

**MINUTES OF THE PLANNING AND ZONING COMMISSION
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
OCTOBER 16, 2023, MEETING**

ROLL CALL

The following members were present: Chairperson Susan Goyette, Gerald Klocke, Kris Lewis, Bob Aldrich, and T. Michael Smith. Council liaison, Tom Jones, Russ Ewy, Planning Advisor, and Debbie Jerauld, Recording Secretary were also present as were others interested in the proceedings.

MEETING CALLED TO ORDER

The meeting was called to order at 7:01 p.m. by Susan Goyette.

APPROVAL OF THE AGENDA

Bob Aldrich made a motion to approve the agenda. Michael Smith seconded the motion. Motion carried 4-0.

APPROVAL OF THE MINUTES

Gerald Klocke made a motion to approve the minutes of the July 17, 2023 meeting. Bob Aldrich seconded the motion. Motion carried 4-0.

REPORTS

None

PUBLIC FORUM

None

NEW BUSINESS

Z-2023-04 - DISCUSS AND CONSIDER APPROVAL OF A PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE I-1 LIGHT INDUSTRIAL DISTRICT, LOCATED ONE-THIRD MILE SOUTH OF 69TH STREET NORTH AND WEST OF BROADWAY AVENUE (6701 N. BROADWAY AVENUE).

Susan Goyette opened the hearing and introduced the item. Russ Ewy explained that this is an 80-acre parcel southwest of the southwest corner of 69th St N and Broadway. It is just north of the industrial park developed 15 years ago and across Broadway from the manufactured home parks. The Amazon warehouse is located to the northeast. West of the property is covered with flood plain which would have to be addressed in the plating process. There are plans to use this property for warehouse and industrial use. The applicant requests that condition #4, which refers to a 50' reserve along the north property line would only pertain if the property to the north remains residential. Susan asked what if the property to the north was not developed for a few years. Russ stated that it could be made a contingency on the plat. Michael asked about the existing tree line. Russ assured him that could be addressed at time of development. Rachael Bolte with Ironhorse Development, 142 N. Emporia, Wichita, KS stood for questions. There were no questions. There was no exparte communications on the matter. Jerri Hoffine, 1130 W 53rd St N, Wichita, KS the current owner of the property was present and there was discussion regarding having a contingency on the sale of the property. Russ explained that it would be difficult to make a contingency of that type. There were no further questions.

It is recommended that such change of zoning is subject to the following conditions:

1. The subject property shall be platted prior to obtaining building permits and within one year of approval. Staff may grant additional extensions of time for platting.
2. Development shall be subject to the Non-Residential Design Guidelines of the Zoning Regulations.
3. The applicants shall plat a 100-foot building setback along the north and west property lines, and a minimum 50-foot building setback along Broadway Avenue. Platted reserves may be used for this requirement and shall be reviewed at the time of subdividing the property.
4. The applicants shall plat a 50-foot reserve along the north property line to protect the existing tree row as a landscape buffer, provided the abutting property to the north is residentially zoned at the time of platting.
5. The existing tree row along the north property line shall be maintained in a manner sufficient to provide screening for all residentially zoned properties adjacent to the site. In the event the tree row no longer provides adequate screening, the subject property shall be required to install a combination of deciduous and evergreen landscaping equivalent of one tree per 40 feet.
6. All exterior lighting sources shall employ cut-off luminaires to minimize light trespass and glare and shall be shielded to direct light disbursement in a downward direction. The site shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and shall limit the height of light poles to 20 feet, including the base, within 200 feet of abutting residential-zoned property, and 28 feet, including the base, on the remainder of the tract.

Kris Lewis moved to approve the 17 findings of fact. Michael Smith seconded. Motion carried 4-0

Bob Aldrich moved to approve Z2023-04 with conditions and recommend to the city council. Gerald Klocke seconded. Motion carries 4-0.

Kris Lewis moved to adjourn the meeting. Gerald Klocke seconded. Motion carries 4-0.