



**Park City Planning Commission Meeting  
January 23, 2023, 7:00 P.M.**

**ROLL CALL**

**MEETING CALLED TO ORDER**

**APPROVAL OF AGENDA**

**APPROVAL OF THE MINUTES FROM SEPTEMBER 19, 2022, MEETING**

**APPROVAL OF THE MINUTES FROM DECEMBER 19, 2022, MEETING**

**PUBLIC FORUM**

NA

**STAFF REPORTS**

NA

**NEW BUSINESS**

- 1. Z-2022-03: PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE C-1 CENTRAL BUSINESS DISTRICT. LOCATED NORTH OF 61ST STREET NORTH BETWEEN KERMAN STREET AND LONGMONT STREET.**
- 2. VAC 2022-04 DISCUSS AND CONSIDER A VACATION OF A PORTION OF A UTILITY EASEMENT, PLATTED AS LOTS 1, 2, 3, 4, & 23, BLOCK 3, OWENS' FIRST ADDITION TO SEDGWICK COUNTY, KANSAS. NORTH OF 61ST STREET NORTH BETWEEN KERMAN STREET AND LONGMONT STREET.**
- 3. VAC 2022-03: DISCUSS AND CONSIDER APPROVAL OF THE VACATION OF PLATTOR'S TEXT FOR RESERVE A, PARK CITY VILLAGE 3RD ADDITION, PARK CITY, SEDGWICK COUNTY, KANSAS.**
- 4. Z-2022-02 - DISCUSS AND CONSIDER APPROVAL OF A PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE LI LIMITED INDUSTRIAL DISTRICT (SEDGWICK COUNTY) TO THE I-1 LIGHT INDUSTRIAL DISTRICT, LOCATED SOUTH OF 61ST STREET NORTH AND APPROXIMATELY 1,700 FEET EAST OF SENECA STREET.**

5. SD FP 2022-04: DISCUSS AND CONSIDER APPROVAL OF THE “AIR CAPITOL INDUSTRIAL PARK 5TH ADDITION” - A FINAL PLAT FOR PROPERTY LOCATED SOUTH OF 61ST STREET NORTH AND APPROXIMATELY 1,700 FEET EAST OF SENECA STREET.
6. SD PP 2023-01: DISCUSS AND CONSIDER APPROVAL OF THE “PRAIRIE HILLS 4<sup>TH</sup> ADDITION” - A PRELIMINARY PLAT FOR PROPERTY LOCATED ONE-QUARTER MILE SOUTH OF 61ST STREET NORTH AND EAST OF HYDRAULIC AVENUE.
7. FP 2023-01 DISCUSS AND CONSIDER APPROVAL OF THE FINAL PLAT FOR “SADDLEBROOK 4TH ADDITION” LOCATED ONE-HALF MILE NORTH OF 85TH STREET NORTH AND EAST OF BROADWAY AVENUE.

**ADJOURN PLANNING COMMISSION TO ACT AS BOARD OF ZONING APPEALS**

**APPROVAL OF THE MINUTES FROM DECEMBER 20, 2021**

8. CASE NO. BZA CU-2022-02: DISCUSS AND CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT AS AN EXCEPTION TO ALLOW A 1,250 SQUARE FOOT ACCESSORY STRUCTURE TO BE BUILT ON PROPERTY ZONED AS R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT LOCATED 5046 N. IRVING DRIVE, PARK CITY, KANSAS.

**ADJOURN BOARD OF ZONING APPEALS TO ACT AS PLANNING COMMISSION**

**NEW BUSINESS**

9. DISCUSS AND CONSIDER APPROVAL OF TEXT AMENDMENTS TO THE CITY OF PARK CITY’S ZONING REGULATIONS TO CREATE DESIGN STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT; TO ADD “RETAIL” AS A PERMITTED USE IN THE I-1 LIGHT INDUSTRIAL DISTRICT; TO ALLOW A FRONT PORCH TO EXTEND UP TO 8 FEET INTO THE FRONT SETBACK; AND TO REDUCE THE MINIMUM LOT SIZE IN THE R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

**ADJOURN**