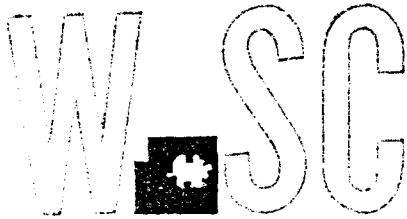


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

August 26, 1996

Don Yoder
3010 W. Central
Wichita, KS 67203

RE: CU-339 Amendment #1 - Amendment to CU-339 to allow the expansion of a private airport on 13.4 acres zoned 'RR' Rural Residential, generally located south of Highway 54, west of 247th Street West.

Dear Dr. Yoder:

At its regular meeting on July 25, 1996, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to the conditions listed in the original conditional use case (CU-339).

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

Russ Ewy
Associate Planner

cc: Phil Meyer, Baughman Co.; 315 Ellis; Wichita, KS 67211
Sedgwick County Code Enforcement



AGENDA ITEM NO. 3

STAFF REPORT

Garden Plain P.C. July 24, 1996
MAPC July 25, 1996

CASE NUMBER: CU-339 Amendment #1

APPLICANT/AGENT: Don Yoder (applicant)

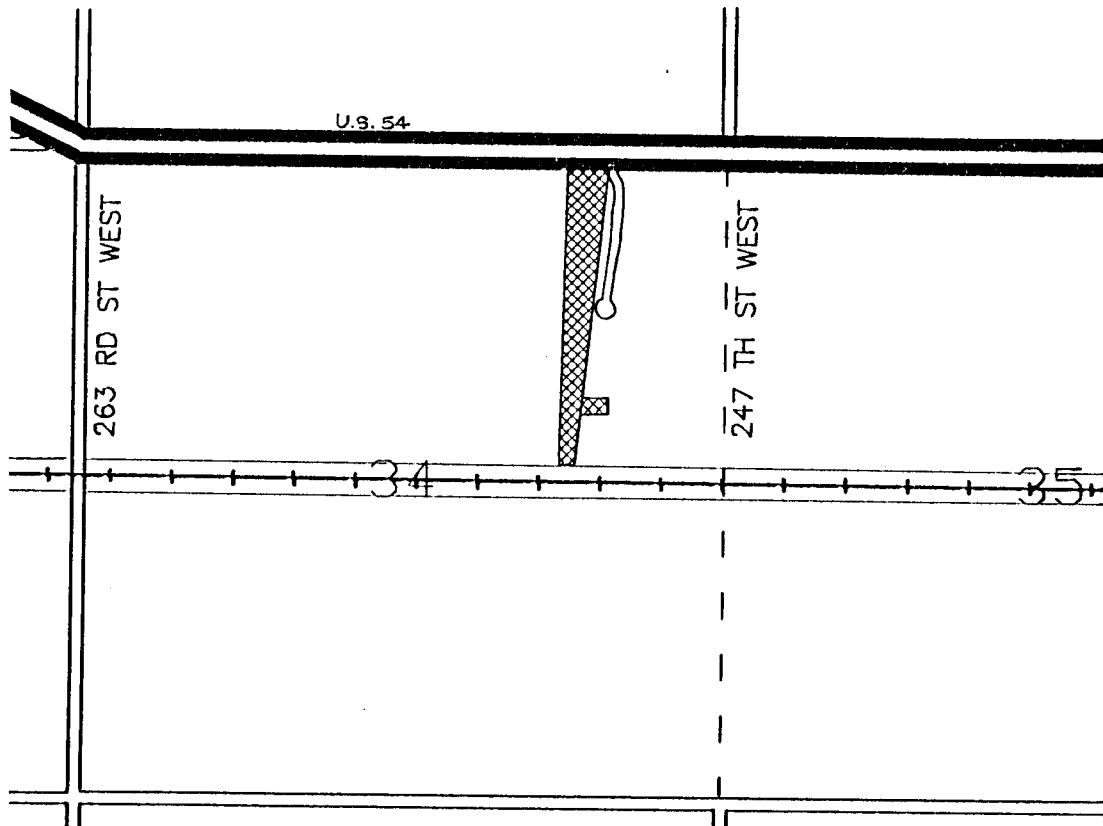
REQUEST: Amendment to CU-339 to allow the expansion of a private airport.

CURRENT ZONING: 'RR' Rural Residential

SITE SIZE: 13.4 acres

LOCATION: South side of Highway 54, west of 247th Street West

PROPOSED USE: Private airport with an airplane hangar.



BACKGROUND: The applicant requests an amendment to CU-339 to allow the expansion of a private airport on 13.4 acres zoned 'RR' Rural Residential, generally located on the south side of Highway 54, west of 247th Street West. The site has been platted with 7 lots (the airport occupies Lot 1 and a portion of Lot 7) that have not been developed, and is surrounded by undeveloped land zoned 'RR' Rural Residential used for agricultural purposes. There are three residences within 1/2 mile of the application area. The applicant is requesting a revision to the boundaries of an existing private airport in order to include a building located adjacent to the original application boundary to be used as an airplane hangar.

The applicant received approval of a Conditional Use Permit (CU-339) by the Board of County Commissioners December 19, 1990, for the establishment of a private airport. The subject property was platted and developed for this use, however, the applicant chose to plat less land for the airport than was referenced in the original resolution (#295-1990), and in May 20, 1992, the County Commission approved a revised resolution (#145-1992) establishing the current boundaries for the airport. The conditions of the approval included a provision for the development of 4 buildings (totaling 12,000 square feet) to be used for the "storage, servicing, and maintenance of non-commercial aircraft or the equipment necessary for the maintenance of the [airport]." However, the applicant built a metal shed, currently used as a hangar, outside of the boundaries established by Resolution #145-1992.

After being found in violation by the Department of Code Enforcement, the applicant was advised by Code Enforcement and Planning Staff to either build another hangar within the original application area, or amend the boundaries of CU-339 to include the existing building.

CASE HISTORY: The applicant received approval of a Conditional Use Permit (CU-339) by the Board of County Commissioners December 19, 1990, for the establishment of a private airport (revised the airport boundary by Resolution #145-1992 on May 20, 1992).

ADJACENT ZONING AND LAND USE:

NORTH:	'RR' Rural Residential	Highway 54
SOUTH:	'RR' Rural Residential	Railroad Right-of-way, Agriculture
EAST:	'RR' Rural Residential	Agriculture
WEST:	'RR' Rural Residential	Agriculture

PUBLIC SERVICES: Municipal water or sewer service is not available to this site. The applicant's property has access to Highway 54, a 4-lane divided highway with existing traffic volume of approximately 7,000 average daily trips (ADT) between 247th Street and 263rd Street. The 2020 Transportation Plan projects traffic along Highway 54 to increase to approximately 10,150 ADT for this segment.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as being appropriate for agricultural uses. This request conforms with the informal policy to expand existing facilities.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the conditions established for the original Conditional Use Permit (CU-339).

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The site is surrounded by 'RR' Rural Residential zoning and the area is relatively undeveloped and used for agricultural purposes.
2. The suitability of the subject property for the uses to which it has been restricted: The property currently allows the operation of a private airport through Conditional Use CU-339, and is still appropriate for such use.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: There are no additional safety concerns associated with this request. However, the applicant would be required to erect another building on this site, while the existing building would be limited in how it could be used.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies this area as being appropriate for agricultural uses. This request conforms with the informal policy to expand existing facilities.
7. Impact of the proposed development on community facilities: This request should not have an adverse affect on public services. Although this property has access to Highway 54, capacity should not be affected by the amount of traffic this site generates. Municipal water or sewer service is not available to this site.