

PLANNING AND ZONING BOARD MEETING MINUTES

CITY OF VALLEY CENTER, KANSAS

TUESDAY, JULY 28TH, 2020, 7:00 P.M.
VIA ZOOM (<https://us02web.zoom.us/j/86229479548>)

CALL TO ORDER: Chairperson Gary Janzen called the meeting to order at 7:02 P.M. with the following members present: Don Keenan, Kelsey Parker, Rick Shellenbarger, Mike Boyd, and Toby Meadows.

Members Absent: Katie Patry

Staff Present: Ryan Shrack, Angela Basden

Audience: Spike Anderson, Kirk Miller, Mike Edwards, Mike Bonner, Bob Faires

AGENDA: A motion was made by Chairperson Gary Janzen and seconded by Board Member Mike Boyd to set the agenda and move Officer elections to end of meeting. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Chairperson Gary Janzen made a motion to approve the June 23, 2020 DRAFT meeting minutes. The motion was seconded by Board member Rick Shellenbarger. Motion passed unanimously.

COMMUNICATIONS: Moved to end of agenda due to so many attendees and items on the meeting agenda.

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:

A. PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BZA

- A. Review of V-2020-04, application of USD 262 (Valley Center School District), pursuant to City Code 17.10.08., is petitioning for a rear building setback variance of twelve (12) feet for a proposed office building addition to be constructed at 143 S. Meridian Ave., Valley Center, KS 67147.



Date: July 21, 2020

Present Zoning: C-2 (General Business District)

Variance Request: The applicant, USD 262 (Valley Center School District), is requesting a variance on the required building setback as established by the City's zoning regulations. The applicant is requesting a variance of twelve (12) feet on a thirty-five (35) ft. building setback for a proposed office building addition to be constructed at 143 S. Meridian Avenue.

Applicant: USD 262 (Valley Center School District)

Property Address: 143 S. Meridian Ave., Valley Center, KS 67147 (outlined in black below)



Applicant's Reasons for Variance Request:

Per the City of Valley Center's Zoning Code (17.04.10.E.), on C-2 zoned property, the required setback for all buildings abutting a street is thirty-five (35) feet. The applicant is planning on constructing a building addition on the side of the property abutting Park Avenue and is therefore subject to the thirty-five (35) ft. setback regulation. In the applicant's letter, which is attached to this staff report, Dr. Mike Bonner explains why the school district is going to build the addition and why they are requesting this variance.

Review Standards for a Variance per 17.10.08.D. (standards in italics):

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

This variance request is unique to this property and is not the result of any actions already taken by the property owner. In regard to surrounding zoning usage, the immediate neighborhood is comprised of single-family homes and commercial buildings.

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

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries. To date, only one response has been received by City staff and the individual is not protesting the applicant's variance request.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The property owner will have unnecessary hardship in the fact that the school district will not be able to construct the proposed building addition as designed. The office addition is needed to accommodate additional staff due to the school district's growth.

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

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

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

Staff Recommendation: Staff recommends that the Board of Zoning Appeals grant the variance allowing for a building setback adjustment of twelve (12) feet from Park Avenue for the proposed building addition.



June 15, 2020

Valley Center Zoning Board:

USD 262, Valley Center Public School is requesting a variance of 12 feet for the rear-yard building setback to 23 feet in lieu of the required 35 feet from the west property line of the District Office, located at 143 S. Meridian. The variance is necessary for office space expansion due to continued growth of the district and additional services being provided beginning with the 2021-2022 school year.

We do not believe the variance will cause hardship on any adjacent property owners or residents. Additionally, there should not be any adverse effects on public health, safety, or welfare with the approved variance. The proposed addition will not be materially detrimental to other property nor impair an adequate supply of light or air to adjacent properties as they will remain an adequate distance from the District Office. We do not believe the variance will reduce the safety of residents nor reduce the value of their property.

Approving the variance on the west side of the District Office will allow the district to increase the square footage of the district office in order to accommodate the additional personnel needed because of the district's growth. Due to particular aspects of the property, such expansion would be extremely difficult without the approval of the 12 foot variance.

Thank you for considering our application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Bonner', is written over the printed name.

Dr. Mike Bonner
Asst. Superintendent
USD 262

Shrack explained this is for the School District. There is a variance application along with next site plan in showing a proposed office building addition on west side of current School District office. Mike Bonner represented the school district and Bob Faires with Alloy Architecture. Per City zoning code, all buildings in the C-2 General business district that face a street required to have 35 ft. setback. The School District is requesting 12 ft. off the 35 ft. rear building setback which allow them to build the building per site plan.

- Chairperson opens hearing for comments from the public: TIME 7:07 PM

Chairperson Janzen inquired if Dr. Mike Bonner had any comments. Dr. Bonner said they looked at other options, but need the additional space as the school district is absorbing a new special education co-op and increasing office staff by 5 or 6 people and do not have room in the current situation. Per Shrack the letter submitted by Dr. Bonner is attached. Chairperson Janzen inquired if anyone from public wanting to speak. No comments. Chairperson Janzen inquired if anyone on Planning and Zoning Board have any other thoughts or comments. None were received.

- Chairperson closes public hearing: TIME 7:09 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Gary Janzen made a motion to approve V-2020-04. Board Member Toby Meadows seconded the motion. The vote was unanimous.

- B. Review of SP-2020-03, application of USD 262 (Valley Center School District), pursuant to City Code 17.12., is petitioning to build a 2,428 sq. ft. office building addition to be constructed at 143 S. Meridian Ave., Valley Center, KS 67147.



Date: July 21, 2020

To: City of Valley Center Planning and Zoning Board

From: Ryan W. Shrack, *Community Development Director*

Applicant: USD 262 (Valley Center School District) (**SP-2020-03**)

Location of Site Plan: The proposed 2,428 sq. ft. office building addition will be constructed on the property addressed as 143 S. Meridian Avenue. The map below shows the lot on which the office addition will be constructed (outlined in black).



Existing Zoning: C-2 (General Business District)

Size of Parcel: The lot on which the office addition will be constructed is .63 acres in size. The submitted site plan meets all bulk regulations required of the zoning district.

Purpose of Site Plan Application:

17.12.05 Site Plan Requirements:

Projects which are subject to review by the Planning and Zoning Board generally are required to meet the following standards:

- A. *Show the location and dimensions of all right-of-way, easements and setback lines either required by these regulations or by platting or separate instruments.*
- The proposed office addition will be constructed within the site development area noted on the attached site plan sheets, which also show the location of all right-of-way, easements, and setback lines.
- B. *The site plan map generally should be oriented to the north with north arrow and scale plus dimensions and property boundary lines for the zoning lot.*
- Dimensions are shown on the site plan and the site plan is generally oriented to the north and a scale is present. Property boundary lines are also shown on the site plan map.
- C. *Topography by contour lines may be required if slopes exceed 5%, buffer berms are used, or a drainage plan is required.*
- A contour map is provided as part of the site grading plan. Per the City Engineer, a drainage plan was not required for this construction project.
- D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*
- The site plan shows the dimensions for the proposed office addition, along with the gross floor area and entrance (will be located on the west side of the building).
- E. *Existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways, including type of surfacing and number of parking spaces. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).*
- The proposed project does not include any curb cuts or the creation of any additional off-street parking or loading areas. A small section of sidewalk will be constructed that connects the office addition to the sidewalk that runs along the east side of Park Avenue.
- F. *Location, direction and intensity of proposed lighting. All exterior lighting must be "full-cut-off" light fixtures when located near adjacent residential properties (no light should spill over on adjacent residential parcels)*
- The only exterior lighting that will be included with this project will be a small down light that will be a recessed-style light in the ceiling of the alcove located on the west side of the building over the entrance door.

G. *Location and height of all existing (to remain) and proposed signs on the site, the setback dimensions from any sign to property lines, location and routing of electrical supply, surface area of the sign in square feet, size of letters and graphics, description of sign, frame materials and colors.*

- No exterior signs are proposed for this project.

H. *If disposal containers will be on the site, indicate how such areas will be fully screened from public view by means of a structure (including swinging doors) constructed with either solid treated lumber walls, cement block (with or without brick), or other materials deemed acceptable. The enclosure must also have the capability of latching the doors in a closed position, or when trash is being picked up, in an open position. Outdoor storage areas may also need to be screened if required by these zoning regulations.*

- There are no disposal containers proposed for this project. The current disposal container is already screened and shown on the accompanying site plan.

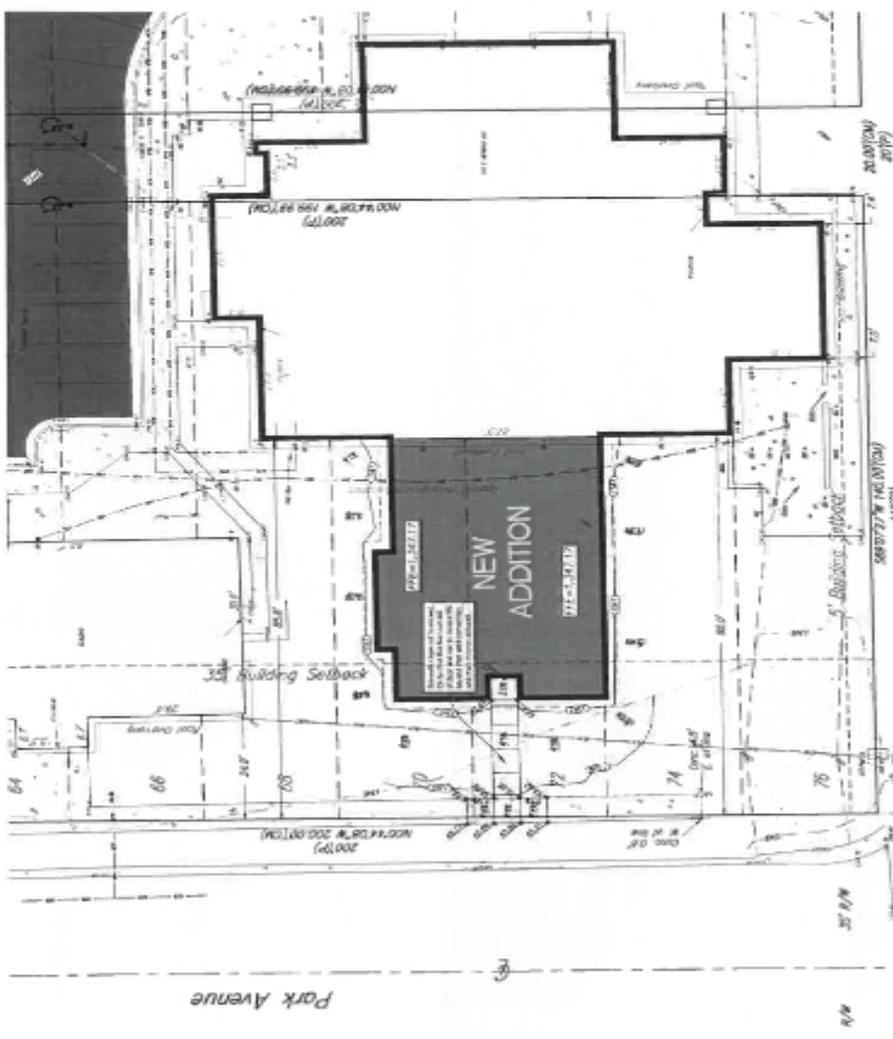
I. *Vehicular ingress and egress to and from the site and circulation within the site to provide safe, efficient and convenient movement of traffic, not only within the site but on adjacent roadways.*

- No additional vehicle ingress or egress or parking/traffic areas are proposed in conjunction with this project.

J. *Site plan provides for the safe movement of pedestrians within the site.*

- The proposed office building provides for the safe movement of pedestrians within the site. As noted previously, a sidewalk will connect the office addition to an existing sidewalk along the east side of Park Avenue.

STAFF RECOMMENDATION: City staff recommends approval of this site plan application.



SITE GRADING PLAN

LEGEND

- Proposed Building Footprint
- Proposed Grading
- Proposed Retention Wall
- Proposed Utility Lines
- Proposed Easement
- Proposed Setback
- Proposed Parking
- Proposed Driveway
- Proposed Access
- Proposed Fencing
- Proposed Landscaping
- Proposed Signage
- Proposed Lighting
- Proposed Security
- Proposed Other

LEGAL DESCRIPTION

SECTION 16, T.13N, R.10E, S.17E, DISTRICT 16, KANSAS

SITE INFORMATION

OWNER: USD 2362 VALLEY CENTER
PROJECT: DISTRICT OFFICE ADDITION

BENCHMARKS

BENCHMARK 1: 1.5' x 1.5' x 1.5' CONCRETE BENCH MARK
ELEVATION: 1234.56

KANSAS ONE CALL

800-4-A-SHIELD
KANSAS ONE CALL

UTILITY CONTACTS

UTILITY CONTACTS

GRADING NOTES

1. Grading shall be in accordance with the attached grading plan.
2. Grading shall be in accordance with the attached grading plan.
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10. Grading shall be in accordance with the attached grading plan.



GENERAL NOTES

1. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. SEE SECTION NOTES FOR DETAILS.
4. SEE SECTION NOTES FOR DETAILS.

ELEVATION NOTES

1. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
2. SEE SECTION NOTES FOR DETAILS.
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20. SEE SECTION NOTES FOR DETAILS.

LEGEND

FINISH SCHEDULE

- 1. 1111 SOUTH VALLEY CENTER
- 2. 111 SOUTH VALLEY CENTER
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- 18. 111 SOUTH VALLEY CENTER
- 19. 111 SOUTH VALLEY CENTER
- 20. 111 SOUTH VALLEY CENTER



Per Ryan, the City zoning code for commercial development that result in new building or an addition of 20% or greater of existing structure that triggers a site plan review. Once board reviews and approve they can submit building permit and start construction. Bob Faires elaborated on the plans. The office addition is 2400 sq. ft. and with a little work on the sidewalk it will meet ADA guidelines. There will be a downlight in the alcove above the exit. The school district will transplant trees and work with the space they have and are trying to match same architecture as the existing building.

Chairperson Janzen inquired if anyone on Planning and Zoning Board have any other thoughts or comments. None received.

Chairperson Janzen inquired if anyone from public wanting to speak. No comments.

- Chairperson opens hearing for comments from the public: TIME 7:21 PM
- Chairperson closes public hearing: TIME 7:22 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Gary Janzen made a motion to approve SP-2020-03. Vice Chairperson Kelsey Parker seconded the motion. The vote was unanimous.

- C. Review of SP-2020-04, application of Mastin Investments LLC, pursuant to City Code 17.12., is petitioning to build a five (5) multi-family residential building development to be constructed on land formerly addressed as 212 S. Meridian Ave., Valley Center, KS 67147.



Date: July 27, 2020

To: City of Valley Center Planning and Zoning Board

From: Ryan W. Shrack, Community Development Director

Applicant: Mastin Investments, LLC (SP-2020-04)

Location of Site Plan: The proposed multi-family development will be constructed on the property formerly addressed as 212 S. Meridian Avenue. The map below shows the land on which the proposed three triplex buildings and two duplex buildings will be constructed (outlined in black).



Existing Zoning: R-3 (Multi-Family Residential District).

Size of Parcel: The property on which the multi-family buildings will be constructed is 1.4 acres in size. The submitted site plan meets all bulk regulations required of the zoning district.

Purpose of Site Plan Application:

17.12.05 Site Plan Requirements:

Projects which are subject to review by the Planning and Zoning Board generally are required to meet the following standards:

- A. *Show the location and dimensions of all right-of-way, easements and setback lines either required by these regulations or by platting or separate instruments.*
- The proposed multi-family residential development will be constructed within the site development area noted on the attached site plan sheets, which also show the location of all right-of-way, easements, and setback lines.
- B. *The site plan map generally should be oriented to the north with north arrow and scale plus dimensions and property boundary lines for the zoning lot.*
- Dimensions are shown on the site plan and the site plan is generally oriented to the north and a scale is present. Property boundary lines are also shown on the site plan map.
- C. *Topography by contour lines may be required if slopes exceed 5%, buffer berms are used, or a drainage plan is required.*
- A contour map is provided as part of the site plan. Per the City Engineer, a drainage plan was required for this construction project.
- D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*
- The site plan shows the dimensions for the proposed triplexes and duplexes. A set of blueprints for each type of building has also been submitted and reviewed.
- E. *Existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways, including type of surfacing and number of parking spaces. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).*
- As shown on the site plan, each residential unit will be served by one driveway. In total, there will be two new driveways constructed along Allen St., nine new driveways constructed along Abilene Ave., and two new driveways constructed along Butler St. The completed driveways will be inspected by Valley Center Public Works Dept. staff.
- F. *Location, direction and intensity of proposed lighting. All exterior lighting must be "full-cut-off" light fixtures when located near adjacent residential properties (no light should spill over on adjacent residential parcels)*
- Exterior lighting will conform to residential standards.

G. *Location and height of all existing (to remain) and proposed signs on the site, the setback dimensions from any sign to property lines, location and routing of electrical supply, surface area of the sign in square feet, size of letters and graphics, description of sign, frame materials and colors.*

- No exterior signs are proposed for this project.

H. *If disposal containers will be on the site, indicate how such areas will be fully screened from public view by means of a structure (including swinging doors) constructed with either solid treated lumber walls, cement block (with or without brick), or other materials deemed acceptable. The enclosure must also have the capability of latching the doors in a closed position, or when trash is being picked up, in an open position. Outdoor storage areas may also need to be screened if required by these zoning regulations.*

- There are no disposal containers proposed for this project. Each residential unit will maintain its own trash service with the City of Valley Center's waste provider.

I. *Vehicular ingress and egress to and from the site and circulation within the site to provide safe, efficient and convenient movement of traffic, not only within the site but on adjacent roadways.*

- Vehicular ingress and egress to and from the site will be safe, efficient, and convenient. As noted on the site plan sheets, there will be thirteen new driveways constructed in conjunction with this project.

J. *Site plan provides for the safe movement of pedestrians within the site.*

- The proposed development is a private residential development, so no public pedestrians should have access to the site. Currently, there are no public sidewalk located along the periphery of this property and the developer, as part of the project, will install new sidewalks along the south side of Allen St., the west side of Abilene Ave., and the north side of Butler St.

STAFF RECOMMENDATION: City staff recommends approval of this site plan application.

Per Ryan, the rezoning for this property was completed and are now doing the site plan review. Spike Anderson, Michael Edwards and Kirk Miller all joined the meeting via Zoom. Mike and Kirk are with the engineering team that put this development together. This was a former manufactured home park that has been cleared out and is ready for development. There will be three triplexes and two duplexes. There were no public comments received by the Community Development Dept. in terms of the site plan and City staff recommends approval of this site plan application.

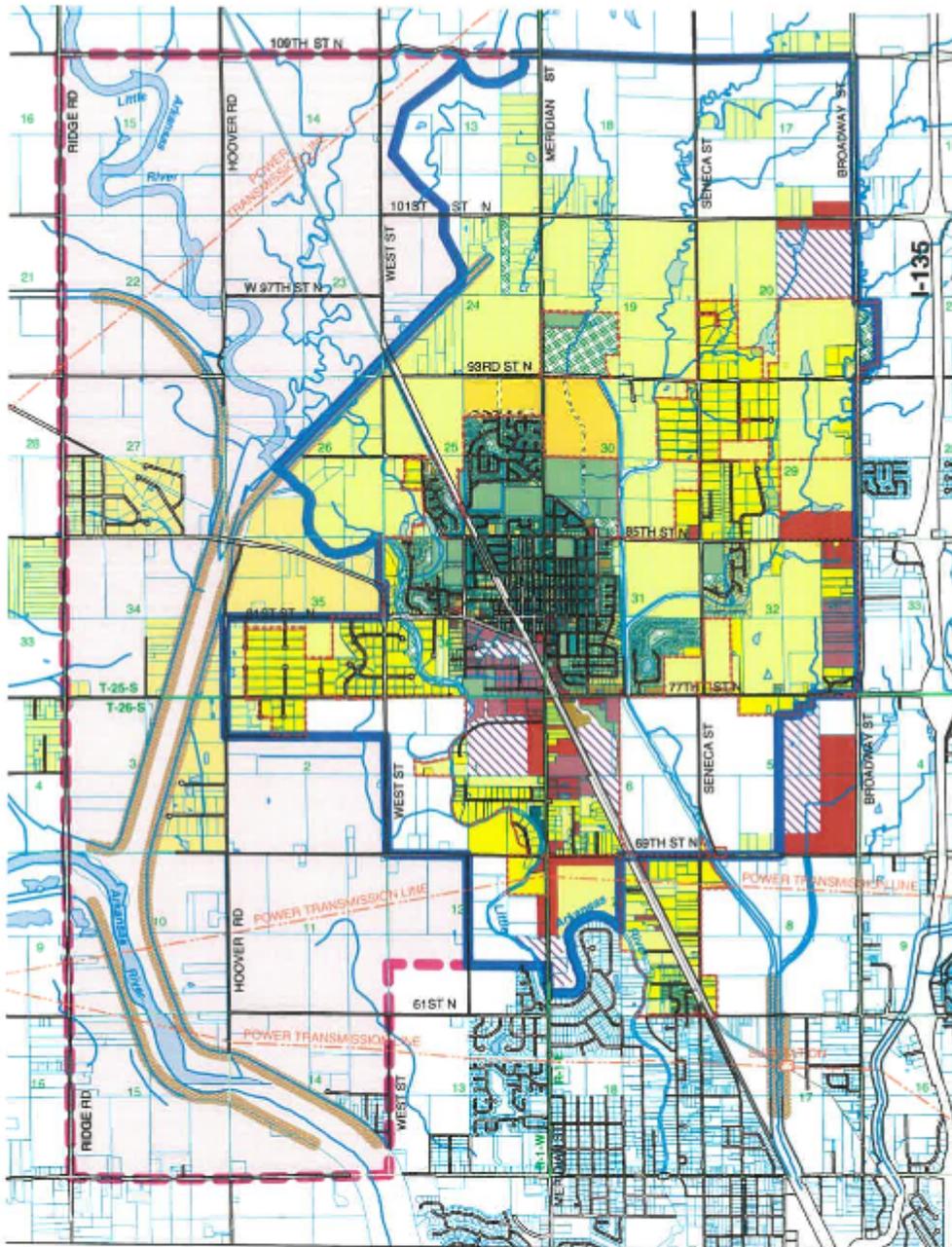
Chairperson Janzen asked for an overview. Kirk explained that there will be three triplexes on Abilene and two duplexes facing north and south. Vice Chairperson Kelsey inquired at the rear of all residents is that space going to be open or fenced from public access or open to the rear of the properties. Per Spike it will be left as green space for the residents or maybe add a gazebo at a later time, and that there is an existing fence between Casey's and Sonic. Chairperson Janzen asked if there was a timeline on the project. Per Spike they are hoping to build a couple of units in late August or September. They will build as fast as they fill up. Spike wasn't sure people know what they are doing yet.

Chairperson Janzen inquired if anyone from public wanting to speak. No comments. Chairperson Janzen inquired if anyone on Planning and Zoning Board have any other thoughts or comments. None received.

- Chairperson opens hearing for comments from the public: TIME 7:25 PM
- Chairperson closes public hearing: TIME 7:29 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Gary Janzen made a motion to approve SP-2020-04. Board Member Rick Shellenbarger seconded the motion. The vote was unanimous.

- D. Review and consider amending the current Future Land Use map in the City's adopted Comprehensive Plan pursuant to KSA 12-747.



CITY OF VALLEY CENTER

**Future Land Use Map
with 2020 Proposed Additional
Area of Influence**

Adopted by Planning and Zoning Board:
_____, 20____

Approved by City Council:
_____, 20____



July 24, 2020
scale: 1"=1000'

**Future Land Use / UAI Map
- 2020 Update -**

Valley Center City Limits	-----	Agricultural and Vacant - Rural	[White Box]
Valley Center Area of Influence (current)	[Blue Line]	Agricultural and Vacant - Urban	[Light Green Box]
Valley Center Area of Influence (proposed additional)	[Pink Line]	Single-Family Residential	[Yellow Box]
		Multiple-Family Residential	[Light Blue Box]
		Mobile Home Park	[Cross-hatched Box]
		Public & Semi-Public	[Green Box]
		Commercial	[Red Box]
		Industrial	[Hatched Box]

Ryan explained that earlier this year Sedgwick County Metropolitan Area Planning Department sent out a request to various communities that make up Sedgwick County asking if they want to amend their urban area of influence. City Staff worked together and put together a proposed area. This will be reviewed by Sedgwick County in August and then September. The City of Valley Center would benefit by being able to provide input for any new development projects to the West and have the option to be first regarding any annexations.

The City Administrator wants this to be a top priority to make sure we have a good urban growth area. Once approved by the Planning and Zoning Board, it will then go before City Council to pass ordinance with two readings. The current Comprehensive Plan expires in 2023 so it will be revisited in a couple of years. A public notice went out and was published in *Ark Valley News*.

Chairperson Janzen inquired if anyone from public wanting to speak. No comments. Chairperson Janzen inquired if anyone on Planning and Zoning Board have any other thoughts or comments. None received.

- Chairperson opens hearing for comments from the public: TIME 7:39 PM
- Chairperson closes public hearing: TIME 7:40 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Gary Janzen made a motion to approve the revised City of Valley Center Comprehensive Plan Future Land Use map. Board Member Mike Boyd seconded the motion. The vote was unanimous.

NEW BUSINESS: none

OLD BUSINESS: none

COMMUNICATIONS:

Officer Elections-

Ryan offered to continue to serve as Secretary for the Board.

Chairperson Janzen if anyone was interested in being the Chairperson for the Board or anyone interested in nominating someone for Chairperson.

Vice Chairperson Kelsey Parker nominated Chairperson Gary Janzen to be Chairperson, and seconded by Rick Shellenbarger. Gary Janzen made a motion to approve Gary Janzen as Chairperson and abstained from the vote. The vote was unanimous.

Chairperson Janzen inquired if anyone was interested in being Vice Chairperson. Kelsey spoke up and is happy to continue to do it but if anyone else wanted to do it that is fine.

Chairperson Janzen nominated Vice Chairperson Kelsey Parker to be Vice Chairperson, and seconded by Mike Boyd. Gary Janzen made a motion to approve Kelsey Parker as Vice Chairperson. The vote was unanimous.

Chairperson Janzen nominated Ryan Shrack for the Secretary position and seconded by Vice Chairperson Kelsey Parker. Gary Janzen made a motion to approve Ryan Shrack for the Secretary position. The vote was unanimous.

Last month, Ryan had sent out a Staff report regarding Accessory Structure Maximum building size. Just to recap, ours is based off lot size.



Date: June 16, 2020

To: Valley Center City Planning and Zoning Board

From: Ryan W. Shrack, *Community Development Director*

Memo: Accessory Structure Maximum Building Size Analysis

During the April 28, 2020 Planning and Zoning Board meeting, the board asked City staff to research what other communities' requirements are regarding the maximum allowed size of accessory structures, namely detached garages. Over the past year, there have been several variances requested by residents wanting to build detached garages larger than what is allowed per the City's zoning code. The following standard regulating the maximum size of accessory (detached) garages is currently in place for all zoning districts that allow for single or two-family dwelling units (**City Code 17.06.01.B.2.**):

Lot Size	Accessory Garage Maximum Sq. Ft.
Not over 20,000 sq. ft.	720
Over 20,000 sq. ft. and not over one acre (43,560 sq. ft.)	960
Over one acre	No Limit (must remain in compliance with maximum lot coverage allotment)

Upon review of other communities in Sedgwick County, almost no other cities have the maximum accessory garage size tied directly to the overall size of the lot. The following is a summary of how other communities in the area regulate the maximum allowed size of accessory garages in zoning districts which allow for single or two-family dwellings:

Bel Aire (Code Adopted December 6, 2016)

Lot Size	Accessory Garage Maximum Sq. Ft.
No specified lot size in zoning code	<ul style="list-style-type: none"> • Detached garage may <u>not</u> have a larger footprint than the principal building's footprint • Combined footprint of all accessory structures may be equal to the principal building's footprint or 30% of the lot area if the total footprint of all structures does not exceed the maximum lot coverage allotment

Clearwater (Code Adopted February 10, 2005)

Lot Size	Accessory Garage Maximum Sq. Ft.
No specified lot size in zoning code	<ul style="list-style-type: none"> • Detached garage shall not cover more than 30% of any rear yard area • Total area of all detached accessory structures in all residential districts, except for rural residential district, shall not exceed 900 sq. ft.

Derby (Code Adopted May 28, 2019)

Lot Size	Accessory Garage Maximum Sq. Ft.
No specified lot size in zoning code	<ul style="list-style-type: none"> • Accessory structures and uses shall otherwise comply with the bulk regulations applicable in the district in which they are located, except that in residential districts, no accessory building shall be more than one story high nor exceed 20 ft. in height • Maximum lot coverage ranges from 30-35% in the single and two-family zoning districts

Goddard (Code Adopted December 18, 2017)

Lot Size	Accessory Garage Maximum Sq. Ft.
No specified lot size in zoning code	<ul style="list-style-type: none"> • 720 (applies to all single and two-family zoned properties, as well as all zoning districts allowing manufactured and mobile homes)

Kechi (Code Adopted December 21, 2017)

Lot Size	Accessory Garage Maximum Sq. Ft.
No specified lot size in zoning code	<ul style="list-style-type: none"> • All accessory structures shall follow the bulk regulations for the zoning district on which they are constructed • Shall not exceed a height of twenty ft. • Maximum lot coverage ranges from 30-45% in the single and two-family zoning districts

Maize (Code Adopted May 19, 2014)

Lot Size	Accessory Garage Maximum Sq. Ft.
No specified lot size in zoning code	<ul style="list-style-type: none"> • Accessory structures may not utilize more than one-half of any rear or side yard areas and must conform to all bulk regulations and setback requirements

Park City (Code Adopted 2012)

Lot Size	Accessory Garage Maximum Sq. Ft.
Not over 20,000 sq. ft.	720
Over 20,000 sq. ft. and not over five acres (217,800 sq. ft.)	960
Over five acres	No Limit (must remain in compliance with maximum lot coverage allotment)

Wichita-Sedgwick County (Code Adopted September 25, 2009)

Lot Size	Accessory Garage Maximum Sq. Ft.
No specified lot size in zoning code	<ul style="list-style-type: none"> • Accessory structures may not utilize more than one-half of any rear or side yard areas/must conform to all bulk regulations/setback rules • No accessory structure shall exceed sixty percent of the allowable height requirement unless it conforms to all setback requirements for the principal structure

Ryan compared other cities and their requirements. The code varies per community – no set standard. Park City is the closest that mirrors ours. A lot of communities look at total rear or side yard area, and calculate off that -sometimes 50% or 30-45%. I put the info together to see if the Board wants to have a discussion if they want to make a change to the code or make a recommendation to City Council to change city code regarding detached garages maximum allowed sizes. These apply to zoning for single-family or two family districts. Out in Agriculture or Industrial these standards would not apply. All of the variances have been approved in the R-1B zoning for Single-family districts.

Ryan will email out the Maximum Height requirements for the various Residential areas. Board Member Rick Shellenbarger suggested rather than using square footage requirement it should be the lot coverage requirement. We should consider a percentage vs square footage requirement. Ryan will put some information on some recently passed variances to look at from the standpoint of maximum lot coverages. If going off of percentage how much of a difference that would make to be discussed at the next meeting. Also discuss the code to make sure a garage cannot be bigger than the house in these areas.

Chairperson Janzen inquired of Ryan, if the Planning and Zoning board would have the opportunity to offer opinions on the Capital Improvement program (CIP). Per Ryan he will let Barry know that the Planning and Zoning board would like to weigh in on the projects on the CIP program or perhaps Barry could join the Planning & Zoning board meeting to discuss CIP. Perhaps a joint meeting with City Council and the Planning and Zoning Board would be an alternative. Ryan will share with both, Brent and Barry.

Next meeting will be on 8/25 at 7:00 p.m. via Zoom. One site plan to review for a series of Duplexes next to Dollar General.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

- Gary Janzen-none
- Don Keenan-none
- Kelsey Parker-none
- Rick Shellenbarger-none
- Katie Patry-not present
- Mike Boyd-none
- Toby Meadows-none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 8:05 P.M., a motion was made by Chairperson Janzen to adjourn and was seconded by Board Member Don Keenan. Vote was unanimous.

Respectfully submitted,

Ryan Shrack, Community Development Director

Gary Janzen, Chairperson