

BOARD OF ZONING APPEALS

AGENDA

NOVEMBER 12, 2019

6:00 PM

A. Zoning Appeal Petitions

1. #ZA-19410-00039 Reference: 2351

Filed: 09/30/2019 Petitioner: SCOTT CONFER/PHELPS ENGINEERING
Address: 12525 LEAVENWORTH RD

SYNOPSIS: This appeal has been filed for lot frontage and depth in conjunction with a change of zone to AG (City) and lot split from one lot to two. Section 27-452(d)3 states that for zoning district AG (City), lot width shall be not less than 250 feet measured at the building line. Section 27-280(b)3 states that the depth of a lot, measured as the average horizontal distance from the front street line to the rear lot line, shall not exceed three times the width.

Tract 2: The applicant is proposing a lot width at the building line of 170 feet, a violation of 80 feet to the frontage requirement. The applicant is requesting an average lot depth of 1284 feet, a violation of 784 feet to the depth requirement.

Total number of agenda items: 1

CITY PLANNING COMMISSION

NOVEMBER 12, 2019

ORDER OF BUSINESS

MEETING TO CONVENE AT 6:30 P.M.

- I. CALL TO ORDER**
- II. PLANNING COMMISSION STATEMENT**
- III. CONSIDERATION OF CONSENT AGENDA**
- IV. CONSIDERATION OF NON-CONSENT AGENDA**
- V. REPORTS:**
 - 1. CMIP Project Selection Process** – Public Works Staff will present and seek feedback on proposed enhancements to criteria used to select CMIP projects (document attached)
- VI. ADJOURN**

**CITY PLANNING COMMISSION
AGENDA**

NOVEMBER 12, 2019

6:30 PM

I. CALL TO ORDER

II. REPORTS

CMIP Project Selection Process

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE OCTOBER 14, 2019 MINUTES

A. Special Use Permit Petitions

1. **#SP-19402-00053** Reference: **SP-2019-62**
Filed: **04/12/2019** Petitioner: **MICHAEL JOHNSON WITH 7TH STREET EVENT CENTER**
Address: **735 MINNESOTA AVE**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2017-22 - expired 6/29/2019) for an event hall in conjunction with specialty dress shop and office space/storage at 733-735 Minnesota Avenue

B. Subdivision Petitions

1. **#SB-19404-00017** Reference: **HIGHLANDS 4TH**
Filed: **09/26/2019** Petitioner: **RANDY WILLBANKS/PINNACLE PIPER LLC**
Address: **10501 CLUBHOUSE DR**

SYNOPSIS: Final Plat for 3 multi-family lots at 10501, 10503, 10507, 10509, 10513, 10515, 10517, 10519, 10521, 10523, 10525 and 10527 Clubhouse Drive

IV. CONSENT AGENDA

B. Subdivision Petitions

2. **#SB-19404-00018** Reference: **HIGHLANDS 5TH**
Filed: **09/26/2019** Petitioner: **RANDY WILLBANKS/PINNACLE PIPER LLC**
Address: **10502 CLUBHOUSE DR**

SYNOPSIS: Final Plat for 2 multi-family lots at 10502, 10504, 10508, 10510, 10512, 10514, 10516 and 10518 Clubhouse Drive

3. **#SB-19404-00019** Reference: **HIGHLANDS 6TH**
Filed: **09/26/2019** Petitioner: **RANDY WILLBANKS/PINNACLE PIPER, LLC**
Address: **10504 KANE DR**

SYNOPSIS: Final Plat for 1 multi-family lot at 10504, 10506, 10508 and 10510 Kane Drive

4. **#SB-19404-00020** Reference: **HIGHLANDS 7TH**
Filed: **09/26/2019** Petitioner: **RANDY WILLBANKS/PINNACLE PIPER, LLC**
Address: **4409 N 106TH TER**

SYNOPSIS: Final Plat for 2 multi-family lots at 4409, 4411, 4413, 4415, 4423, 4421, 4419 and 4417 North 106th Terrace

5. **#SB-19404-00021** Reference: **FREEMAN FARMS NORTH 1 REPLAT**
Filed: **09/27/2019** Petitioner: **EARL FREEMAN**
Address: **12940 HUBBARD RD**

SYNOPSIS: Final Plat for 66 single-family lots at 12940 Hubbard Road

IV. CONSENT AGENDA

B. Subdivision Petitions

6. **#SB-19404-00022** Reference: **HONEY CREEK ESTATES REPLAT**
Filed: **09/27/2019** Petitioner: **LARRY HAHN/HAHN SURVEYING**
Address: **11530 PARKVIEW AVE**

SYNOPSIS: Final Plat for 1 single family lot

7. **#SB-19404-00024** Reference: **GARFIELD RESIDENCES**
Filed: **09/30/2019** Petitioner: **MICHAEL OSBOURN/KAW VALLEY ENGINEERING**
Address: **3301 GARFIELD AVE**

SYNOPSIS: Final Plat for 12 duplex lots in conjunction with Plan Review Application #PR-2019-25

C. Plan Review Petitions

1. **#PR-19405-00022** Reference: **PR-2019-24**
Filed: **08/30/2019** Petitioner: **DIANE EVERS WITH DP EVERS ARCHITECTURE**
Address: **1315 N 139TH ST**

SYNOPSIS: Final Plan Review for Lao Buddhist Temple, residence, and Shrine

2. **#PR-19405-00023** Reference: **PR-2019-25**
Filed: **09/26/2019** Petitioner: **PASTOR ROGER BERNARD/CENTRAL STATES CONFERENCE CORP**
Address: **3301 GARFIELD AVE**

SYNOPSIS: Final Plan to amend previously approved stipulation regarding exterior elevation and color scheme in conjunction with Garfield Residences Final Plat for 12 duplex lots

IV. CONSENT AGENDA

C. Plan Review Petitions

3. #PR-19405-00024 Reference: **PR-2019-26**
Filed: 09/30/2019 Petitioner: **BRIAN HILL/MKEC ENGINEERING INC**
Address: **3400 ORVILLE AVE**

SYNOPSIS: Final Plan Review for improvements to Frances Willard School

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

1. #CZ-19401-00029 Reference: **3207**
Filed: 08/30/2019 Petitioner: **ERIC SCHEELE/KC PROPERTY GUYS LLC.**
Address: **1815 N 78TH ST**

SYNOPSIS: Change of Zone from R-1 Single Family District to R-2 Two Family District for an existing duplex

2. #CZ-19401-00030 Reference: **3208**
Filed: 09/30/2019 Petitioner: **SCOTT CONFER/PHELPS ENGINEERING**
Address: **12525 LEAVENWORTH RD**

SYNOPSIS: Change of Zone from A-G Agriculture (WYCO) and R-1A (WYCO) Residential Districts to A-G Agriculture (City) District to divide the lot and build an additional house

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

3. **#CZ-19401-00031** Reference: **3209**
Filed: **09/30/2019** Petitioner: **MATT SCHLICHT/ENGINEERING SOLUTIONS**
Address: **4401 N 115TH ST**

SYNOPSIS: Change of Zone from RP-1 Planned Single Family District to R-1 Single Family District to revise the previously approved plan in order to better identify and modify the site amenities for West Ridge Estates in conjunction with West Ridge Estates Final Plat

B. Special Use Permit Petitions

1. **#SP-19402-00068** Reference: **SP-2019-76**
Filed: **05/24/2019** Petitioner: **WATHIQ KASSIM**
Address: **744 KANSAS AVE**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2016-92 - expired 1/5/2019) for vehicle repair/body shop

2. **#SP-19402-00091** Reference: **SP-2019-99**
Filed: **08/26/2019** Petitioner: **WENDY AND LARRY FOLAND**
Address: **528 ANN AVE**

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

3. **#SP-19402-00097** Reference: **SP-2019-105**
Filed: **09/25/2019** Petitioner: **MEGAN DUMA**
Address: **2706 ESPENLAUB LN**

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

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

4. **#SP-19402-00098** Reference: **SP-2019-106**
Filed: **09/25/2019** Petitioner: **MEGAN M. DUMA**
Address: **408 SANDUSKY AVE**

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

5. **#SP-19402-00101** Reference: **SP-2019-109**
Filed: **09/27/2019** Petitioner: **EFRAIN CARERRA**
Address: **5124 SLOAN AVE**

SYNOPSIS: Special Use Permit to keep horses on the property

C. Vacation Petitions

1. **#VC-19403-00005** Reference: **U/E-2019-6**
Filed: **09/26/2019** Petitioner: **MELISSA VANCNUM/ROUSE FRETS WHITE GOSS**
Address: **GENTILE RHODES**
2600 BI-STATE DR

SYNOPSIS: Vacation of utility easements

D. Subdivision Petitions

1. **#SB-19404-00012** Reference: **WEST RIDGE ESTATES**
Filed: **06/28/2019** Petitioner: **MATT SCHLICHT/ENGINEERING SOLUTIONS**
Address: **4401 N 115TH ST**

SYNOPSIS: Final Plat for eleven (11) single-family lots in conjunction with Change of Zone #3209

