. Special Use Permit Petitions

11. #SP-19402-00051	Reference:	SP-2019-60
Filed: 04/08/2019	Petitioner:	MATT GALLINGER WITH AMERICAN CONCRETE PRODUCTS
	Address:	6945 INLAND DR

SYNOPSIS: Special Use Permit for the Temporary Use of Land for an office trailer

12. #SP-19402-0	0052 Reference	ce: SP-2019-61
Filed: 04/12/20	019 Petitione	er: DAVID AND DEBORAH BEAUCHAMP
	Address:	: 11827 MARXEN RD

SYNOPSIS: Home Occupation Special Use Permit for an AIRBNB

13. #SP-19402-00055	Reference:	SP-2019-64
Filed: 04/24/2019	Petitioner:	MICHAEL RHODES
	Address:	13742 POLFER RD

SYNOPSIS:Special Use Permit for a dirt fill

14. #SP-19402-00056	Reference:	SP-2019-65
Filed: 04/26/2019	Petitioner:	CIARAN MOLLOY WITH WOODYARD SOUTHSIDE HOLDING. LLC
	Address:	3001 MERRIAM LN

SYNOPSIS: Special Use Permit for live entertainment in conjunction with exising restauant

B. Special Use Permit Petitions

15. #SP-19402-00057	Reference:	SP-2019-66
Filed: 04/26/2019	Petitioner:	AMBER HEATHER/PIPER UNIFIED SCHOOL DISTRICT #203
	Address:	3131 N 122ND ST

SYNOPSIS: Special Use Permit for the Temporary Use of Land for a greenhouse

C. Vacation Petitions

1. #VC-19403-00003	Reference:	U/E-2019-4
Filed: 04/26/2019	Petitioner:	AMY LUNGU/D & A HOMES INC
	Address:	11330 WEBSTER AVE

SYNOPSIS: Vacation of utility easements

D. Plan Review Petitions

1. #PR-19405-00010	Reference:	PR-2019-13
Filed: 04/26/2019	Petitioner:	MATT GIBBS WITH STATE4, LLC
	Address:	7524 STATE AVE

SYNOPSIS: Preliminary and Final Plan Review for Aspen Dental

E. Miscellaneous Planning Petitions

E. Miscellaneous Planning Petitions

1. #MP-19409-00006	Reference:	MP-2019-4
Filed: 04/26/2019	Petitioner:	TOM NOLTE WITH NOLTE AND ASSOCIATES
	Address:	

SYNOPSIS: Master Plan Amendment from Low-Density Residential (City-Wide) to Community Commercial (City-Wide Master Plan) at 8525 Parallel Parkway in conjunction with Change of Zone Application #3194

Total number of agenda items: 29

VI. ADJOURN