

DR 77-13 - Possible Amendment to
the Zoning Ordinance - Re: Im-
provements permitted in easements

ACTION

DATE

COMMITTEE _____

M.A.P.C. _____

B.C.C./B. CO. C. _____

DR-77-13 • 4-14-77

Bruggeman called J.H.G.
& said rather than a
memo, he wished to
express he and Wilton's
agreement on proposed
amendment.

3-29-77

POSSIBLE AMENDMENT TO THE
ZONING ORDINANCE RELATED TO IMPROVEMENTS
PERMITTED IN UTILITY EASEMENTS

28.04.160-I- EASEMENTS

No building, structure, accessory structure, sign, fence, nor any addition thereto, shall be erected or constructed over, or under, any public sewer or public utility lines, nor upon any platted or recorded easement, unless permission is granted, in writing, by the city or the public utility whose lines are involved. Exceptions: (1) Wood, metal or wire fences when erected without retaining walls, continuous foundations and footings, and can be removed by sections; (2) Ground or pole signs not exceeding 50 square feet gross surface area nor exceeding a height of twenty feet; and (3) Walks, driveways, parking and loading area improvements providing the horizontal surface shall not exceed a slope of one in 10.

April 4, 1977

Robert B. Feldner, Superintendent
Central Inspection
Jack H. Galbraith, Chief Planner

Revision of Zoning Ordinance - Section 28.04.160 I

Attached hereto is a copy of a possible amendment to the zoning ordinance related to the protection of easements. As you will note, this amendment would permit certain types of fences, signs of limited size, and also the use of the easements for ingress and egress to the property and other minor incidental improvements with some limitations.

Prior to submitting any proposed change to the MAPC, we would like your comments of the amendment, along with those of Wilton and Bruggeman, particularly as it pertains to the slope permitted.

Jack H. Galbraith
Chief Planner

JHG:GEL:rne
Attachment

cc: Robert A. Lakin, Director of Planning
Ray Bruggeman, Director of Public Works
George Wilton, Superintendent, Public Works- Maintenance

WICHITA-SEDGWICK COUNTY

DATE 3/17/77

METROPOLITAN AREA PLANNING DEPARTMENT

TO Jack Galbraith, Chief Planner
FROM Robert A. Lakin, Director of Planning
SUBJECT Revision of Zoning Ordinance Section 28.04.1601

Please review the attached request from Feldner. Although I can see that Wilton will be able to keep stone pillars at the end of fencing segments from being built, I would assume that almost anything with one structural member giving the other strength and support (if I remember the definition of a building) would be prohibited. Thus all fencing, screening requirements, and everything else will be prohibited from being located in a rear lot or side lot easement area without special approval and permission of the Department of Public Works. I suspicion that Public Works will interpret this rather rigorously and thus defeat several of the other intended sections of the Zoning Ordinance.

If you have any feeling of agreement with that analysis, I would request that you convene a meeting with Feldner, Bruggeman and Wilton to discuss the problem and see if there are other ways of handling it or as to the depth of the problem involved in what Wilton's real concern is.


Robert A. Lakin, Director of Planning

Attachment
Memo Feldner to RAL 3-14-77

RAL:ew

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE March 14, 1977



TO Robert Lakin, Director of Planning

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT Revisions of Zoning Ordinance
in Easements



Attached is a memo from G. H. Wilton, Superintendent of Public Works Maintenance, requesting revision to Section 28.04.160, Section I, of the Zoning Ordinance.

After review, Central Inspection Division concurs with the revision, and hereby respectfully requests that steps to implement this amendment be initiated.

Robert B. Feldner

Robert B. Feldner
Superintendent of Central Inspection

REF: idh

Approved:

R. W. Bruggeman

R. W. Bruggeman
Director of Public Works

