

**MINUTES OF THE PLANNING AND ZONING COMMISSION  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>ST</sup> STREET NORTH  
APRIL 12, 2021**

**ROLL CALL**

The following members were present: Chairperson Susan Goyette, Gerald Klocke, Kris Lewis, Milo Sweet, Carol Reed, Harry Woodson and T. Michael Smith. Russ Ewy, Planning Advisor, Tom Jones Council Representative, and Debbie Jerauld, Recording Secretary was also present as were others interested in the proceedings.

**MEETING CALLED TO ORDER**

The meeting was called to order at 7:04 p.m. by Susan Goyette.

**APPROVAL OF THE AGENDA**

Gerald Klocke made a motion to approve the agenda as corrected. Milo Sweet seconded the motion. Motion carried 5-0.

**APPROVAL OF THE MINUTES**

Michael Smith moved to approve the minutes of the of the March 15, 2021 regular meeting. Milo Sweet seconded the motion. Motion carried 4-0. Harry Woodson and Carol Reed abstained.

**REPORTS**

None

**PUBLIC FORUM**

None

**NEW BUSINESS**

- 1. CASE NO. Z 2021-01. ELIZABETH FRANKLIN, PROPERTY OWNER, 7500 E 73<sup>RD</sup> ST, KANSAS CITY, MO 64133, WILL CLEVENGER, GARVER LLC, AGENT, 8535 E 21<sup>ST</sup> ST N, STE. 130, WICHITA, KS 68206; PROPOSED ZONING CLASSIFICATION CHANGE FROM R-2 SINGLE FAMILY RESIDENTIAL DISTRICT TO R-3 MULTI FAMILY RESIDENTIAL DISTRICT ON LAND LOCATED ON THE EAST 15.00 ACRES OF THE SOUTH HALF OF THE SW QUARTER OF SECTION 15, T26S, R1E OF THE 6<sup>TH</sup> P.M., PARK CITY, SEDGWICK COUNTY, KANSAS. GENERAL LOCATION: ONE HALF MILE EAST OF HYDRAULIC ON THE NORTH SIDE OF 53<sup>RD</sup> ST N. ACTION: RECOMMEND CITY COUNCIL APPROVE.**

Susan Goyette introduced Z 2021-01 and opened the hearing at 7:05. Russ Ewy explained that a developer was proposing a project consisting of 31 lots where they would build duplex units. There are 15 acres in the narrow piece of property with narrow streets. There is a large lot for open space that could be utilized as a park and another lot that would be used for a city sewer lift station for the area. The land to the north and west of the property is zoned I-1 light industrial and there is R-2 single family residential to the south. This

change in zoning would create a buffer zone between the different zoning districts. Michael asked where the lift station would be located. Russ answered that it would be in Reserve A in the SE corner of the property. The large utility easement along the east side will include the sewer main that will run from the north. Michael asked if the lift were to fail would that cause raw sewage to spill into the drainage. Russ stated that is not typical. If there were a problem, it would just stop at the lift. Agent for the owner, Will Cleavenger said that he agrees with all staff recommendations. Will stated that the lift station is designed with an emergency back up in case of a failure. There were no further questions. Gib Compton of 5270 Lakewood Hills Blvd and HOA President of his HOA had concerns with what this development might do to property values of the other homes in the area. He also was concerned that there might be a problem with the lift station. He wanted to know if the streets were one-way and where the points of entry would be located. Russ answered that the streets were 2-way, and they were east of the entrance to Lakewood Hills Blvd. Kris Lewis pointed out that the natural tree row to the east would remain. Mr. Comptom just wanted the Commission to know that others were concerned and that if this were approved what would come next if the property to the west were next to be developed. Russ stated that in the comprehensive development plan all of this property was proposed to be zoned I-1 light industrial for the future and R-3 multi-family would be a less intense use. Dale Keazer of 5323 Lakewood Hills Blvd also had concerns with the lift station location, what would be developed to the west and water run off from the new development. Susan stated that every development must consider the drainage plan for the area so that it is not a problem. Russ said that there are federal rules regarding run off that the engineers are required to plan for in any new development. The city engineer will review the drainage plan addressed in the final plat for any issues. There were no ex parte communications. Michael asked what this would look like from 53<sup>rd</sup> street. Susan said that would be addressed with the next item. Russ stated that staff could request landscape features on the entry. Staff has requested some for the interior. Will said that he expects to have a privacy fence across lots 1 & 2, block 2. Michael said that it would be nice to see a layout of what the development would look like. Russ said that we currently do not have a site plan review process in place, but we could ask that a landscape plan be brought forward prior to obtaining building permits. Harry Woodson made a motion to approve the 17 factors. Michael Smith seconded the motion. Motion carried 6-0. Kris Lewis made a motion to approve Z 2021-01 and recommend to City Council subject to finalizing the platting within one year from the date of final approval and the submission of a landscape/screening plan for approval by the Planning Commission prior to the issuance of building permits. Milo Sweet seconded the motion. Motion carried 6-0.

**2. CASE NO. SD FP 2021-02 BARR ESTATES ADDITION, ELIZABETH FRANKLIN, PROPERTY OWNER, 7500 E 73<sup>RD</sup> ST, KANSAS CITY, MO 64133, WILL CLEVINGER, GARVER LLC, AGENT, 8535 E 21<sup>ST</sup> ST N, STE. 130, WICHITA, KS 68206; PROPOSED FINAL PLAT ON LAND LOCATED ON THE EAST 15.00 ACRES OF THE SOUTH HALF OF THE SW QUARTER OF SECTION 15, T26S, R1E OF THE 6<sup>TH</sup> P.M., PARK CITY, SEDGWICK COUNTY, KANSAS. GENERAL LOCATION: ONE HALF MILE EAST OF HYDRAULIC ON THE NORTH SIDE OF 53<sup>RD</sup> ST N. ACTION: RECOMMEND CITY COUNCIL APPROVE.**

Kris Lewis made a motion to approve SD FP 2021-02. Milo Sweet seconded. Motion carried 6-0.

Michael Smith moved to adjourn the meeting. Gerald Klocke seconded. Motion carries 6-0.