

**HAYSVILLE PLANNING COMMISSION
& BOARD OF ZONING APPEALS**

Agenda

August 11, 2022

6:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. Minutes of July 28, 2022
- IV. Special Order of Business
 - A. Public Hearing to Consider a Zone Change Request from “D” Light Commercial with Protective Overlay 3 to “D” Light Commercial and “BB” One and Two-Family District
- V. New Business
- VI. Old Business
- VII. Correspondence
- VIII. Committee Updates
- IX. Off Agenda
- X. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes
July 28, 2022

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 6:59 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand.

Those members present were Tim Aziere, Nicole Franken, Fred Plummer, Debbie Coleman, Jeff Blood, and Laura Adkins. Also present were Planning and Zoning Administrator Jonathan Tardiff, and Deputy Administrative Officer Georgie Carter.

The first item of business was the Minutes of May 26, 2022.

Motion by Coleman

Second by Plummer

To approve the minutes.

Aziere yea, Franken yea, Coleman yea, Plummer yea, Blood yea, Adkins yea.

Motion carried.

Under special order of business was the election of officers.

Aziere asked if there were any nominations. Coleman nominated Aziere for chairperson. Aziere asked if we could do the election nominations all at once. Tardiff stated yes. Aziere nominated Coleman for vice-chairperson and Tardiff for secretary.

Motion by Coleman

Second by Adkins

To elect Aziere as Chairperson, Coleman as Vice-Chairperson, and Tardiff as Secretary.

Aziere yea, Franken yea, Coleman yea, Plummer yea, Blood yea, Adkins yea.

Motion carried.

Under new business was the review of the bylaws.

Carter stated this was our yearly review of the bylaws with the time change. Tardiff stated that after the commission had last discussed changing the time of the meetings from 7 pm to 6 pm at the May 26 meeting, staff changed the wording on page 2 under Article III Meetings, Part A Regular Meeting the time was changed from 7 pm to 6 pm. Tardiff also said on page 10 under Article XI Board of Zoning Appeals corrected section numbers were revised per Chapter 16 of the Planning and Zoning Code.

Aziere said to have Tardiff send reminders of the change in time of the meetings as they approach.

Motion by Adkins.

Second by Coleman

To approve the revisions of the bylaws.

Aziere yea, Franken yea, Coleman yea, Plummer yea, Blood yea, Adkins yea.

Motion carried.

Under new business was the discussion of the Land Use Map.

Aziere asked what the land use map is and is not. Tardiff stated that the land use map is the idea of what direction the city is going and does not necessarily show what is current like what is shown on the GIS Public Map. Aziere asked if it was a planning document for the future development of Haysville and not existing zoning. Tardiff said that was correct. Aziere noted that some areas are different between this map and what existing properties are zoned for. Aziere said the discussion needs to be about what direction, we as a group feel we would like these individual areas or properties to develop in the best interest of Haysville. The reason this is important is that if someone brings us a zone change and it coincides with our land use map this will be an easier decision for us to make. Specifically along Meridian where there is some undeveloped ground that is more than likely the direction of development that Haysville will grow. We need to have a plan for how that should be developed and that will help staff when someone comes in and buys the ground and put in a quick repair, if we have that identified as red for commercial that is an easier decision to make.

Aziere asked if we just want a discussion tonight or to come back with any changes we may have. Carter stated this was just a discussion tonight, we will have a public hearing set for August 25. Aziere stated that some of the properties that are along Meridian, south of Casey's that are residential need to be changed and have identified some properties that don't exactly go with the Meridian Study he remembers. The proposed school property on the east side of Meridian instead of the west side, if that is what we want to do or the School District wants to do that is fine. He believes the study had it on the other side of the street for a few traffic reasons.

Carter said that is one consideration and not sure what direction the School District is going. The school district is growing, but not sure what direction the school district will go in growth. This property was recently sold in an auction and has new owners, so that could change the use. Aziere stated this wasn't the end of the discussion even if we decide on the land use map, this is just a planning document to have an idea of where and how we want to grow. Coleman asked about what property we are talking about. Carter showed on the map that this was the property south of 79th Street.

Carter stated that the printed Land Use Map they had before them had the old boundaries, we updated the boundaries in 2020. We didn't have the GIS capability to get all the land use on the map with staff on the computer yet, this has been updated with the new boundaries, but was never reviewed the land use.

Aziere had a question about the zone map, the Timber Creek Addition is a different color green than all the other indicators. He asked if this was done on purpose, he believes that should be single-family. Tardiff stated that was because of the vacation of utility easement for the south side of the property. Carter stated if you click on it there is an attached document with it, the layers make the colors shaded differently.

Aziere asked if there were any other properties they wanted to discuss. Carter pointed out that one property that is city-owned on their map prior is green for future park use. When the soccer fields

used to be on school grounds originally they had planned to move the soccer fields down there, with the development of Dorner Park that all was changed, and with the D21 being looked at here in the next few years, we are looking for this to be residential. Coleman asked what D21 was about. Aziere explained that D21 is a county and city partnership for a drainage project. Adkins asked about drainage issues because of this. Carter stated there would be ponds and detentions to take care of drainage issues. The county would have more information on this project.

Carter stated Dorner Park would be changed from Blue to Green now being a park. Along Grand, the property that was rezoned to duplexes will be changed to residential from commercial. Country Lakes has a park going in that will be changed to green from yellow. Over on Hydraulic and Grand, we are suggesting the corner lot was previously zoned commercial, this property has been looked at and the cost of running a sanitary sewer is not feasibly so we are looking to change it to residential.

Blood stated that 63rd and Broadway property is now 80 acres for duplexes and is not a park.

Adkins asked about the semipublic public areas if that was schools. Aziere said yes those are blue, like Public Works and City Hall. Aziere asked if we should update the land use map to the same zoning districts as in the zoning map or leave them as what they are as a general residential category. Carter stated it should be a general category because this is the future use and is not set in stone. Carter also stated she is having the Comprehensive Plan looked at by an outside company and the Land Use Map will be looked at again.

There was no old business.

There was no correspondences.

There was no committee updates.

Under off agenda items, Carter mentioned that we will likely be having two meetings in August and probably will be two meetings in September as well, and to let Tardiff know if anyone is unable to attend.

Motion by Coleman

Second by Plummer

To adjourn tonight's meeting

Aziere yea, Franken yea, Coleman yea, Plummer yea, Blood yea, Adkins yea.

Motion carried.

The meeting adjourned at 6:24 PM



Haysville Planning Commission Staff Report

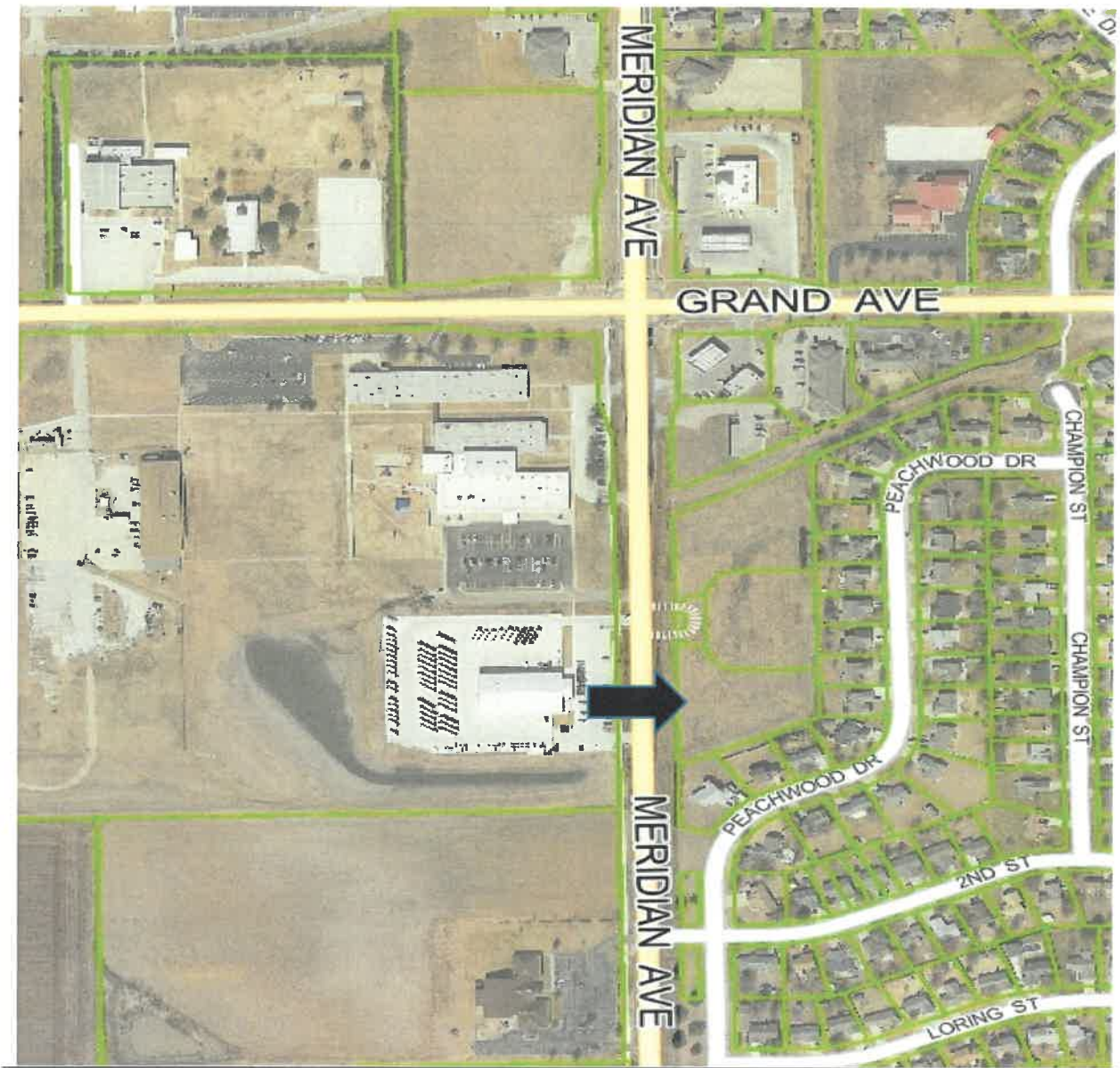
AGENDA ITEM: IV-A

Subject: Zone Change Request from “D” with PO3 to “BB”
Case Number: ZON2022-01
Meeting Date: August 11, 2022
Presented By: Jonathan Tardiff, Planning and Zoning Administrator
Public Hearing: Required, to be held by Planning Commission

ANTICIPATED MEETING SCHEDULE		
<i>Body</i>	<i>Meeting Date</i>	<i>Action</i>
Planning Commission	8/11/2022	Hold required public hearing. Recommendation for approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the City Council.
City Council	9/12/2022	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission (1 st reading of ordinance).

AREA MAP

Area of application is marked with a black arrow below:



RECOMMENDED ACTION

Staff recommends approval of the zone change request

BACKGROUND INFORMATION

The applicant has applied for a Zone Change from “D” Light Commercial with Protective Overlay 3 to “BB” One and Two-Family Dwelling District.

Public hearing notices were mailed on July 21, 2022, to all owners of property located within 200 feet of the subject property. On July 21 2022, a notice of a public hearing was published in the official newspaper of the City, The Times Sentinel.

Legal Considerations

Findings of Fact: Section 700B of the Zoning Regulations provides specific matters for the consideration by the Planning Commission when approving or not approving a rezoning request for a specific property. The Planning Commission may find that not all factors are relevant to this zone change request. Matters that are determined by the Planning Commission to be important will be the basis for the Planning Commission’s recommendation. In order to properly make a recommendation to the City Council, the Planning Commission must make specific and substantiated findings supporting its recommendation.

1. **ZONING USES AND CHARACTER OF THE NEIGHBORHOOD:** *(Factual description of the application area and surrounding property as to existing zoning, land uses, general condition, age of structures, etc.).*
 - The subject property is vacant and not being used.
 - Adjacent properties are zoned for ‘D’ Light Commercial to the North. ‘A’ Single Family to the South. ‘A’ Single Family to the East. ‘D’ Light Commercial to the West.
 - It is not uncommon for this area to have ‘BB’ One and Two-Family Dwelling District.

2. **SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED:** *(How is the property currently zoned and what uses are allowed on the property? Are these uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only ones that might be appropriate for this property?)*
 - The property is currently zoned “D” Light Commercial with Protective Overlay 3.

3. **EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY:** *(Can the uses allowed in the requested district be good neighbors to existing development? This is a subjective question. The focus should be on facts, not fears, and should be based on issues that zoning can address (e.g. allowed uses, minimum lot size, height, setbacks, traffic generation, landscaping, and screening, use limitations, etc.))*
 - The property is currently surrounded by Light Commercial lots and adjacent to a Single Family District.

- Staff does not foresee any detrimental impacts to nearby property if the request is granted. The property will be One and Two-Family Dwelling District, and has the same size, height, and setback regulations as the existing zoning.
4. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED: *(Factual information, but its importance may be somewhat subjective. A property may be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a large availability of property of the same zoning district, financing problems, land speculation, fragmented ownership, lack of available public services, or other development problems.)*
- The property was platted Peachwood 9th Additon on August 15th, 2002.
 - The property has been vacant for 20 years.
 - The property was last sold in 2022.
5. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE AS COMPARED TO THE LOSS IN VALUE OR THE HARDSHIP IMPOSED UPON THE APPLICANT: *(The protection of public health, safety and welfare is the basis for zoning. The relationship between the property owner’s right to use and obtain value from their property and the City’s responsibility to its citizens should be weighed.)*
- The health, safety, and welfare matters associated with the proposed “BB” One and Two-Family Dwelling District zoning should not be significantly different than those associated with the existing “D” Light Commercial Zoning with Protective Overlay 3.
6. CONFORMANCE OF THE REQUESTED CHANGE TO THE ADOPTED OR RECOGNIZED COMPREHENSIVE PLAN: *(Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date, or are there mitigating circumstances which speak to the nonconformity?)*
- Haysville’s Land Use Plan identifies the property as residential and does not differentiate between economic development and housing choices.
 - The Comprehensive Plan provides the following goal for Housing.
 - Provide a variety of housing choices for current and future populations.
7. IMPACT OF THE PROPOSED DEVELOPMENT ON COMMUNITY FACILITIES: *(Are water and sewer available for extension? How are roads impacted? Can other community facilities (e.g. police, fire, parks, libraries, schools) handle the increased development? Should be based on factual information referencing standards used to make the determination.)*
- Municipal water and sewer are available to the property.
 - Municipal services such as police and fire protection are already provided to the area, and no additional burden is anticipated that cannot be accommodated with existing resources.
 - This lot is located East of Meridian Street, a two-lane highway, and South of W Grand Ave.
8. OPPOSITION OR SUPPORT OF NEIGHBORHOOD RESIDENTS: *(This is just one of the factors to be considered and by itself is not sufficient reason to approve or deny a request.)*
- No one has indicated their opposition to this zone change. (See attached comments).

9. **RECOMMENDATION OF STAFF:** *(Should be based on the proceeding eight factors, adopted plans and policies, other technical reports (e.g. Capital Improvement Program, facility master plans, etc.) which speak to the topic, and staff's best professional judgment.)*

Staff recommends approval of the zone change request as requested. Although the request to change the zoning classification of this property does not align with the Meridian Corridor Study from 2011 due to the current housing trends as noted in the State housing study from 2021 it does meet current housing needs.

Recommended Motion:

Approve the request to change the zoning classification of property East of Meridain St and South of W Grand Ave from "D" Light Commercial with Protective Overlay 3 to "BB" One and Two-Family Dwelling District based on the findings of fact and forward a recommendation of approval to the City Council.

PUBLIC REVIEW

The public hearing notice was published on July 21, 2022. Any written record of the comments received as of August 10, 2022, are attached. Comments received after this date will be distributed at the meeting.

ATTACHMENTS

Application
Ordinance 773 with Protective Overlay 3
Plat of Peachwood 9th Addition
Copy of the Public Hearing Notice

COMMENTS

- On July 27, 2022 at 1:15 p.m., Mrs. Justine Norris from Peachwood Early Learning Center located at 1401 W. Grand Ave. called asking about the zone change and its location.
 - I informed her the applicant had bought the property that is north of the homes along Peachwood Drive and was going to build homes there that required the zone change.
 - She is going to pass this information on to her boss and see if they would need to comment further on the proposed zone change or attend the August 11 meeting.

(First published in The Haysville Times on July 3, 2000)

ORDINANCE NO: 773

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM "A" TO "D" ON CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF HAYSVILLE, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HAYSVILLE, KANSAS:

SECTION 1: Zoning is hereby changed from "A" Single Family, to "D" Light Commercial with a Protective Overlay, area to be platted as Peachwood 9th Addition, on the following described property within the corporate city limits of the City of Haysville, Kansas, to-wit:


A parcel of land in the Northwest Quarter, Section 6, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point which is located 577.92 feet South of the Northwest Corner of said Northwest Quarter on the West line of said Northwest Quarter; **thence**, at an exterior angle to the left 119°14'24" Northeasterly on the South line of Lot 3, Block A, Peachwood 8th Addition on an assumed bearing of N 60°29'52" E, 376.14 feet to a point on the West line of Peachwood 5th Addition which is the Northwest Corner of Lot 12, Block A of said Addition; **thence**, at an exterior angle to the right of 119°02'24" on a bearing of S 00°27'44" E on the West line of Peachwood 5th Addition 678.58 feet to the Southwester Corner of Lot 5, Block A in said Addition; **thence**, at an exterior angle to the right of 66°00'00" on a bearing of S 65°32'16" W, 297.00 feet to the Northwest Corner of Lot 1, Block A, Peachwood 5th Addition; **thence**, at an angle to the right 24°35'48" on a bearing of N 89°51'56" W, 60.00 feet to a point on the West line of said Northwest Quarter Section; **thence**, at an angle to the right of 89°36'12" on a bearing of N 00°15'44" W, 616.18 feet to the point of beginning **except** the South Meridian right-of-way along the West section line.

SECTION 2: All ordinances or parts of ordinances inconsistent or in conflict with the terms and provisions hereof shall be and the same are hereby repealed.

Zone Change
A to D

SECTION 3: This Ordinance shall be effective from and after its passage, approval and publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body of the City of Haysville, Kansas, this 26th day of June, 2000.



Tim R. Norton, Mayor



Carol McBeath, Clerk

P-O 3
Ordinance No. 773

The zone change from "A" Single Family to "D" Light Commercial is subject to the following protective overlay restrictions:

SECTION 1:

1. Uses permitted:

(a) Offices, including the following:

- (i) Abstract and title companies
- (ii) Accountants' offices
- (iii) Advertising agencies
- (iv) Architect's offices
- (v) Artist studios
- (vi) Attorney's offices
- (vii) Broadcasting or recording studios without transmitter towers
- (viii) Computer and data processing offices
- (ix) Dental offices and clinics
- (x) Engineer's office
- (xi) Medical offices and clinics
- (xii) Offices, administrative, clerical sales services, including the display of sample or inventory items made available for demonstration purposes and where such display constitutes less than half of the total floor area. Such display area shall be limited to small business machines, desk computers and similar types of office aids and hardware. Such material shall not be extended to office furniture, larger appliances or machines. Repairs and services of authorized material is permitted as an accessory use.
- (xiii) Optician and optical dispensaries
- (xiv) Photography studios
- (xv) Real estate offices
- (xvi) Religious offices and headquarters
- (xvii) Travel agencies

(b) Retail stores and personal service businesses including the following:

- (i) Artist, craft and hobby supply store
- (ii) Camera shop and photographic supplies, video, film, CD, rental/sales
- (iii) Clothing and costume rental store
- (iv) Drug store, pharmacy or apothecary
- (v) Florist shop
- (vi) Hair stylists (barber and beauty shops)
- (vii) Jewelry and jewelry repair

- (viii) Key shop
- (ix) Medical and orthopedic appliance stores
- (x) Picture framing shop
- (xi) Shoe repair shop
- (xii) Tailor shop

(c) **Miscellaneous type uses including the following:**

- (i) Off-street parking and loading accessory to the principal use established on the zoning lot
- (ii) Signs shall be limited as follows:
 - (A) Signs: pole signs shall not be permitted. Allowed one ground based sign set of an attractive base not to exceed 32 square feet in size, located so as not to obscure approaches to traffic; and
 - (B) Each business shall be permitted a sign located on the face of the building not to exceed 8 square feet.
 - (C) Lighting of signs must be limited to internal indirect illumination of white light only and without flashing or moving images.
 - (D) No portable signs shall be permitted.

(d) The following uses may be permitted as exceptions by the Haysville Governing Body; provided such uses shall comply with the use limitations of this district and any other conditions the governing body may deem necessary to protect adjacent properties:

- (i) Offices, retail stores and personal service businesses not specifically listed as a permitted use above, when it can be determined that the use is comparable to any of the above.

2. Uses listed shall be permitted provided they comply with the following limitations:

- (a) All business establishments, other than office, shall be retail or service establishments dealing directly with the consumer.
- (b) Service establishments shall be the type that deal primarily with services for persons or businesses, or limited retail sale that do not require the use of vehicles and heavy equipment in the operation of the business other than for the delivery of goods or services to the home; e.g. florist truck, etc. Vehicles stores or retained on the site overnight shall be stored within the main structure, or an enclosed attached garage as approved by the commission.
- (c) No business shall display or store goods or equipment outside of an enclosed building.
- (d) No business establishments shall offer goods or services by way of drive-up windows or directly to customers' parked motor vehicles.
- (e) Motor vehicles or heavy equipment parts, service or fuels shall not be displayed in this area.

3. Outbuildings are not allowed. All building areas used for storage and/or accessory uses are to be designed and constructed as an integral architectural continuation of the main building, or buildings and be constructed with the same building materials as required in the main building.
4. Construction surfaces on the exterior of all buildings shall be brick, stone, stucco or other masonry type material on vertical surfaces and walls. The roof structure is to be hip, gable, or similar type to be compatible with the residential construction adjacent to the addition. Roofing to be architectural grade, textured composition shingle, cement roofing, or standing seam metal.
5. Exterior lighting fixtures shall be shaded so that direct light is directed away from adjacent residential areas.
6. All fences and walls erected on any of the said building sites shall be wood, stone, brick or other masonry.
7. No fence, wall, hedge or mass planting shall be permitted to extend into the building setback areas such that it will restrict the view of traffic in both directions as viewed from the building setback line.
8. Landscaping shall be planned and put in place upon completion of construction and final inspection. A landscape plan shall be submitted with the architectural plans upon application for a building permit. The landscape plan shall include trees, shrubs, and topographic contouring to enhance the overall appearance of the finished site. The vacant areas to be planted to lawns which will be maintained for aesthetic visibility. Drainage, including water retention with delayed discharge to be constructed on each construction site.

SECTION 2: The transfer of the title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for development and be binding upon the present land owners, their successors and assigns and their lessees unless amended. However, the Public Works Director, or his or her designee, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal amendment.



CITY OF HAYSVILLE
 PO Box 404
 200 W. Grand
 Haysville, KS 67060
 Phone: 316/529-5900 | Fax: 316/529-5925
www.haysville-ks.com

Zoning Application

THE RECEIPT OF MONIES DOES NOT CONSTITUTE APPROVAL OF APPLICATION

APPLICANT INFORMATION

Name of Applicant: Neyda Ellis & Abdul Arif	Phone: (316) 200-1707
Mailing Address: 1735 West 21st #200	Email: abdul.arif@gmail.com
City, State, ZIP Wichita, Kansas 67203	
Name of Authorized Agent or Additional Applicant: Panchamama LLC	Phone: (316) 200-1707
Mailing Address: 1735 West 21st #200	Email: abdul.arif@gmail.com
City, State, ZIP Wichita, Kansas 67203	

ZONING INFORMATION

The applicant(s) hereby request(s) rezoning of: Rezoning of Property located South of Grand Ave and East of Meridian Ave.	
Legally Described as Follows: Lot 1, Block A, Peachwood 9th Addition to Haysville, Sedgwick County, Kansas.	
From Zone: "D" Light Commercial wProtective Overlay 3	To Zone: "BB" One & Two Family District

SIGNATURE

Applicant:	Date: 7/13/22
Agent or Additional Applicant:	Date:

The Haysville Planning Commission may, in certain instances, recommend zoning or rezoning of property located within the city limits. The following items should accompany all requests:

1. Legal description
2. Proof of ownership
3. Sketch of property
4. Certified (prepared by an abstract company) ownership list for all properties within 200 feet of subject property if all property is within the city limits or 1000 feet of subject property if all property is outside the city limits or a combination
5. Copy of restrictive covenants (if any)
6. Filing fee of \$200.00 and publication fee of \$75.00 paid to the City Clerk as set out in Article 7 of the Zoning Regulations of the City of Haysville

OFFICE USE ONLY

This application was received at the office of the Planning Commission at 4:30 (am/pm) on 6/27, 2022. It has been checked and found to be correct and accompanied by required documents and the appropriate fee of \$275.00.

Authorized Signature:

Jonathan Tardiff

Title:

Planning Zoning Adm.

resubmitted Application 7/14/22

Property Information Report

Owner Name: ELLIS NEYDA S
PIN Number: 00516254
AIN: 087-243-06-0-22-06-003.00
Geocode: SA HV02157
Tax Unit: 60-02

Owner Address

Owner Name: ELLIS NEYDA S
Owner Address: 9747 S BROADWAY ST STE 13
Owner City: PECK
Owner State: KS
Owner ZIP:

Property Address

Property Address:
Property City: *null*
Property State: KS
Property ZIP:

Appraised Values

Appraised Land Value: \$54,500
Appraised Improvement Value: \$0
Appraised Total Value: \$54,500

Assessed Values

Assessed Land Value: \$6,540
Assessed Improvement Value: \$0
Assessed Total Value: \$6,540

Land Information

Total Acres: 1.265
Total Square Feet: 55,101

**Abbreviated
Legal
Description:**

LOT 1 BLOCK A PEACHWOOD 9TH ADD.

Improvement Information

Year Built:
Year Last Sold: 2022
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 847.9

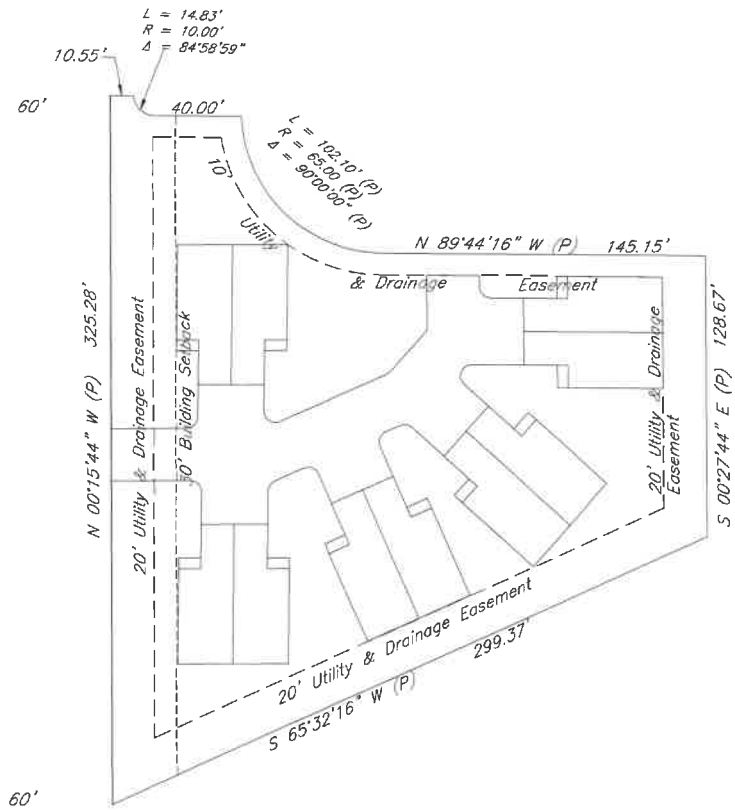
Living Unit: N/A
Bedrooms: N/A
Bathrooms: N/A
Half Bath: N/A

Total Sq Ft: N/A
Ground Floor Sq Ft: N/A

Other Information

School District: 261

N 00°15'44" W (P) Meridian Ave.



OWNERSHIP LIST

LEGAL DESCRIPTION

OWNERS OF RECORD

<p>Lot 9, Block A, Peachwood Fifth Addition to Haysville, Sedgwick County, Kansas</p>		<p>Randi H. Beggs and Zachary K. Courter 169 S. Peachwood Dr. Haysville, Ks 67060-1913 Site Address: 169 S. Peachwood Dr. Haysville, Ks 67060-1913</p>
<p>Lot 8, Block A, Peachwood Fifth Addition to Haysville, Sedgwick County, Kansas</p>		<p>Jacob Stuchlik and Clarissa Stuchlik 175 S. Peachwood Dr. Haysville, KS 67060-1913 Site Address: 175 S. Peachwood Dr. Haysville, KS 67060-1913</p>
<p>Lot 7, Block A, Peachwood Fifth Addition to Haysville, Sedgwick County, Kansas</p>		<p>Debra A. Hamlin and Gregory W. Hamlin 185 S. Peachwood Dr. Haysville, KS 67060-1913 Site Address: 185 S. Peachwood Dr. Haysville, KS 67060</p>
<p>Lot 6, Block A, Peachwood Fifth Addition to Haysville, Sedgwick County, Kansas</p>		<p>Jason R. Harris and Tina L. Harris 215 S. Peachwood Dr. Haysville, KS 67060-1915 Site Address: 215 S. Peachwood Dr. Haysville, KS 67060-1915</p>
<p>Lot 5, Block A, Peachwood Fifth Addition to Haysville, Sedgwick County, Kansas</p>		<p>Carol A. Hoffman 221 S. Peachwood Dr. Haysville, KS 67060-1915 Site Address: 221 S. Peachwood Dr. Haysville, KS 67060-1915</p>
<p>Lot 4, Block A, Peachwood Fifth Addition to Haysville, Sedgwick County, Kansas</p>		<p>Rae Ann Kennedy 227 S. Peachwood Dr. Haysville, KS 67070-1915 Site Address: 227 S. Peachwood Dr. Haysville, KS 67070-1915</p>

Lot 3, Block A, Peachwood Fifth Addition to Haysville, Sedgwick County, Kansas		Dustin R. Musgrove and Michelle L. Musgrove 241 Peachwood Dr. Haysville, KS 67060 Site Address: 241 Peachwood Dr. Haysville, KS 67060
Lot 2, Block A, Peachwood Fifth Addition to Haysville, Sedgwick County, Kansas		Ronald C. McCoy and Jessica L. McCoy 247 S. Peachwood Dr. Haysville, KS 67060-1915 Site Address: 247 S. Peachwood Dr. Haysville, KS 67060-1915
Lot 1, Block A, Peachwood Fifth Addition to Haysville, Sedgwick County, Kansas		Michael L. Streets and Janice A. Streets 253 S. Peachwood Dr. Haysville, KS 67060-1915 Site Address: 253 S. Peachwood Dr. Haysville, KS 67060-1915
Lot 3, Block A, Peachwood 9 th Addition to Haysville, Sedgwick County, Kansas		Peachwood LLC 1401 W. Grand Ave. Haysville, KS 67060-1261 Site Address: Lot 3, Block A, Peachwood 9 th Addition to Haysville, Sedgwick County, Kansas
Lot 1, Block A, Freeman School an Addition to Haysville, Sedgwick County, Kansas		Board of Education Unified School District 261 1745 W. Grand Haysville, KS 67060-1234 Site Address: 1745 W. Grand Haysville, KS 67060-1234
Lot 1, Block A. 1 st Christian Church of Haysville an Addition to Haysville, Sedgwick County, Kansas		First Christian Church of Haysville 7465 S. Meridian Haysville, KS 67060-7621 Site Address: 7465 S. Meridian Haysville, KS 67060-7621
Reserve A, Peachwood 9 th Addition to Haysville, Sedgwick County, Kansas		The City of Haysville P.O. Box 404 Haysville, KS 67060-0404 Site Address: Reserve A, Peachwood 9 th Addition to Haysville, Sedgwick County, Kansas

Kansas Secured Title, Inc does hereby certify the foregoing to be a true and correct list of all property owners within 200 feet of the following described real property to wit:

OWNER OF RECORD: Neyda S. Ellis

SITE ADDRESS: Lot 1, Block A, Peachwood 9th Addition to Haysville,
Sedgwick County, Kansas

LEGAL DESCRIPTION: Lot 1, Block A, Peachwood 9th Addition to Haysville,
Sedgwick County, Kansas

PIN: 00516254 Geo Code: SA-HV02157

According to the last deeds filed of record in the office of Register of Deeds, Sedgwick County, Kansas, as of June 13, 2022, at 7:00 a.m. Addresses as given are furnished as a service and are not certified. Liability is limited to the amount of the fee paid heretofore.

Kansas Secured Title Inc.

BY: *Lori Handley*

Lori Handley, licensed title agent,
For Greg Haehl, licensed abstracter

FILE # SG0705129

GENERAL RECEIPT
OFFICE OF CITY CLERK

Nº 112868

City of Haysville, Kansas,

June 27, 20 22

Received of

Abdul Arif

\$ 75⁰⁰

Seventy-five ⁰⁰/₁₀₀

Dollars

For

Zoning App Fee

Distribution:

015012

Fund

CK # 167

Fund

Fund

TN
City Clerk

GENERAL RECEIPT
OFFICE OF CITY CLERK

Nº 112827

City of Haysville, Kansas,

May 31, 20 22

Received of

Abdul Arif

\$ 250⁰⁰

Two hundred fifty ⁰⁰/₁₀₀

Dollars

For

Zoning App

Distribution:

015012

Fund

CK # 150

Fund

Fund

TN
City Clerk

PUBLIC NOTICE

First Published in TSnews July 21, 2022 (1)

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: At 6:00 p.m., Thursday, August 11, 2022, in the Council Chambers at City Hall, 200 West Grand, Haysville, Kansas, the Haysville Planning Commission will hold a public hearing to consider a zone change request from "D" Light Commercial with Protective Overlay 3 to "BB" One and Two-Family District for property generally located at Meridian St and Grand Ave, legally described as: Lot 1, Block A, Peachwood 9th Addition to Haysville, Sedgwick County, Kansas.

All interested citizens and property owners of the City as well as other persons of interest are invited to attend the public hearing and participate in the same. Also, any such interested persons may express his or her opinion concerning the proposed case by delivering, either in person or by mail, a letter addressed to the City of Haysville, Attn. Planning Department, 200 W. Grand Ave,

P.O. Box 404, Haysville, Kansas 67060 or email them to jtardiff@haysville-ks.com. Written comments will be accepted up to 4:00 pm on the day of the meeting.

For additional information call 529-5900 or visit www.haysville-ks.com.

Affidavit of Publication

Michelle R. Leidy-Franklin
Of lawful age being duly sworn upon oath states
That she is the lawful billing clerk at

Times-Sentinel Newspapers, LLC State of Kansas

A weekly newspaper printed in the state of Kansas,
And published in and of general circulation in Sedgwick
County, with a general paid circulation on a yearly
Basis in Sedgwick County of Kansas, and that said
Newspaper is not a trade, religious, or fraternal
Publication. That said newspaper has been published
At least weekly 50 times a year, has been so published
Continuously and uninterruptedly in said county and state
For a period of more than five years prior to the first
Publication of said notice and has been admitted to the
Post Office of Cheney, Kansas, in Sedgwick County as
Second class matter. That the attached is a true copy
Thereof and was published on the following dates in the
Regular and entire Issue of said newspaper.

First Publication was made
On the 21 Day of July, 2022
Second Publication was made
On the _____ Day of _____, 2022
Third Publication was made
On the _____ Day of _____, 2022

Total Publication Fee \$ 169 37

Michelle R. Leidy-Franklin


Subscribed and sworn to before me this

26 Day of July, 2022

Diana Vajnar

Notary Public

My Commission expires on 2/19/2024

 DIANA J. VAJNAR
Notary Public - State of Kansas
My Appt. Expires 2/19/2024

PEACHWOOD 9TH ADDITION TO HAYSVILLE, SEDGWICK COUNTY, KANSAS

KNOW ALL MEN BY THESE PRESENTS THAT WE, FAMWOOD INC., A KANSAS CORPORATION, HAVE CAUSED THE LAND DESCRIBED IN THE LAND SURVEYORS CERTIFICATE, TO BE PLAT- TED INTO LOTS, BLOCKS, RESERVES AND STREETS, TO BE KNOWN AS "PEACHWOOD 9TH ADDITION TO HAYSVILLE, SEDGWICK COUNTY, KANSAS".

STATE OF KANSAS, COUNTY OF SEDGWICK) SS: BE IT REMEMBERED THAT ON THIS 8th DAY OF January, 2004 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME HOWARD A. RISHEL, PRESIDENT OF FAMWOOD INC., A KANSAS CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRIT- ING AND ONLY ACKNOWLEDGED THE EXECUTION OF SAME.

MY COMMISSION EXPIRES: October 9, 2001

STATE OF KANSAS, COUNTY OF SEDGWICK) SS: I, HOWARD A. RISHEL, A LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT ON THIS 8th DAY OF January, 2004 THAT I HAVE SURVEYED AND PLATTED "PEACHWOOD 9TH ADDITION" TO HAYSVILLE, SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EX- HIBIT OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION OF A PARCEL OF LAND IN THE NORTHWEST QUARTER, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPLE MERIDIAN DESCRIBED AS FOLLOWS:

Beginning at a point which is located 577.92 feet south of the Northwest Corner of said Northwest Quarter on the West line of said Northwest Quarter; THENCE, at an exterior angle to the left 119° 14' 24" Northeasterly on the South line of THE Peachwood 8th Addition on an assumed bearing of N 60° 29' 52" E, 376.14 feet to a point on the West line of Peachwood 5th Addition which in the Northwest Corner of Lot 12, Block A of said addition; THENCE, at an exterior angle to the right of 119° 02' 24" on a bearing of S00° 27' 44" E on the West line of Peachwood 5th Addition 678.58 feet to the Southwest corner of Lot 5, Block A in said Addition; THENCE, at an exterior angle to the right of 66° 00' 00" on a bearing of S65° 32' 16" W, 296.67 feet to the Northwest corner of Lot 1, Block A, Peachwood 5th addition; THENCE, at an angle to the right 24° 35' 48" on a bearing of N89° 51' 56" W, 60.00 feet to a point on the West line of said Northwest Quarter Section; THENCE, at an angle to the right of 89° 36' 12" on a bearing of N00° 15' 44" W, 616.17 feet to the point of beginning EXCEPT the South Meridian Right-of-Way along the West section line.

STATE OF KANSAS, COUNTY OF SEDGWICK) SS: This instrument was acknowledged before me on the 8th day of January, 2004 by Howard A. Rishel, Land Surveyor.

DEBORAH A. WOOD NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 10-9-2001

THIS PLAT OF "PEACHWOOD 9TH ADDITION", TO HAYSVILLE SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO, AND APPROVED, BY THE HAYSVILLE PLANNING COMMISSION, HAYSVILLE, KANSAS, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF THE CITY OF HAYSVILLE, KANSAS, WITH THE RECOMMENDATION THAT SUCH PLAT BE APPROVED AS PROPOSED.

DATED THIS 14th DAY OF December, 2000 HAYSVILLE PLANNING COMMISSION Robert W. Heston, CHAIRMAN Robert W. Heston, SECRETARY ANGELA SCHNEIDER, ASSISTANT CITY ATTORNEY

THE TITLE EVIDENCE OF THE LAND INCLUDED IN THIS PLAT HAS BEEN REVIEWED BY ME, AND THIS PLAT IS APPROVED THIS 8th DAY OF January, 2001. MICHAEL GILLESPIE, ASSISTANT CITY ATTORNEY

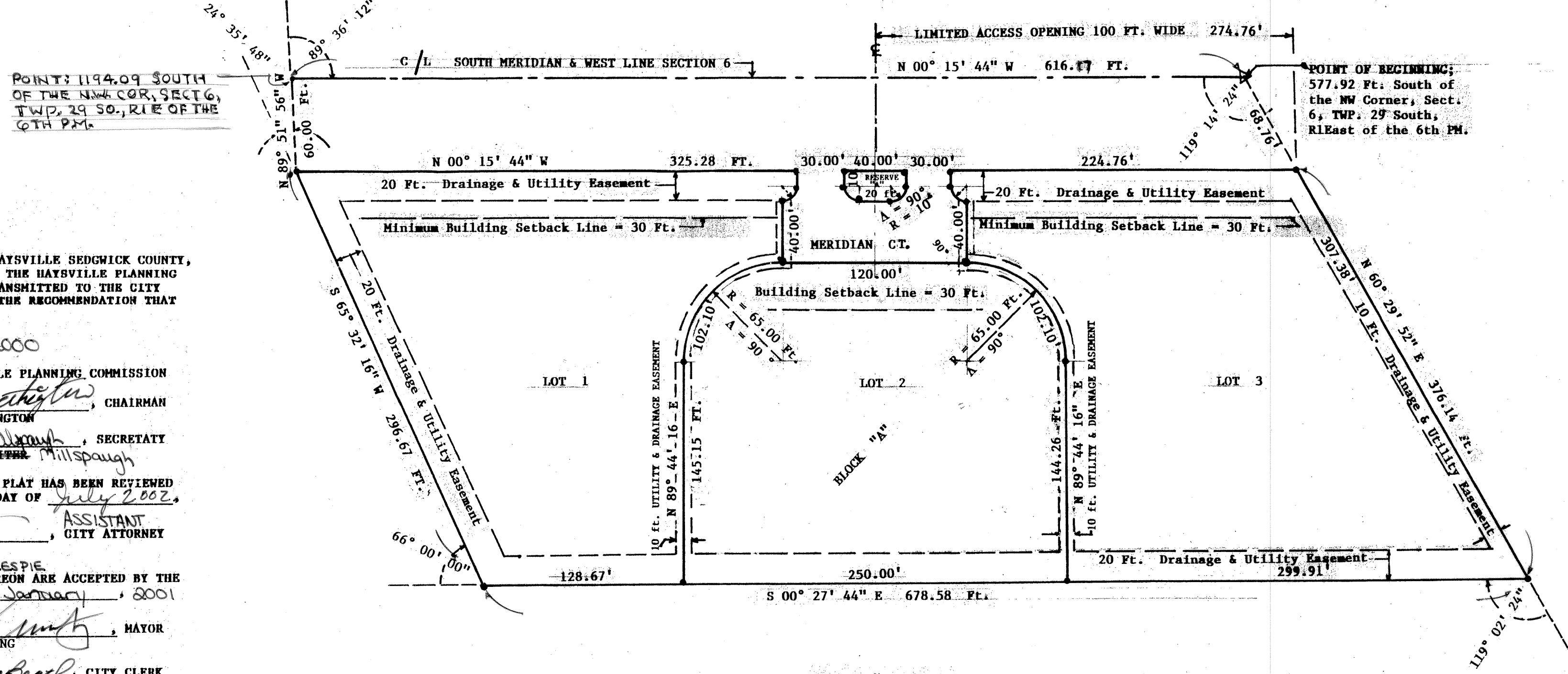
THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY OF HAYSVILLE, KANSAS, THIS 8th DAY OF January, 2001. BRUCE ARMSTRONG, MAYOR CAROL McBEATH, CITY CLERK

ENTERED ON RECORD OF RECORD THIS 15th DAY OF August, 2002 DON BRACE, COUNTY CLERK

STATE OF KANSAS, COUNTY OF SEDGWICK) SS: THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED, FOR RECORD, IN THE REGISTER OF DEEDS OFFICE ON THE 15th DAY OF August, 2002 AT 3:12 O'CLOCK PM, AND IS DULY RECORDED.

BILL MECK, REGISTER OF DEEDS LINDA KIZZLER, DEPUTY

Reviewed in accordance with K.S.A. 58-2005 on this 2nd day of August, 2002. Tricia L. Robello, LS #1246 Deputy County Surveyor Sedgwick County, Kansas



NOTE: Drainage plan for each Lot, including small ponds with delayed discharge, to be submitted with a site plan for approval with the Building Permit application. Zoning restrictions modified by Overlay restrictions filed by separate instrument. PAD ELEVATIONS MINIMUM GRADE 1294.0 All Lots. BEARINGS ARE ASSUMED.

DEBORAH A. RISHEL LICENSED LAND SURVEYOR Registration No. LS-1023



This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems. Bill Meek, Register of Deeds Digitized rendition of original signature