



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

March 26, 2025

Clint and Stacy DeVore
2377 SE 170th Ave.
Cheney, KS 67025

Jeff and Kathy Grace
4400 S. 391st Street West
Cheney, KS 67025

RE: CON2024-00270 – Conditional Use request in the County to allow an Airstrip on property zoned RR Rural Residential District for small private aircrafts, generally located on the southeast corner of West 39th Street South and South 391st Street West. (Cheney Influence Area)

Dear applicant,

At its regular meeting on **March 26, 2025**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BoCC was to **APPROVE** of the request, subject to the following conditions:

1. The Conditional Use permits a grass Airstrip and the Airstrip shall be used by private aircraft only. The aircraft hangars or associated buildings shall be used only for the storage, servicing and maintenance of non-commercial aircraft or the equipment necessary to maintain the Airstrip.
2. Lighting of the airstrip shall only be allowed when the airstrip is in active use for arrival and departure of aircraft.
3. The site shall be developed and maintained in general conformance with the approved site plan and in conformance with all applicable regulations, including but not limited to: zoning, building, fire and utility regulations or codes.
4. The Airstrip operation shall comply with Federal Aviation Administration requirements.
5. 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 VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: Stephanie Wise, Board of County Commissioners District 3
MABCD



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

December 30, 2024

Clint and Stacy DeVore
2377 SE 170th Ave.
Cheney, KS 67025

Jeff and Kathy Grace
4400 S. 391st Street West
Cheney, KS 67025

RE: CON2024-00270 – Conditional Use request in the County to allow an Airstrip on property zoned RR Rural Residential District for small private aircrafts, generally located on the southeast corner of West 39th Street South and South 391st Street West. (Cheney Influence Area)

Dear Property Owner,

This letter is to inform you that the following meetings have been rescheduled for the above-captioned case.

- Thursday, January 2, 2025—City of Cheney Planning Commission. Now scheduled for **Monday, January 27, 2025**. The meeting begins at 6:00 p.m. but this case will not be heard until closer to 7:00 p.m. This meeting is located at Cheney City Hall, 131 N. Main, Cheney, KS 67025. Additional information regarding the meeting may be obtained by calling City Administrator Danielle Young at (316) 542-3622 or dyoung@cheneyks.org.
- Monday, January 6, 2025—County District 3 Advisory Board. Now scheduled for **Monday, February 3, 2025**. This meeting begins at 7:00 p.m. This meeting is located at Goddard District Conference Center, 315 S. Main, Goddard, KS 67052. Additional information regarding the CAB meeting may be obtained by calling Sedgwick County Public Information Officer Nicole Gibbs at (316) 660 9370 or Nicole.Gibbs@sedgwick.gov.
- Thursday, January 9, 2025—Metropolitan Area Planning Commission. Now scheduled for **Thursday, February 13, 2025**. This meeting begins at 1:30 p.m. This meeting is located at the Metropolitan Area Planning Department, 271 W. 3rd Street North, 2nd Floor, Wichita, KS 67202.

If you have any questions concerning this matter, please contact our office at 316-268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans

Division Manager

cc: **David Dennis, BoCC District 3**

Nicole Gibbs, CRS District 3

Garber Surveying, Dan Garber, 2908 N Plum St., Hutchinson, KS 67502

Garber Surveying, Bill Fox, 544 W. Douglas Ave., Wichita, KS 67203



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

February 14, 2025

Clint and Stacy DeVore
2377 SE 170th Ave.
Cheney, KS 67025

Jeff and Kathy Grace
4400 S. 391st Street West
Cheney, KS 67025

RE: CON2024-00270 – Conditional Use request in the County to allow an Airstrip on property zoned RR Rural Residential District for small private aircrafts, generally located on the southeast corner of West 39th Street South and South 391st Street West. (Cheney Influence Area)

Dear applicant,

At its regular meeting on **February 13, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request, subject to the following conditions:

1. The Conditional Use permits a grass Airstrip and the Airstrip shall be used by private aircraft only. The aircraft hangars or associated buildings shall be used only for the storage, servicing and maintenance of non-commercial aircraft or the equipment necessary to maintain the Airstrip.
2. Lighting of the airstrip is prohibited.
3. The site shall be developed and maintained in general conformance with the approved site plan and in conformance with all applicable regulations, including but not limited to: zoning, building, fire and utility regulations or codes.
4. The Airstrip operation shall comply with Federal Aviation Administration requirements.
5. 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 VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **February 27, 2025**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1,000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **February 27, 2025**, at 5:00 p.m.

Because the above recommendation is not consistent with the recommendation of the City of Cheney's Planning Commission due do an added condition of approval, Section V-D.6 of the Unified Zoning Code requires this case to have final consideration by the Board of County Commissioners. The BOCC would

consider this case on **Wednesday, March 19, 2025**, beginning at 9:00 a.m. Meetings take place at 100 North Broadway, Lower Atrium, Wichita, KS 67202.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", written over a circular stamp or seal.

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: Stephanie Wise, Board of County Commissioners District 3
MABCD

WHEREAS, Clint and Stacy DeVore and Jeffery and Kathy Grace ("Applicants"), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as "Unified Zoning Code"), request a Conditional Use for a private Airstrip, on property zoned RR Rural Residential District located on the south side of West 39th Street South and South 391st Street West, and legally described as:

The West Half of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part of the West Half of said Northwest Quarter described as: Commencing at the Southeast corner of the West Half of said Northwest Quarter; thence N 00°07'08" E along the east line of the West Half of said Northwest Quarter; 466.76 feet for a place of beginning; thence N 00°07'08" E, 935.05 feet; thence N 88°31'15" W, parallel with the south line of the West Half of said Northwest Quarter, 12.00 feet; thence S 00°07'08" W, 935.05 feet; thence S 88°31'15" E, 12.00 feet to the place of beginning; and EXCEPT A portion of the Northwest Quarter more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

AND

A portion of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

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 February 13, 2025, consider said application; and

WHEREAS, the Board of County Commissioners 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 Board of County Commissioners that:

SECTION I. After having received a recommendation of the Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow a Conditional Use for a private Airstrip, on property zoned RR Rural Residential District located on the south side of West 39th Street South and South 391st Street West), and legally described as:

The West Half of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part of the West Half of said Northwest Quarter described as: Commencing at the Southeast corner of the West Half of said Northwest Quarter; thence N 00°07'08" E along the east line of the West Half of said Northwest Quarter, 466.76 feet for a place of beginning; thence N 00°07'08" E, 935.05 feet; thence N 88°31'15" W, parallel with the south line of the West Half of said Northwest Quarter, 12.00 feet; thence S 00°07'08" W, 935.05 feet; thence S 88°31'15" E, 12.00 feet to the place of beginning; and EXCEPT A portion of the Northwest Quarter more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

AND

A portion of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

Approval of the application is subject to the following conditions:

1. The Conditional Use permits a grass Airstrip and the Airstrip shall be used by private aircraft only. The aircraft hangars or associated buildings shall be used only for the storage, servicing and maintenance of non-commercial aircraft or the equipment necessary to maintain the Airstrip.
2. Lighting of the airstrip is limited to those times when the airstrip is in active use for the arrival and departure of airplanes.
3. The site shall be developed and maintained in general conformance with the approved site plan and in conformance with all applicable regulations, including but not limited to: zoning, building, fire and utility regulations or codes.
4. The Airstrip operation shall comply with Federal Aviation Administration requirements.

5. 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 VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall be effective upon publication in the official county newspaper.

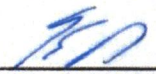
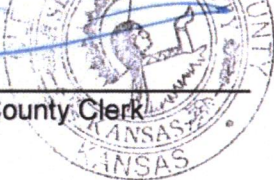
Commissioners present and voting were:


PETER F. MEITZNER	<u>aye</u>
JEFF BLUBAUGH	<u>aye</u>
STEPHANIE WISE	<u>aye</u>
RYAN K. BATY	<u>aye</u>
JAMES M. HOWELL	<u>aye</u>

Dated this 26 day of March, 2025.

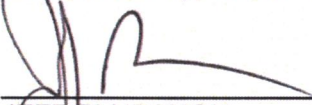
BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

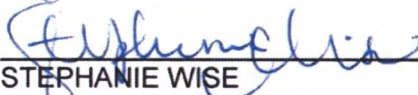
ATTEST:

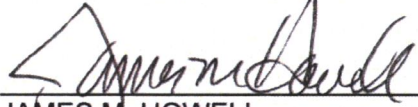


 KELLY B. ARNOLD, County Clerk


 RYAN K. BATY, Chairman
 Commissioner, Fourth District

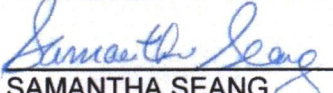

 PETER F. MEITZNER, Chair-Pro Tem
 Commissioner, First District


 JEFF BLUBAUGH
 Commissioner, Second District


 STEPHANIE WISE
 Commissioner, Third District


 JAMES M. HOWELL
 Commissioner, Fifth District

APPROVED AS TO FORM:


 SAMANTHA SEANG
 Assistant County Counselor

3/26/25

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Sedgwick Co. public notice

(Published in The Ark Valley News
on Dec. 19, 2024.)

MAPC January 9, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, January 9, 2025, no earlier than 1:30 p.m.**, the Wichita Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **If you have any questions regarding the meeting or items on this notice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268 4421.**

CON2024-00269: Conditional Use request in the County to allow for an Accessory Apartment on property zoned RR Rural Residential; located on the west side of North Broadway, and one-quarter mile north of East 69th Street North a (7205 North Broadway Avenue).

CON2024-00270: Conditional Use request in the County to allow an Airstrip on property zoned RR Rural Residential District for small private aircrafts, generally located on the southeast corner of West 39th Street South and South 391st Street West. (Cheney Influence Area)

CON2024-00271: Conditional Use request in the County to permit an Oil and Gas Drilling on property zoned SF-20 Single-Family Residential and RR Rural Residential; located on the southwest corner of South Broadway Avenue and East 59th Street South (6025 South Broadway Avenue).

CUP2024-00047: Amendment Request in the County to CUP DP-359 to add a 1.7-acre parcel of land to the CUP and increase both allowed height and maximum building coverage on Parcel 1, generally located on the northeast corner of East 29th Street North and North Greenwich Road.

ZON2024-00059: Zone Change request in the County from SF-20 Single-family Residential to GC General Commercial, generally located on the northeast corner of West 53rd Street North and Gow Avenue (3416 West 53rd Street North).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there

be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) **Attend In-Person** at the **Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email Planning@wichita.gov
Mailing Address **Wichita-Sedgwick County Metropolitan Area Planning Department**
Attn: Scott Wadle
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on December 19, 2024

Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 19th day of December, 2024, with subsequent publications being made on the following dates:

_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

Chris Strunk

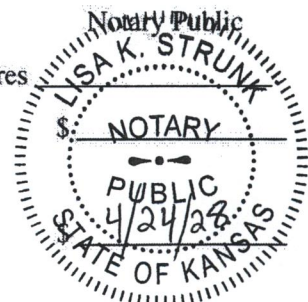
Subscribed and sworn to before me this 19th day of December, 2024.

Lisa K. Strunk

My commission expires

Additional copies

Printer's fee



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The news voice for Valley Center and north Sedgwick County

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- Church
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- Classified
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Sedgwick Co. public notice

Last Updated: April 09, 2025

(Published in The Ark Valley News on April 10, 2025.)

RESOLUTION NO. _____102-2025_____

WHEREAS, Clint and Stacy DeVore and Jeffery and Kathy Grace ("Applicants"), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as "Unified Zoning Code"), request a Conditional Use for a private Airstrip, on property zoned RR Rural Residential District located on the south side of West 39th Street South and South 391st Street West, and legally described as:

The West Half of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part of the West Half of said Northwest Quarter described as: Commencing at the Southeast corner of the West Half of said Northwest Quarter; thence N 00°07'08" E along the east line of the West Half of said Northwest Quarter, 466.76 feet for a place of beginning; thence N 00°07'08" E, 935.05 feet; thence N 88°31'15" W, parallel with the south line of the West Half of said Northwest Quarter, 12.00 feet; thence S 00°07'08" W, 935.05 feet; thence S 88°31'15" E, 12.00 feet to the place of beginning; and EXCEPT A portion of the Northwest Quarter more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

AND

A portion of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

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 February 13, 2025, consider



Greg Dane
Agent/owner
Focused on Medicare Solutions
Veteran Specialist
Wichita-based company
Serving KS, VA, TN, FL, AZ

TheDaneAgency@gmail.com
615-374-5977

said application; and

WHEREAS, the Board of County Commissioners 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 Board of County Commissioners that:

SECTION I. After having received a recommendation of the Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow a Conditional Use for a private Airstrip, on property zoned RR Rural Residential District located on the south side of West 39th Street South and South 391st Street West), and legally described as:

The West Half of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part of the West Half of said Northwest Quarter described as: Commencing at the Southeast corner of the West Half of said Northwest Quarter; thence N 00°07'08" E along the east line of the West Half of said Northwest Quarter, 466.76 feet for a place of beginning; thence N 00°07'08" E, 935.05 feet; thence N 88°31'15" W, parallel with the south line of the West Half of said Northwest Quarter, 12.00 feet; thence S 00°07'08" W, 935.05 feet; thence S 88°31'15" E, 12.00 feet to the place of beginning; and EXCEPT A portion of the Northwest Quarter more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

AND

A portion of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 17; thence with a bearing of S 89°45'19" E along the South line of said Northwest Quarter, 660.29 feet for the point of beginning; thence N 01°06'53" W parallel with the East line of the West half of said Northwest Quarter, 680.00 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 668.00 feet to a point 12.00 feet West of the East line of the West half of said Northwest Quarter; thence S 01°06'53" E parallel with the East line of the West half of said Northwest Quarter, 213.24 feet; thence S 89°45'19" E parallel with the South line of said Northwest Quarter, 12.00 feet to the East line of the West half of said Northwest Quarter; thence S 01°06'53" E along the East line of the West half of said Northwest Quarter, 466.76 feet to the Southeast corner of the West half of said Northwest Quarter; thence N 89°45'19" W along the South line of said Northwest Quarter, 680.00 to the point of beginning.

Approval of the application is subject to the following conditions:

1. The Conditional Use permits a grass Airstrip and the Airstrip shall be used by private aircraft only. The aircraft hangars or associated buildings shall be used only for the storage, servicing and maintenance of non-commercial aircraft or the equipment necessary to maintain the Airstrip.
2. Lighting of the airstrip is limited to those times when the airstrip is in active use for the arrival and departure of airplanes.
3. The site shall be developed and maintained in general conformance with the approved site plan and in conformance with all applicable regulations,



STAFF REPORT
MAPC: 2/13/2025
Cheney Planning Commission: 1/27/2025
CAB 3: 2/3/2025

CASE NUMBER: CON2024-00270 (County)

APPLICANT/AGENT: Clint and Stacy DeVore; Jeffery and Kathy Grace (Applicants) / Garber Surveying (Agent)

REQUEST: Conditional Use to permit private Airstrip

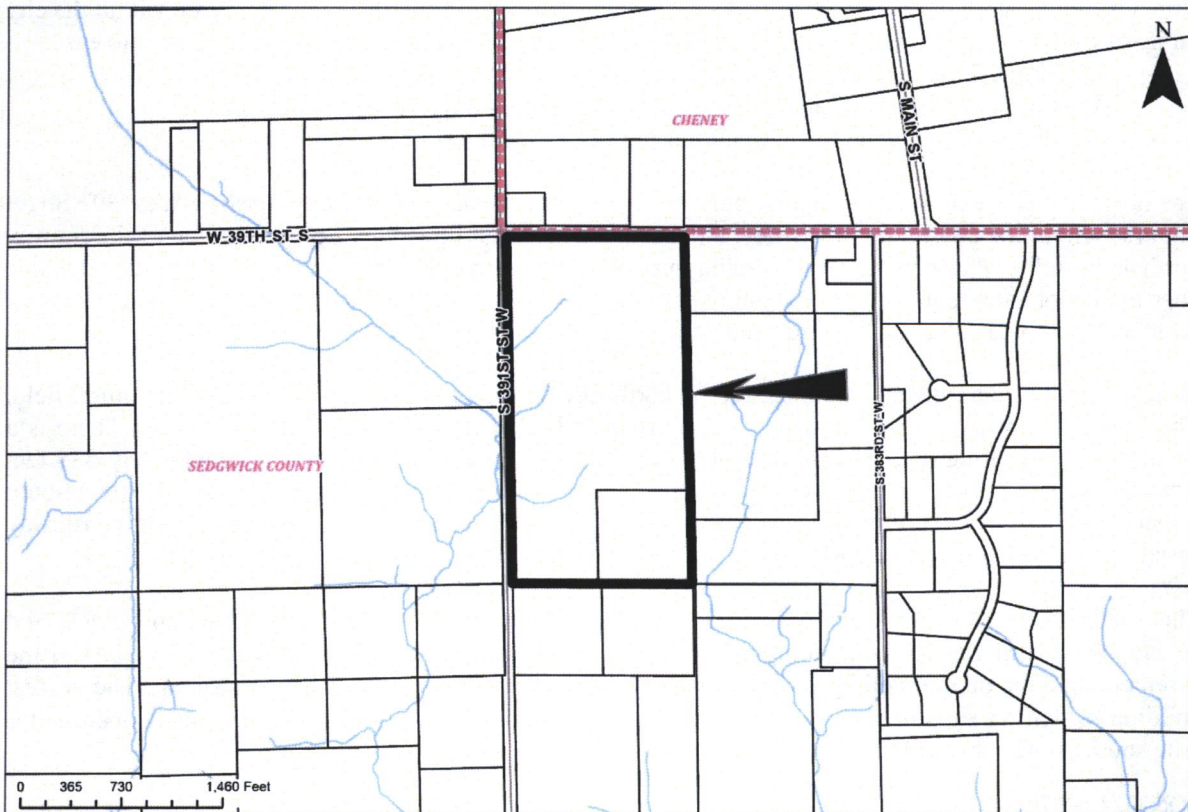
CURRENT ZONING: RR Rural Residential District

SITE SIZE: 79.2 acres

LOCATION: On the south side of West 39th Street South and approximately 750 east of South 391st Street West.

PROPOSED USE: Private Airstrip

RECOMMENDATION: Denial



BACKGROUND: The applicants are requesting a Conditional Use to permit a private Airstrip in the center of a 79.2-acre large lot residential subdivision on property zoned RR Rural Residential District (RR). The subject site is located on the south side of West 39th Street South and on the east side of South 391st Street West. It is in unincorporated Sedgwick County, but within the City of Cheney's Urban Area of Influence. The majority of the site (68.65 acres owned by one applicant) is currently utilized as agricultural land. The parcel owned by the other applicant (10.55 acres) is developed with a single-family dwelling, and in 2024, a Conditional Use was approved to permit an Accessory Apartment.

The Wichita-Sedgwick County Unified Zoning Code ("UZC") defines an "Airport or Airstrip" as "*any landing area, runway or other facility designed, used, or intended to be used either publicly or by any person or persons for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces. The term airport or airstrip does not include heliport.*" The UZC permits Airstrips in the RR District with no specified Supplementary Use Regulations.

On November 7, 2024, the Metropolitan Area Planning Commission approved SUB2024-00047, the South Fork Airpark Addition (see attached site plan) which intends to subdivide the subject site into a total of nine lots ranging in size from approximately seven acres to approximately 10 acres. On the interior-most property line of all lots is platted a 130-foot-wide runway easement with the centerline along the common property line. The runway easement runs predominantly north/south (with a slight angle to the northeast/southwest) the entire length of the subject site. If the Conditional Use is approved, the applicant intends to develop a grass Airstrip for the private use of the residents within the South Fork Airpark Addition.

Surrounding Context and Possible Conflicts with Existing and Future Land Use

Properties on the east, south and west of the subject site are zoned RR and developed with a mixture of large lot single-family dwellings or utilized as agricultural fields. Properties to the north are within the city limits of Cheney and have the following zoning classifications and development patterns, west to east:

- R-4 Single-Family Residential District—developed with a single-family dwelling;
- AG Agricultural District and C-2 Planned Commercial—agricultural field; and
- C-2 Planned Commercial—agricultural field and a cemetery.

The north end of the proposed Airstrip abuts West 39th Street South. All property north of West 39th Street South is within the city limits of Cheney. Attached is a map that illustrates a projected line of the runway north and south of the subdivision illustrating proposed approach and departure areas for aircraft. This line does not denote any requirements for future easements on neighboring properties. It is illustrative only of possible flight paths of aircraft approaching and departing the proposed Airstrip.

Directly north of the runway easement, on the north side of West 39th Street South is an agricultural field. The center line of the runway easement is approximately 750 feet east of South 391st Street. There is a single-family dwelling on the north side of West 39th Street South that would be approximately 535 feet away from the west edge of the runway easement. Other property on the north side of West 39th Street South is a cemetery (east of the runway easement). The nearest building in line with the north end of the runway easement is approximately one-half mile away in the urban core of the City of Cheney.

The south end of the proposed Airstrip abuts two, approximately 10-acre properties zoned RR and developed with single-family dwellings. One dwelling is approximately 285 feet west of the edge of the easement, and the other dwelling is approximately 435 feet east of the edge of the easement. The nearest building (which is a single-family dwelling) near the flight path of the Airstrip is approximately one-quarter mile south of the subject site.

Planning staff consulted staff responsible for development and operation of the City of Wichita airports to understand possible future implications for land use north and south of the proposed Airstrip. They stated that a private-use Airstrip is subject to review and approval of the Federal Aviation Administration (FAA) under 14 CFR Part 157. This regulation states the following:

Federal Regulation 14 CFR Part 157 establishes standards and notification requirements for anyone proposing to construct, alter, or deactivate a civil or joint-use (civil/military) airport. This regulation also addresses proposals that alter the status or use of such an airport.

This notification serves as the FAA basis for evaluating the effects of the proposed action on the safe and efficient use of airspace by aircraft and the safety of persons and property on the ground. These effects include but are not limited to evaluating:

- *The effects the proposed action would have on existing or proposed traffic patterns of neighboring airports,*
- *The effect the proposed action would have on the existing airspace structure and projected programs of the FAA*
- *The effects that existing or proposed objects (on file with the FAA) within the affected area would have on the airport proposal*

Notification allows the FAA to identify potential aeronautical hazards in advance, thus preventing or minimizing the adverse impacts to the safe and efficient use of navigable airspace.

In general, the purpose of filing notice with the FAA allows them to evaluate possible impact on the use of airspace in the area in addition to evaluating the safety of persons and property on the ground near the proposed Airstrip. The applicant indicated that they have submitted the required FAA Form 7480-1 (Notice for Construction, Alteration, and Deactivation of Airports).

That applicant has received approval from the FAA for this Airstrip. The attached documents indicate that the FAA is not providing airspace protection for the Airstrip. This means that there are no required restrictions to development standards near the runway. In other words, properties can develop to the highest potential regarding density and height based on their zoning districts. The FAA documents indicate that the Airstrip is a visual airstrip only, which means they are restricted to daylight hours and weather conditions that do not require the use of instruments only for take-off and landing. Even though it received FAA approval and there will be no required restrictions on development, future development could be altered or hindered based on perceived possible negative impacts from being near an Airstrip and the possibility of being in a crash hazard area.

Planning staff reviewed public records and determined that there are 19 private Airstrips in Sedgwick County. A cursory review of the location of these Airstrips identified that many were established in rural areas of Sedgwick County not near higher density development. There are a few located near higher density development, but records show that they were established in the County prior to county-wide zoning. Thus, the development near the Airstrip occurred after it was established.

In one particular instance, a private Airstrip (now in the city limits of Valley Center) was established in the County before county-wide zoning. In 2000 and 2001, two subdivisions were platted directly south of the Airstrip with the common boundary along the extended center line. Along the common property line between the two subdivisions, there is a combined 200-foot-wide by one-half mile long easement preventing structures from being built directly in line with the Airstrip. Staff consulted the City of Valley Center, and it appears that the easement was voluntary. It is unknown of any established vertical restrictions placed on development near this Airstrip or any other private Airstrip in the County.

Developments near the Wichita airports have restricted height limits that gradually get higher as distance from the end of the runway increases. Though the proposed Airstrip is for private use and will not experience air traffic like the municipal commercial airports, it is unknown what the overall impact on nearby properties could be if an Airstrip is permitted. However, it is reasonable to expect that possible negative impacts on development could happen in the form of height restrictions or easements preventing the construction of buildings (even if said easements are voluntary). The City of Cheney provided comment that they are particularly concerned with these possible development restrictions for the undeveloped land that is within their city limits directly north of the Airstrip. The City of Cheney's future land use map identifies that area for possible future commercial development.

CASE HISTORY: In 2024, the subject site was platted as the South Fork Airpark Addition. Also in 2024, the parcel in the southeast corner of the subject site was approved for an Accessory Apartment.

ADJACENT ZONING AND LAND USE:

North: R-4, AG, & C-2	Single-family dwelling, agricultural field, and cemetery
South: RR;	Large lot single-family dwellings
East: RR	Large lot single-family dwellings
West: RR	Agriculture

PUBLIC SERVICES: On-site water and sewer systems will be utilized. Lots within the subdivision will have access to West 39th Street South and South 391st Street West. West 39th Street South is a paved, two-lane arterial within the City Limits of Cheney. South 391st Street West is a gravel, two-way County section line road with open ditches.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in partial conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Small City Urban Growth Area", which the *Plan* defines as: "*Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services, and environmental factors.*"

With the subject site being in the Cheney Urban Growth Area, staff reviewed the Cheney Comprehensive Plan to identify the proposed future land use of the subject site. The attached Cheney Future Land Use Map does not identify a future land use classification for the subject site. Under its current zoning classification in the County, an Airstrip may be permitted by Conditional Use approval, which means it may be considered an appropriate use depending on a review of the Golden Factors. The Cheney Future Land Use Map does identify that land in the city limits of Cheney immediately north of the subject site as appropriate for future commercial development. If approved, the location of the Airstrip could have possible negative impacts on nearby property. It is undetermined whether or not development restrictions will be required. However, the proximity of the Airstrip may introduce a potential hazard and could discourage development in the area.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request for the Airstrip be **DENIED**.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties on the east, south and west of the subject site are zoned RR and developed with a mixture of large lot single-family dwellings or

utilized as agricultural fields. Properties to the north are within the city limits of Cheney and have the following zoning classifications and development patterns, west to east:

- R-4 Single-Family Residential District—developed with a single-family dwelling;
- AG Agricultural District—agricultural field; and
- C-2 Planned Commercial—agricultural field and a cemetery.

The Cheney Future Land Use Map identifies the land immediately north of the subject site, in the city limits of Cheney, as designated for future commercial development. If approved, the location of the Airstrip could have possible negative impacts on nearby property. It is undetermined whether or not development restrictions will be required. However, the proximity of the Airstrip may introduce a potential hazard and could discourage development in the area.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned RR which permits a limited range of single-family residential uses, agriculture and a few other public uses. The property was recently platted for nine large residential lots. The plat denotes the proposed Airstrip as an easement, a portion of which is on each lot.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request could have detrimental impacts on nearby property. It is undetermined whether or not development restrictions will be required on land north or south of the proposed Airstrip. However, the proximity of the Airstrip may introduce a hazard and could discourage development in the area.
4. Length of time subject property has remained vacant as zoned: The majority of the subject site has historically been used for agricultural land. In 2023/2024, a parcel in the southeast corner of the subject site was developed with a single-family dwelling.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request could have detrimental impacts on the public health, safety, or welfare of the community by introducing a possible hazard. The proposed private Airstrip would be an amenity for a rural subdivision with nine lots, which would not likely produce a significant amount of air traffic. However, it is unknown if development restrictions would be required on nearby, undeveloped land specifically within the city limits of Cheney. The presence of the Airstrip and the potential for a crash hazard may discourage future development in the area. Denial of the application may result in a loss of economic opportunity and enjoyment of their property for the applicants.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested Conditional Use is in partial conformance with the *Community Investments Plan's* Future Land Use Map and the City of Cheney's Future Land Use Map as discussed in the staff report.
7. Impact of the proposed development on community facilities: Approval of the request will not noticeably impact community facilities.
8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff received comments from the City of Cheney expressing concerns regarding the location of the proposed Airstrip and possible impacts it may have on development of land within the city limits.

Should the MAPC decide to recommend approval, it is recommended that the MAPC adopt alternate findings supporting their recommendation. Staff recommends the request be subject to the following conditions:

1. The Conditional Use permits a grass Airstrip and the Airstrip shall be used by private aircraft only. The aircraft hangars or associated buildings shall be used only for the storage, servicing and maintenance of non-commercial aircraft or the equipment necessary to maintain the Airstrip.
2. The site shall be developed and maintained in general conformance with the approved site plan and in conformance with all applicable regulations, including but not limited to: zoning, building, fire and utility regulations or codes.
3. The Airstrip operation shall comply with Federal Aviation Administration requirements.
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 VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Attachments:

1. FAA Documents
2. Site Plan
3. Possible Land Use/Airstrip Conflict Map
4. Aerial Map
5. Zoning Map
6. Wichita-Sedgwick County Future Growth Map
7. Wichita-Sedgwick County Urban Influence Area Map
8. Cheney Land Use Map
9. Site Pictures

FAA Documents



Federal Aviation Administration

January 22, 2025

TO:
STACY DEVORE
 Attn: STACY DEVORE
 2377 SE 170 AVE
 CHENEY, KS 67025
 bolingerdevorefarms@gmail.com

CC:
JEFFERY GRACE
 4400 S 391ST ST W
 CHENEY, KS 67025
 jeffery.grace@gmail.com

**NOTICE OF AIRPORT AIRSPACE ANALYSIS DETERMINATION
 ESTABLISH PRIVATE USE AIRPORT
 CONDITIONAL NO OBJECTION**

The Federal Aviation Administration(FAA) has conducted an aeronautical study under the provisions of Title 14 of the Code of Federal Regulations, Part 157, concerning:

RE: (See attached Table 1 for referenced case(s))

Table 1 - Letter Referenced Case(s)

ASN	Prior ASN	Airport Name	Description	Location	Latitude (NAD83)	Longitude (NAD83)	Airport Elevation (feet)
2024-ACE-5739-NRA		SOUTH FORK AIRPARK	LAP ASN # 2024-CSA-413-LAP Proposal to establish private-owned/private-use landing area with 2,534' x 100' turf strip. No IFR procedures anticipated.	Cheney, KS	37-36-54.13N	97-47-14.76W	1378

We have completed an airspace analysis of the proposed private use airport. As studied, the location is approximately 1 nautical miles SSW of Cheney, KS.

No Objection as long as the Letter of Agreement with SN13 remains in place.

Virtual evaluation was conducted using traffic pattern A and B criteria, based on type and size of aircraft submitted. Flight Standards has no objection to this private VFR airstrip, with the following provisions:

- 1.The proponent should ensure that all local codes, state codes and ordinances, environmental codes, zoning requirements, and fire codes are complied with, to include any governing authority that may have jurisdiction.
- 2.The landing area is limited to private use, DAY/VFR, unless enough lighting is provided to ensure safe night operations.
- 3.A wind sock should be installed to aid in safe operations. If night operations are to be conducted, the wind sock should be illuminated.
- 4.Provide a well-drained turf surface capable of supporting the critical aircraft under wet conditions.

5. A clear and level area be designated, and the proponent maintain a clear approach/departure route to provide better operational flexibility in a variety of wind conditions. The approach/departure routes should be reexamined on an annual basis for any new obstacles and mitigated as necessary for safe operations.
6. Proposed thresholds should be located so as to provide a clear 20:1 approach slope for this visual runway.
7. Boundary markers should be installed to delineate the extent of the usable landing area.
8. Adequate RWY threshold distance is provided from the approach end of both runways to maintain a clear 20:1 surface area from the structures and roads on/surrounding property.
9. Trees/vegetation surrounding the runway, are relocated or reduced in height (topped) to remain outside the approach/departure 20:1 surface areas and monitored for growth that may penetrate these surfaces.
10. Proponent will ensure pilot users verify their aircraft performance is capable of operating at this location.

When the proposed development is ready for activation, use the following website address to proceed with publication.

<https://adip.faa.gov/agis/public/#/public>

Log into your ADIP account using the "Public Login" option. If needed, follow the forgot my password link to reset/create your password to gain access to ADIP. Once logged in, use the "My Projects" link to find your proposal. Use the "Additional Information" tab to review/update data and press the "Accept Case" link to submit it for publication by the FAA.

For a step by step guide, use the "Online Help" link found under "Quick Links" to access the Digital 7480-1 login steps or user guide.

In order to avoid placing any unfair restrictions on users of the navigable airspace, this determination is valid until 7/22/2026. Should the airport not be established and the "Accept Case" link not submitted by 7/22/2026, an extension of our determination should be requested in writing by 6/22/2026. Should you not elect to establish the airport, please notify the FAA in writing.

It is recommended that your airport be constructed to the standards identified in FAA Advisory Circular (AC) 150/5300-13, Airport Design (current version). Also, a clear approach slope, as identified in (AC) 150/5300-13 Table 3-2 Approach/Departure Standards, should be established at each runway end. If there are other obstructions that penetrate the approach surface, they should be removed or lowered. If the penetrating obstructions cannot be removed or lowered, we recommend that the thresholds be displaced and appropriately marked, so as to provide a clear approach slope surface to each runway end. Please note that roads are defined as obstructions by 14 CFR Part 77. Private roads are the greater of a 10 foot vertical obstruction or the highest mobile object that normally traverses the road. Public roads are considered a 15 foot obstruction, interstate highways are a 17 foot obstruction, railroads are 23 foot obstructions and waterways are the highest mobile object that traverses the waterway.

Be advised, in accordance with 14 CFR Part 157, any construction, alteration to or abandonment of the subject airport requires notice to the FAA for aeronautical review. Notice for these actions can be given using FAA Form 7480-1, "Notice for Construction, Alteration and Deactivation of Airports". Please refer to Form 7480-1 for triggering events that will require notice.

Provided that the aforementioned conditions are met, our aeronautical study has determined that your proposed private use airport will not adversely affect the safe and efficient use of the navigable airspace by aircraft.

This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground. In making the determination, the FAA has considered matters such as the effects the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and known natural objects within the affected area would have on the airport proposal.

The FAA cannot prevent the construction of structures near an airport. The airport environment can only be protected through such means as local zoning ordinances, acquisitions of property in fee title or aviation easements, letters of agreements, or other means. This determination in no way preempts or waives any ordinances, laws, or regulations of any government body or agency.

If you have any questions concerning this determination, please contact me at todd.hebert@faa.gov or at (817) 222-5614.

Sincerely,

Todd Hebert

Specialist

Signature Control No: 639710004-644939140

Attachment: Airport Master Record 5010 Form

U.S. DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION		AIRPORT MASTER RECORD		PRINT DATE: 01/22/2025 AFD EFF Form Approved OMB 2120-0015	
1 ASSOC CITY: Chaney		4 STATE: KS		LOC ID: FAA SITE NR:	
2 AIRPORT NAME: SOUTH FORK AIRPARK		6 REGION/ADO: ACE/		5 COUNTY: Sedgwick	
3 CBD TO AIRPORT (NM): 1 SSW				7 SECT AERO CHT: WICHITA	
GENERAL		SERVICES		BASED AIRCRAFT	
10 OWNERSHIP:	FR	70 FUEL:		90 SINGLE ENG:	1
11 OWNER:	STACY DEVORE			91 MULTI ENG:	1
12 ADDRESS:	2377 SE 170 AVE			92 JET:	0
	CHENEY KS 67025			TOTAL:	2
13 PHONE NR:	3162151356			93 HELICOPTERS:	1
14 MANAGER:	JEFFERY GRACE			94 GLIDERS:	1
15 ADDRESS:	4400 S 391ST ST W			95 MILITARY:	0
	CHENEY KS 67025			96 ULTRA-LIGHT:	0
16 PHONE NR:	3165181854				
17 ATTENDANCE SCHEDULE:					
MONTHS DAYS HOURS		FACILITIES			
18 AIRPORT USE:	Private	= 80 ARPT BCN:			
19 ARPT LAT:	37-56-54.1280N	= 81 ARPT LGT SKED:			
20 ARPT LONG:	97-47-14.7649W	= 82 UNICOM:	0.0		
21 ARPT ELEV:	1379.0	83 WIND INDICATOR:			
22 ACREAGE:	0	84 SEGMENTED CIRCLE:			
= 23 RIGHT TRAFFIC:	36	85 CONTROL TWR:	NO		
24 NON-COMM LANDING:		86 FSS:			
		87 FSS ON ARPT:	NO		
		88 FSS PHONE NR:			
		89 TOLL FREE NR:			
RUNWAY DATA					
= 30 RUNWAY IDENT:		18/36			
= 31 LENGTH:		2534			
= 32 WIDTH:		100			
= 33 SURF TYPE-COND:		TURF			
LIGHTING/ARCAIDS					
= 40 EDGE INTENSITY:		/			
= 42 RWY MARK TYPE-COND:		/			
OBSTRUCTION DATA					
50 FAR 77 CATEGORY:		/			
51 DISPLACED THR:		0 / 0			
52 CTLG OBSTN:		/			
53 OBSTN MARKED LGTD:		/			
54 HGT ABOVE RWY END:		/			
55 DIST FROM RWY END:		/			
(-) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY ->					
111 OWNER/MANAGER SIGNATURE		113 DATE:			

Hi Phillip,

Below is a copy of the correspondence (his answer above my question) I received from the FAA when I inquired about any potential building constraints on the City of Cheney with regard to the proximity of our proposed runway.

Again, this information is specifically reiterated in the last paragraph of the FAA's "Conditional No Objection" finding I forwarded you.

Respectfully,

Jeff Grace

----- Forwarded message -----

From: Wray, Luke W (FAA) <Luke.W.Wray@faa.gov>

Date: Mon, Dec 30, 2024 at 15:42

Subject: RE: Part 77-Safe, Efficient Use, and Preservation of the Navigable Airspace

To: Jeff Grace <jeffery.grace@gmail.com>

Howdy Jeff,

Pleasure speaking with you. Per our conversation and to answer the question below..... a private use airport with no special instrument approach procedures that is privately owned and operated **does not** receive Part 77 protections.....because it simply doesn't have Part 77 surfaces. Although a private airport might be depicted on a chart,

it is merely for awareness and/or emergency landing considerations. Another way to think about it is that only public airports that are open to all aviators have protected surfaces.

If you need any further elaboration on this.....please feel free to reply or call. Happy New Year!

Respectfully,

Luke W. Wray

Federal Aviation Administration

Obstruction Evaluation Group <<AJV-A520>>

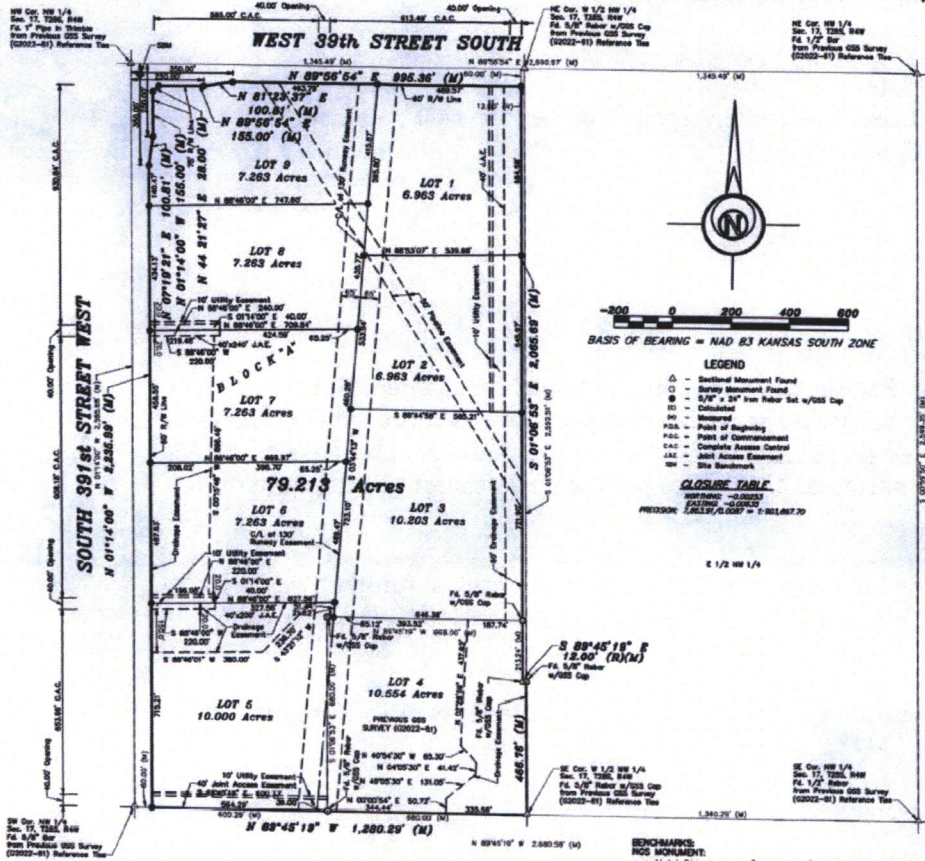
[10101 Hillwood Parkway](#)

[Fort Worth, TX 76177](#)

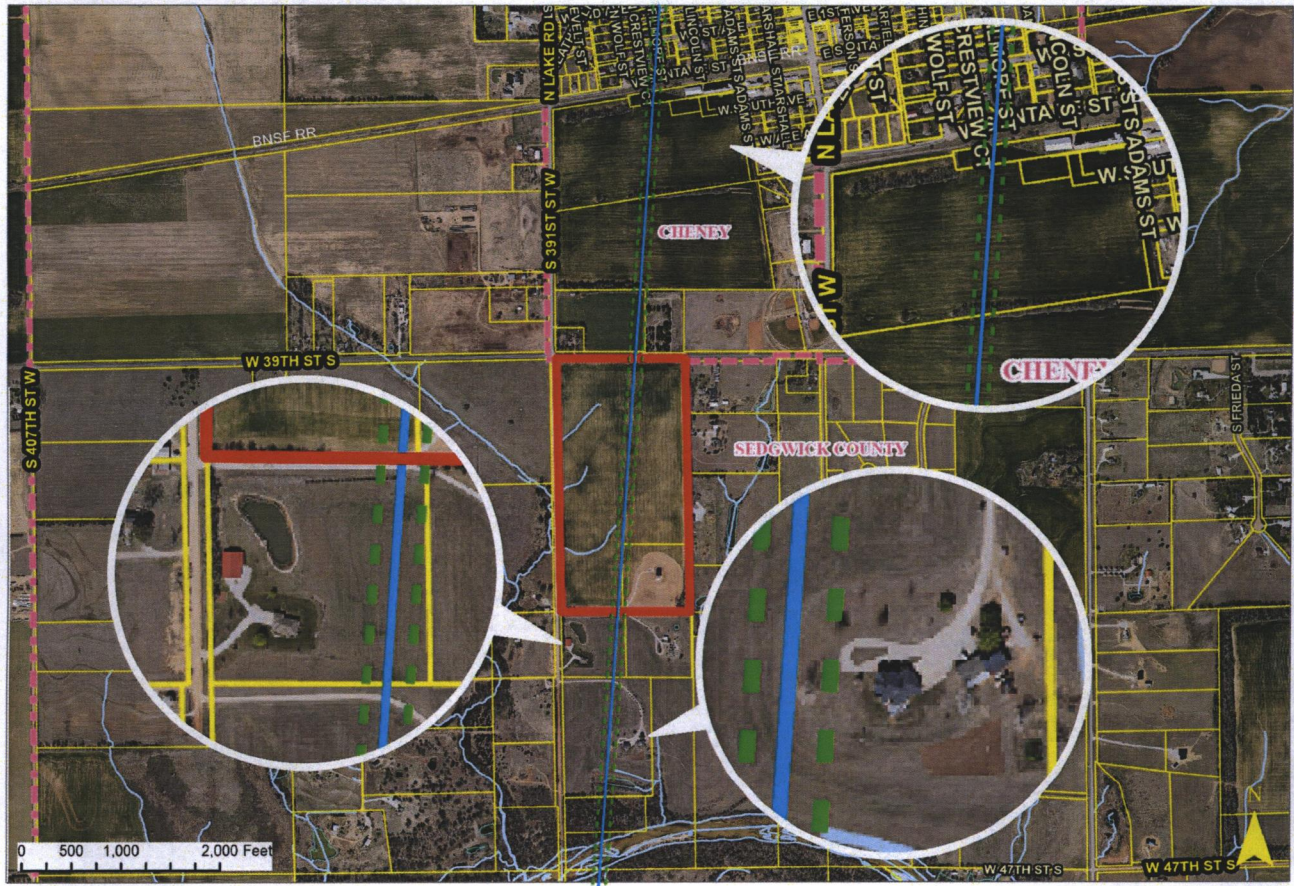
[Office #: 817-222-4559](#)

Site Plan

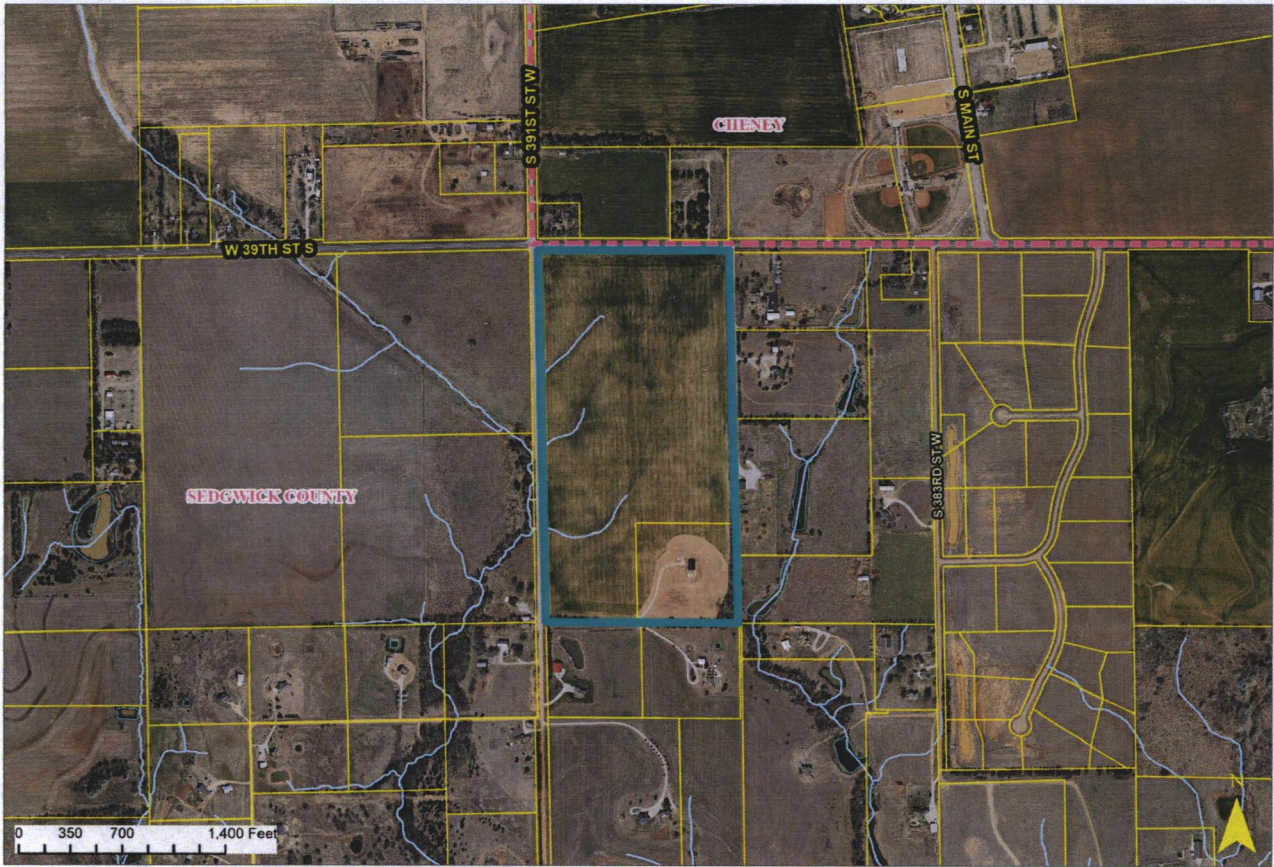
SECTION 20 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, K.



Land Use/Airstrip Possible Conflict Map

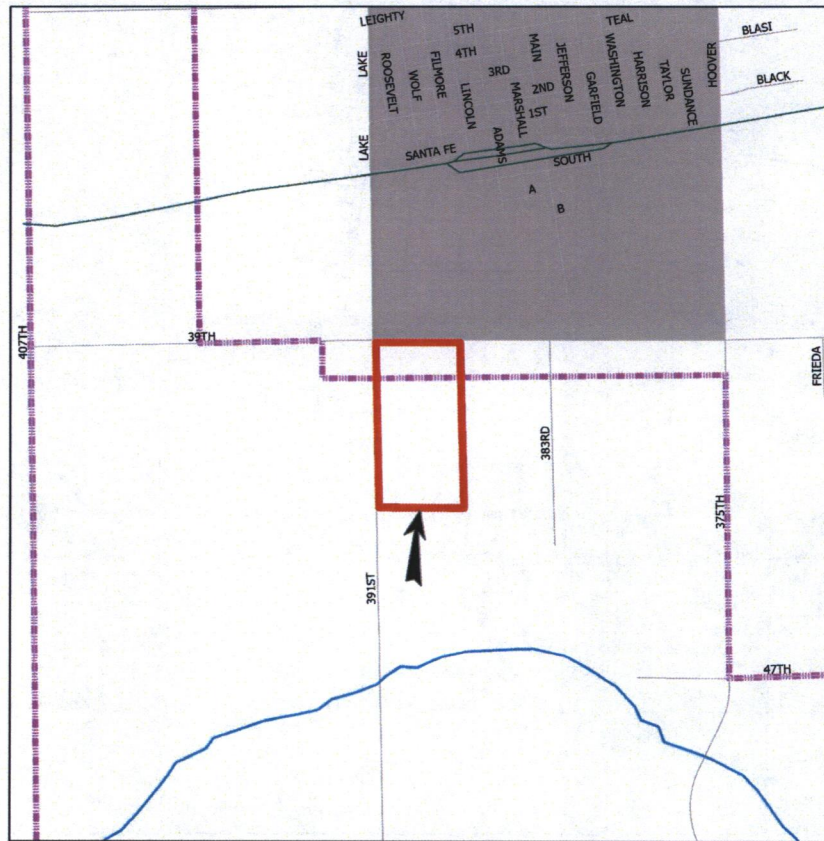


Aerial Map



Wichita-Sedgwick County Future Growth Map

- 2035 Wichita Future Growth Concept Map**
- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
 - Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood & Area Plans
 - Application Area











Wichita-Sedgwick County Urban Influence Area Map

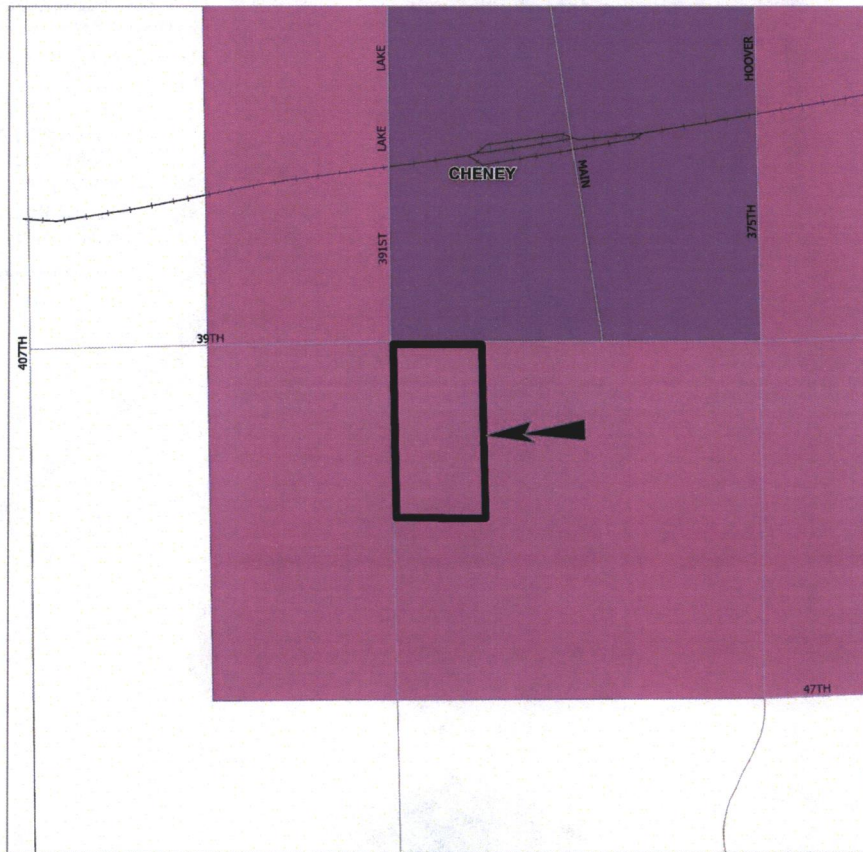
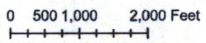
2035 Urban Influence Growth Areas Map

(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)

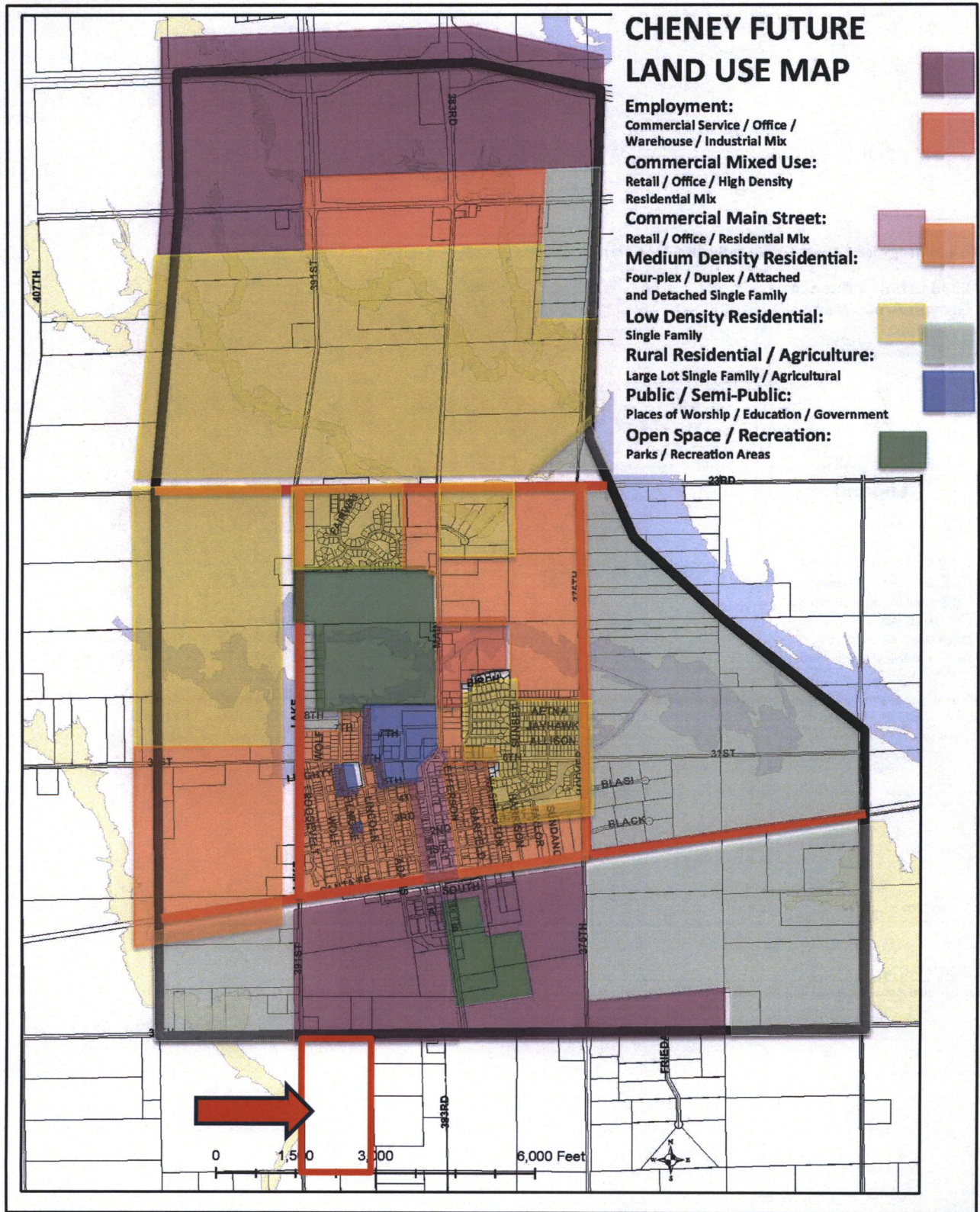


Legend

-  Application Area
-  Wichita Growth Area
-  Small City Urban Growth Area
-  Small City Urban Growth Area
-  Small City Urban Growth Area
-  Rural Area
-  Small City Limits
-  K-96 Special Use Corridor



City of Cheney Future Land Use Map



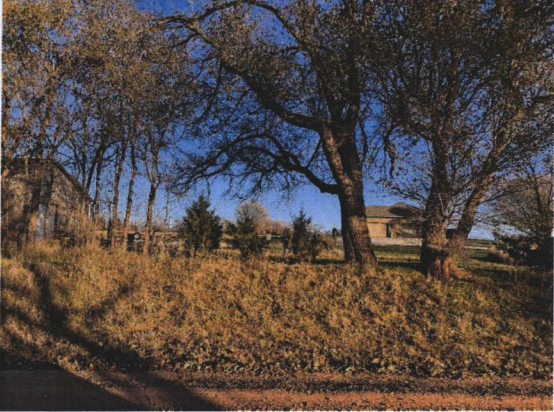
Looking east toward north end of site



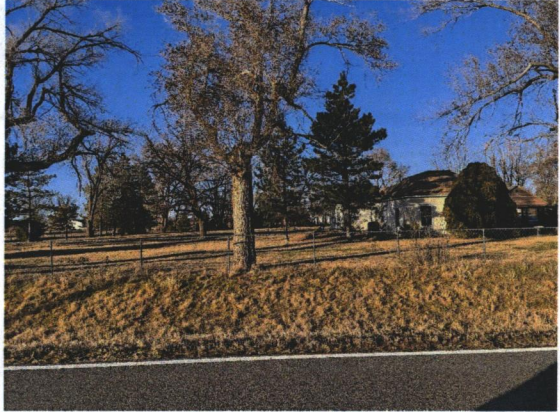
Looking west away from site



Looking east at property south of site



Looking north away from west side of site



Looking north away from middle of site



Looking north from east side of site

