

DR-76-4 - Goddard Planning Commission requests County Zone Case for an area generally located on the Northeast corner of Goddard Rd. and MacArthur

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Revised request 3-18-76*

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

Closed

March 19, 1976

Rev. W. Lawrence Grove, Secretary
Goddard Planning Commission
Goddard, Kansas 67052

Re: DR 76-4 - Request that MAPC
Initiate a zone change for
an area at the northeast cor-
ner of Goddard Road and
MacArthur Road

Dear Rev. Groves:

The Metropolitan Area Planning Commission, at its meeting on March 18, 1976, considered the request from the Goddard Planning Commission that the Metropolitan Area Planning Commission initiate a zone change for Mr. Faber's property at the northeast corner of Goddard Road and MacArthur Road.

After considerable discussion, the action of the Planning Commission was to deny the request that they initiate the change. They encouraged the idea that if Mr. Faber was desirous of a change in the zoning of his property, that he should initiate the change and have it processed in the usual manner.

If we can be of assistance in advising him on filing an application or answering the several questions he raised at the meeting, I would encourage him to contact me as I will be available to assist him.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Ralph Faber, Rural Route #1, Viola, Kansas 67149

CASE NO. SCZ-0236

Planning Commission Meeting
October 23, 1969

RECOMMENDED ACTION BY THE GODDARD PLANNING COMMISSION FOR
ESTABLISHING ZONING IN THE GODDARD THREE MILE RING

October 20, 1969

MOTION: MAUCK moved and HILL seconded and it carried unanimously that the Goddard Planning Commission recommend to the Metropolitan Area Planning Commission and Board of County Commissioners that zoning be established in the Goddard three mile ring as advertised, except as follows:

To be "IC" - Light Commercial

Beginning at a point 330 feet north of the intersection of the north right of way line of U. S. 54 Highway and the west line of Section 26, Township 27 South, Range 2 West; thence east 294 feet; thence north 110 feet; thence west 294 feet; thence south to place of beginning.

The south 330 feet of the east 264 feet of the Southeast quarter of Section 27, Township 27 South, Range 2 West, lying north of the north right of way line of U. S. 54 Highway.

The south 230 feet of the west 400 feet of the southeast quarter of the southeast quarter of Section 22, Township 27 South, Range 2 West.

To be "E" - Light Industrial

The north 467 feet of the east 467 feet of the northeast quarter of Section 34, Township 27 South, Range 2 West

The Commission further recommended that the following uses be established as Conditional Uses and permitted to expand in the following described areas.

To be established as a legal conditional use for a mobile home park:

The north 500 feet of the following described tract lying south of the south right of way line of U. S. 54 Highway: Beginning 1016.8 feet west of the north-east corner of the NW $\frac{1}{4}$ of Section 34, Township 27 South, Range 2 West; thence west 300 feet; thence south to the north right of way line of the A.T. & S.F. Railroad; thence east 300 feet; thence north to place of beginning.

The north 800 feet of the following described tract: The east 1016.8 feet of the NW $\frac{1}{4}$ of Section 34, Township 27 South, Range 2 West, lying south of the south right of way line of U. S. 54 Highway, and north of the north right of way line of the A.T. & S.F. Railroad.

NOTE: The Goddard Planning Commission expressed concern over existing drainage problems on the above two tracts and recommended that the balance of the two areas be approved as conditional uses only in the event that the drainage problems were resolved to the satisfaction of the County Engineer prior to the meeting of the Board of County Commissioners.

Beginning 125 feet south and 467 feet west of the north-east corner of the NE $\frac{1}{4}$ of Section 34, Township 27 South, Range 2 West; thence south 410 feet; thence east 63.67 feet; thence south 561 feet; west to the west line of the NE $\frac{1}{4}$ of said NE $\frac{1}{4}$; north to the south right of way line of U.S. 54 Highway; thence east to point of beginning.

To be established as a legal Conditional Use for a trailer camp:

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 27 South, Range 2 West.

To be established as a legal conditional use for a nursery and greenhouse:

Beginning 250 feet east of the intersection of the south right of way line of U. S. 54 Highway and the west line of the NW $\frac{1}{4}$ of Section 34, Township 27 South, Range 2 West; thence east 300 feet; thence south 435 feet; thence west 300 feet; thence north to place of beginning.

March 12, 1976

Wichita-Sedgwick County Metropolitan
Area Planning Commission

Jack H. Galbraith, Chief Planner

DR 76-4 - Request to appear on Planning
Commission agenda for March 18, 1976

Attached is a copy of a letter from W. Lawrence Grove, Secretary of the Goddard City Planning Commission, requesting a place on your agenda at the earliest possible date to discuss the possibility of changing the zoning on a tract of land in the general area at the northeast corner of Goddard Road and McArthur Road from "R" Rural Residential to "C" General Commercial.

Subject property is occupied by a service station and garage, which existed prior to the establishment of zoning in the Goddard three-mile ring on November 12, 1969, and is considered a legal nonconforming use.

One of the policies in the adopted Goddard Comprehensive Development Plan is "to discourage the establishment of commercial activities outside of the City which would have an adverse affect on the commercial areas in the City and other uses outside of the city." The Plan proposes that the bulk of service commercial activities should be encouraged to locate along U. S. 54 on either side of Goddard Road.

Section 12 of the County Zoning Resolution provides for the indefinite continuance of a legal nonconforming use if not vacant or unoccupied for a continuous period of one year. Provision is also made for expansion of the structure up to 50 percent of its floor area, subject to approval of the Board of Zoning Appeals.

Should you determine that you are going to initiate a zone change on subject property, you should consider whether or not to require the owner to furnish an abstract ownership list.

Jack H. Galbraith
Chief Planner

JHG:CLS:ber
Attachment

March 12, 1976

Mr. Ralph Faber
Rural Route # 1
Viola, Kansas 67149

Re: DR 76-4 - Request for initiation
of zoning change generally located at
the northeast corner of Goddard Road
and McArthur Road

Dear Mr. Faber:

This is to advise you that the Metropolitan Area Planning Commission at its regular meeting on March 18, 1976, which begins at 1:30 p.m., in the City Commission Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider a request by the Goddard City Planning Commission, on your behalf, to discuss the possibility of changing the zoning from "R" Rural Residential to "C" General Commercial on your land generally located at the northeast corner of Goddard Road and McArthur Road.

The purpose of the meeting is to discuss whether or not a public hearing will be scheduled to consider this matter, and, therefore, I would suggest that you attend the meeting to answer any questions the Planning Commission may raise in regards to legal description, and size of area requested to be changed, etc.

Although the meeting begins at 1:30 p.m., our agenda is quite lengthy, and I would imagine it will be late afternoon before this matter is considered. If you have any questions concerning this matter, please call.

Attached is a copy of the agenda.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:LS:bh

March 12, 1976

Mr. Bill Stovall, Chairman
Goddard City Planning Commission
1250 Reece Road
Goddard, Kansas 67052

Re: DR 76-4 Request for
initiation of zoning change
generally located at the
northeast corner of Goddard
Road and McArthur Road

Dear Mr. Stovall:

This is to advise you that the Metropolitan Area Planning Commission, at its regular meeting on March 18, 1976, which begins at 1:30 p.m., in the City Commission Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider the request of the Goddard City Planning Commission and discuss as to whether or not a public hearing shall be scheduled to change the zoning from "R" Rural Residential to "C" General Commercial for property owned by Mr. and Mrs. Ralph Faber at the above captioned location.

Although the meeting starts at 1:30 p.m., our agenda for this date is quite lengthy and I would imagine it will be late afternoon before this matter is considered.

Attached is a copy of the Planning Commission Agenda for your information. We are in hopes that either you or a representative of the Goddard Planning Commission can be in attendance to answer any questions that might be raised on this matter. We have also asked Mr. Faber to be in attendance. If you have any questions on the proceedings or this request, please call.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:LS:bh

cc: W. Lawrence Grove

J-7W-C
Book 6
DR-76-4

Request from Doddard PC
that MAPC initiate County Zone Case
for an area generally located on the N.E. corner of
Set up DR case for Doddard Rd. +
McArthur Rd.

Schedule for MAPC on Tuesday 18 -

Send letters to ^{copy} Dore and ^{letter} Faber ^{signature}
advise date of consideration.

Memorandum to MAPC setting out
facts with attached letters.

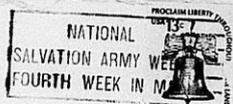
No check minutes of Doddard 3
note only case to me if Faber
appeared.

Bill Stovall, Chairman SCPC

Ralph Faber, Rural Route 1, Viola, Ks. 67149

Rev. W. Lawrence Groce, Sect. Doddard Planning Comm. 711 Walnut
67052

Goddard Planning Commission
W. L. Grove, Secretary
Goddard, KS 67052



~~Metropolitan Area Planning Commission
104 South Main
Wichita, KS 67202~~

ATTENTION: Mr. Jack Galbreith, Chief Planner

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**PLANNING
COMMISSION MEETS**

By Linda Jobe

The regular scheduled meeting of the Goddard Planning Commission was called to order at 8:05 p.m. by Chairman Bill Stovall in the City Clerk's office at City Hall. Commission members present: Buck Wood, Marshall Gregory, Larry Grove and Robert Ward. Absent was Dale Miller with Mike Elder coming in late. Visitors: Mayor Langton and Hershall DeLong.

Larry Grove read the minutes from the last meeting and they were approved as presented. Bill Stovall presented each commission member with a copy of the Zoning Ordinances and explained that there were no Agenda Items to tonight's meeting but that they must meet in the event someone should show up with an item that might require their action.

Robert Ward gave the Commission some background information on a zoning change that Mr. and Mrs. Ralph Faber were needing some help on. After considerable discussion the

motion was made that the Commission prepare a letter to the Metropolitan Area Planning Commission asking that they instigate a zoning change from Rural/Residential to Commercial for the Fabers property on the corner of Goddard Road and MacArthur Road. Robert pointed out that the property should have been zoned Commercial in the first place and he felt the Fabers could use the help of this Commission. Marshall Gregory seconded the motion and it passed 4-2 with Bill Stovall and Mike Elder voting NO. Larry Grove will prepare the letter with copies going to the Goddard City Council and Mr. and Mrs. Faber.

Since no other items needed the Commission's action the meeting was adjourned at 8:31 p.m.

Next scheduled Goddard Planning Commission meeting is March 22, 1976, 8 p.m., City Hall.

DR-76-4