



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 21, 2019

Greenwood Cemetery
6231 W. 47th Street South
Wichita, KS 67215

Certified Engineering Design, P.A.
Attn: Logan Mills
1935 W. Maple
Wichita, KS 67213

RE: CON2019-00017 - County Conditional Use request to permit an existing nonconforming cemetery on a 28.71-acre site, SF-20 Single-Family Residential District (SF-20), on the south side of West 47th Street South, approximately one-half mile west of South Hoover Road (6231 W. 47th Street South)

Dear Applicant:

At its regular meeting on June 6, 2019, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to APPROVE the request subject to the following conditions:

1. The applicant shall comply with all applicable provisions of Kansas State Statutes and Administrative Regulations.
2. The applicant shall obtain all applicable state and local inspections, permits and licenses.
3. The site of the cemetery maintenance building shall be platted in accordance with Metropolitan Area Building and Construction Department (MABCD) requirements for on-site septic system.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were received. Attached is a signed copy of the Resolution granting the conditional use for an existing nonconforming cemetery. You may apply for your building permit for the new maintenance building.

Sincerely,

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Michael O'Donnell, BoCC District 2
Kate Flavin, Public Information Officer Sedgwick County

CONDITIONAL USE RESOLUTION NO. CON2019-00017

WHEREAS, Greenwood Cemetery; pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit an existing non-conforming cemetery on 28.71 acres zoned SF-20 Single-family Residential ("SF-20") described as:

The West 466.69 feet of the Northeast Quarter of Section 22, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; generally on the south side of West 47th Street South, approximately one-half mile west of South Hoover Road (6231 W. 47th Street South)

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of June 6, 2019, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use to permit an existing non-conforming cemetery on 28.71 acres zoned SF-20 Single-family Residential ("SF-20") described as:

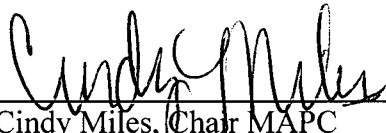
The West 466.69 feet of the Northeast Quarter of Section 22, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; generally on the south side of West 47th Street South, approximately one-half mile west of South Hoover Road (6231 W. 47th Street South)

Approved subject to the following conditions:

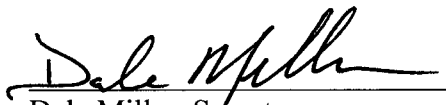
1. The applicant shall comply with all applicable provisions of Kansas State Statutes and Administrative Regulations.
2. The applicant shall obtain all applicable state and local inspections, permits and licenses.
3. The site of the cemetery maintenance building shall be platted in accordance with Metropolitan Area Building and Construction Department (MABCD) requirements for on-site septic system.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 6th Day of June 2019

METROPOLITAN AREA PLANNING COMMISSION


Cindy Miles, Chair MAPC

ATTEST:


Dale Miller, Secretary

STAFF REPORT
MAPC June 6, 2019

11-0 approved

CASE NUMBER: CON2019-00017

APPLICANT/AGENT: Greenwood Cemetery (Owner)/ Certified Engineering Design, Logan Mills (Agent)

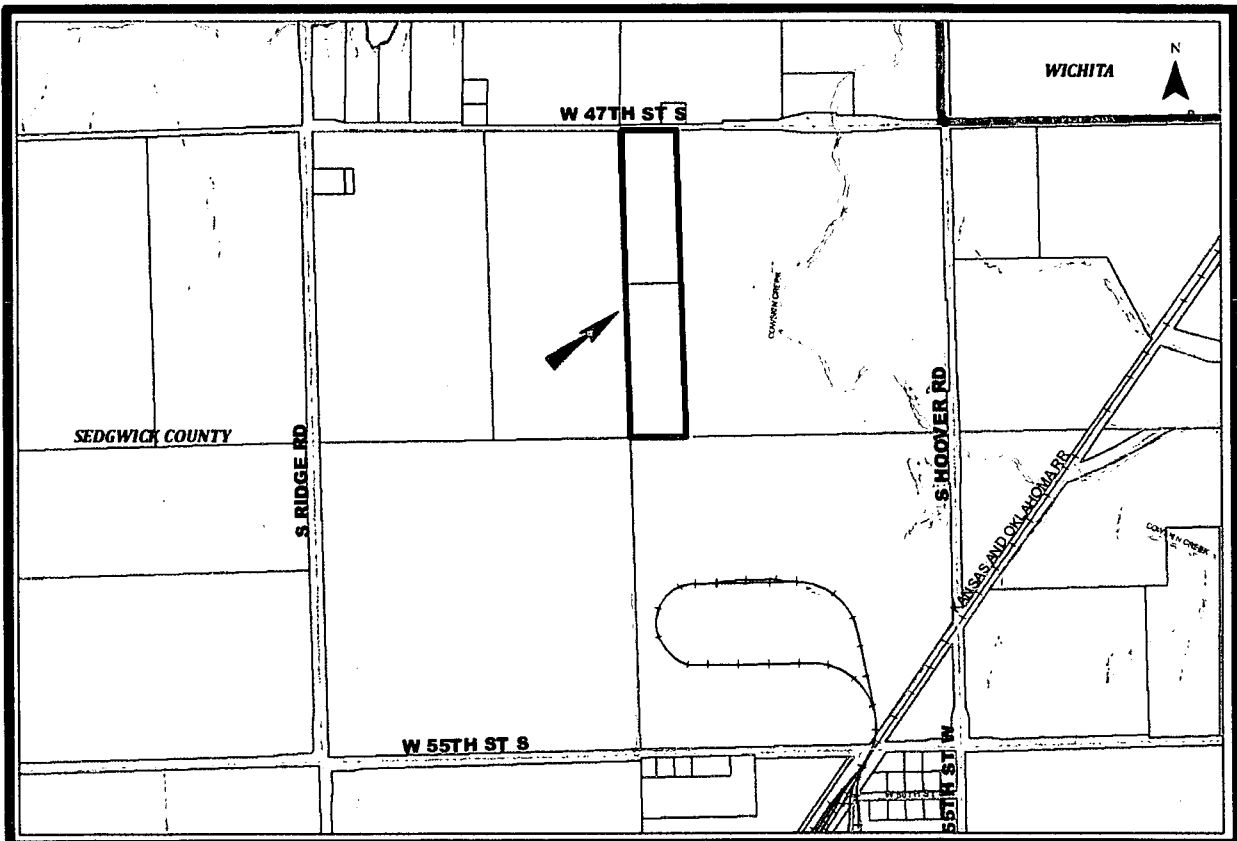
REQUEST: Conditional Use to Permit an Existing Non-Conforming Cemetery

CURRENT ZONING: SF-20 Single-Family Residential

SITE SIZE: 28.71 acres

LOCATION: Generally located on the south side of West 47th Street South and approximately one-half mile west of South Hoover Road (6231 West 47th Street South)

PROPOSED USE: Cemetery



3. The site of the cemetery maintenance building shall be platted in accordance with Metropolitan Area Building and Construction Department (MABCD) requirements for on-site septic system.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The cemetery is surrounded on the east, west and south by agricultural land. There is one single-family residence with agricultural buildings north of the subject site.
2. **The suitability of the subject property for the uses to which it has been restricted:** The site is zoned SF-20, and has been in continuous use as a cemetery since 1877. A cemetery can be considered with a Conditional Use application in a SF-20 zoning district.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed cemetery should have no adverse impact on nearby properties. The cemetery would be a low traffic volume use and should not generate any external factors that would be objectionable to adjoining property owners.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as "Wichita Growth Area." The Future Land Use Plan of the Comprehensive Development Plan designates the site for agricultural uses.
5. **Impact of the proposed development on community facilities:** The cemetery should not have any negative impact on community facilities due to its low traffic generation and minimal demand for services.

Staff Report Attachments:

1. Cemetery site plan
2. Maintenance Building site plan

SITE PLAN

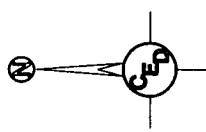
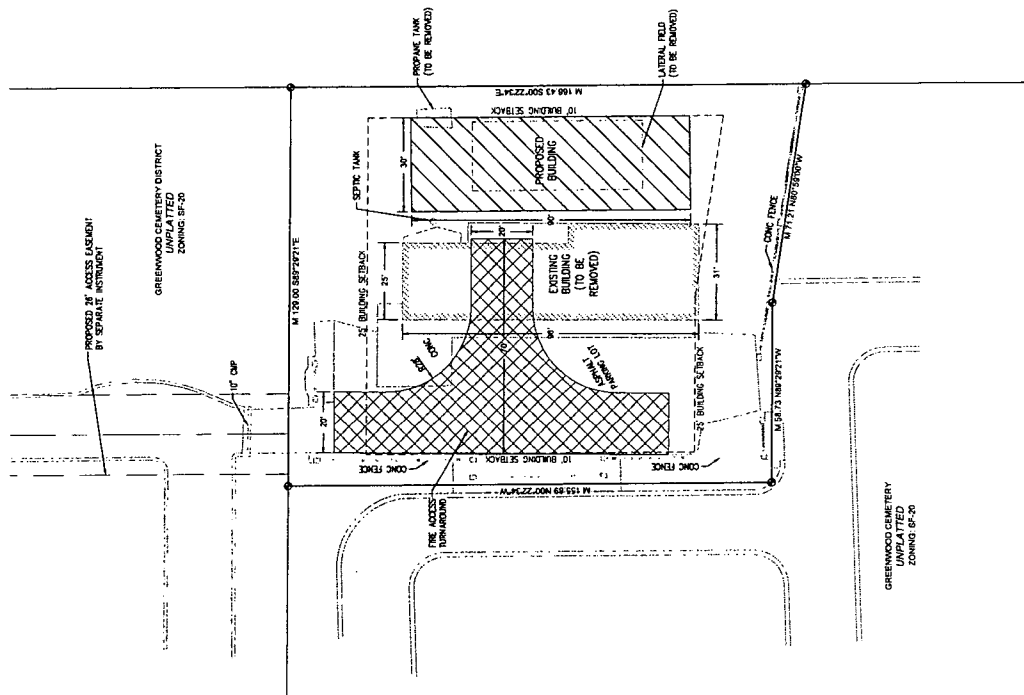
GREENWOOD CEMETERY ADDITION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 28 SOUTH RANGE 1 WEST OF THE 6TH PRINCIPAL

TO SOUTH, RANGE 1 WEST OF THE CH
MERIDIAN, SEDGWICK COUNTY, KANSAS

PURPOSE OF CONDITIONAL USE:
TO ALLOW GREENWOOD CEMETERY TO CONSTRUCT A MAINTENANCE BUILDING IN THE EXISTING ST-20 ZONE DISTRICT.

THAT PART OF THE WEST 46.69 FEET OF THE NORTHEAST QUARTER (NE¹/₄) OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SDBORCK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT A CORNER IN THE NORTHWEST CORNER THEREOF; THENCE WEST OF THE 6TH P.M. ALONG THE WEST LINE OF SAID NE¹/₄, A DISTANCE OF 130.07 FEET; THENCE S89°21'W, A DISTANCE OF 330.13 FEET TO POINT A; THENCE CONTINUING S89°21'W, A DISTANCE OF 178.00 FEET; THENCE S00°23'4"E, A DISTANCE OF 56.73 FEET TO POINT B; THENCE CONTINUING S00°23'4"E, A DISTANCE OF 155.89 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS OF RECORD.



GRAPHIC SCALE

0 10 20

(IN FEET)

1"=20'

GREENWOOD CEMETERY

6231 W 47TH ST S
WICHITA, KS 67215

CERTIFIED ENGINEERING DESIGN, P.A.
CIVIL ENGINEERING SERVICES



1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH. (316) 262-8808 FAX. (316) 262-1669

PROJECT NO.: 20182596
ISSUE DATE: 04/24/2019
CONTACT: L. MILLS
CHECKED BY: L. MILLS

SITE PLAN

1 OF 1

OWNER:
GREENWOOD CEMETERY
8231 W 47TH ST S
MIGHTA KS. 67215

SITE PLAN
GREENWOOD CEMETERY ADDITION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL
MERIDIAN, SEDGWICK COUNTY, KANSAS

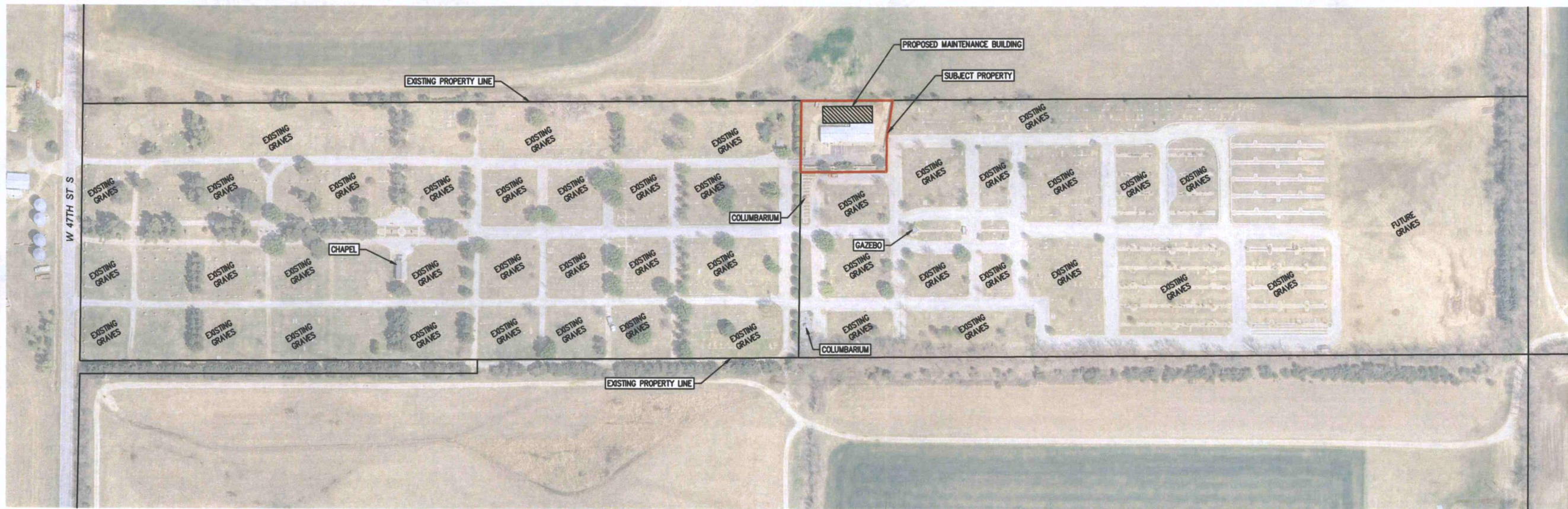
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LEGAL DESCRIPTION:

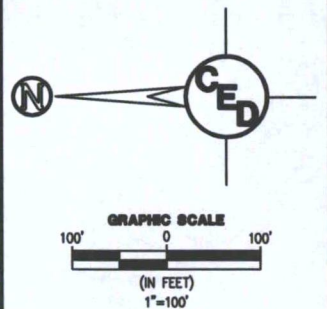
THAT PART OF THE WEST 466.69 FEET OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER THEREOF; THENCE S00°21'26"E, ALONG THE WEST LINE OF SAID NE1/4, A DISTANCE OF 1326.02 FEET; THENCE S89°29'21"E, A DISTANCE OF 338.13 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S89°29'21"E, A DISTANCE OF 129.00 FEET; THENCE S00°22'34"E, A DISTANCE OF 166.43 FEET; THENCE N80°59'00"W, A DISTANCE OF 71.21 FEET; THENCE N89°29'21"W, A DISTANCE OF 58.73 FEET; THENCE N00°22'34"W, A DISTANCE OF 155.89 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS OF RECORD.

SITE PLAN

APPROVED June 20, 2019 BY KL May



REV.	DESCRIPTION	DATE



GREENWOOD CEMETERY

6231 W 47TH ST S
WICHITA, KS 67215

CERTIFIED ENGINEERING DESIGN, P.A.
CIVIL ENGINEERING SERVICES

CED

1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH.(316)262-8808 FAX.(316)262-1669

PROJECT NO.: 20182596
ISSUE DATE: 05/20/2019
CONTACT: L. MILLS
CHECKED BY: L. MILLS

SITE PLAN

1 OF 1

OWNER:
GREENWOOD CEMETERY
6231 W 47TH ST S
WICHITA KS, 67215

SITE PLAN NOTES:

1. THE ROADS WITHIN GREENWOOD CEMETERY ARE INTENDED FOR TWO-WAY TRAVEL AND VARY IN WIDTHS.
2. DURING BURIAL CEREMONIES, ATTENDANTS PARK ON THE EDGE OF THE ROAD AND TRAVEL IS LIMITED TO ONE-WAY FOR DURATION OF CEREMONY.