

**City of Goddard
City Council Meeting
June 5, 2017**

TO: Mayor and City Council
SUBJECT: Tabled Agenda Item From May 15, 2017 Regular City Council Related to Planning Commission recommendation to approve an application for Annexation and a Zoning District Amendment for property located at the northwest quadrant of South Walnut Street and 23rd Street South from the current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification
INITIATED BY: City Council
PREPARED BY: City Administrator
AGENDA: Old Business

Background: During the May 15, 2017 Regular City Council meeting Director of Community Development Tim Johnson presented a recommendation from the Planning Commission's consideration for a request for zoning change from Sedgwick County Rural Residential (RR) to City of Goddard Two-Family Residential (R-2) and consider an ordinance amending the zoning map to reflect the proposed change. The motion was tabled for discussion with the full Council (2 Council Members were absent for family obligations). The Governing Body also presented staff with a series of questions regarding the recommendation and general multi-family housing. Staff's response to the questions are presented in the Analysis section of this agenda report.

Analysis: Questions or Concerns from City Council:

1. **Wentz:** Why is the rest of the property not being zoned R2?

Nett: Plans on building personal residence there plus 12 to 14 larger single-family lots

2. **Zimmerman:** Is there a reason for building in the middle of it instead of pushing it more toward Walnut?

Nett: Could be a part of the single family later

3. **Wentz:** Moved to table to discuss with full Council membership, LZ seconded. Zimmerman -yes, Wentz-yes, Torske-no.
4. **Wentz:** Has the School Board been contacted? Wants them to have this discussion with the School Board.

Nett: Has contacted the USD. They were very non-partisan on the issue. Didn't mind the project. They set a time to meet with me on June 16 so I could show them my plans. They do not want to attend the meetings, or speak for or against the project.

5. **Wentz:** What would be the assessments and roughly, what the specials will be.

Nett: The plan I'm building across from heights appraises for \$220,000. The Goddard development will appraise at least \$220,000. Additionally, the lots will appraise at about \$25,000.

39 lots x \$25,000/lot = \$975,000

39 units x \$220,000/duplex (two living units) = \$8,580,000

Total Appraised Value = \$9,555,000

- Residential Assessment Rate = 11.5% (.115)

Projected Assessed Value = \$9,555,000 x .115 = \$1,098,825

Current Assessed Value (2017) = \$38,503,303

- Project represents a 2.85% increase in Assessed Value - $\$1,098,825 / \$38,503,303 = .0285$
- City Tax Revenue from Project at Buildout = $\$1,098,825 \times 31.228 = \$34,314/\text{yr}$

6. **Marcey:** How would this impact any future water/sewer rate increases.

Staff: Rate increases are a function of the need to maintain utility solvency, system integrity, and debt service. The impact on water and sewer revenues of 78 new utility services (> 4% increase in number of users) using 2017 rates, and assuming household consumption of 5,000 gallons/mo. is as follows:

Sewer	Water
28.87	8.50
26.26	12.44
8.25	4.50
63.38	25.44
<hr/>	
Total	88.82

Estimated monthly revenue at buildout = \$88.82 x 78 = \$6,928

7. **Zimmerman:** Would like to know crimes in our areas with duplexes versus single-family dwelling.

Lt. Beagley researched this question, and provided the following information:

The Goddard police department does not have a manner in which we could track cases to duplexes or apartments only. There isn't a fancy checkbox for such documentation. With my experience here for the last 11 years, I can't say we have a certain area of town which creates more cases than others with the exception of Walmart and Orschlen's. I will say this, the only duplexes we have in the city are the ones on South Street and Cedar Point Court. Only 1 residence on Cedar Point Court has had multiple calls and two of the duplex apartments on South Street have multiple calls. What people must realize is that just because a certain area may have more police response calls, doesn't mean it's a bad area, just that housing options such as apartments and duplexes physically places more people in one area than average residential areas with larger lots. This is probably why the Seasons catches a bad reputation more than it deserves because the area encompasses more people than Saint Andrews and Springhill by themselves.

Officially from a supervisor for the police department who would be making the calls and handling crime prevention, I do not have a hesitation or worry about the development of duplex homes in Goddard. It is something the city needs because the options for rentals in this city is minimal in regards to the standard a potential new officer or employee would entertain for living on an officer's paycheck.

8. **Wentz:** What would we have to do for paving for entrances off Walnut and 23rd?

Harlan Foraker explained that it would be part of the petition process for specials.

9. **Zimmerman:** Is there any property devaluation such as in Hopper Addition where duplexes were put in?

As historical information on appraised values is difficult to generate, a comparison of duplex/SF properties has been prepared. The following information compares current appraised values between single-family and duplex properties in Cedar Pointe Addition, as well as current appraisals of properties along the east side of S. Walnut, and south side of 23rd St. While several variables impact the value of an individual property (size, value of improvements, location, level of maintenance, and externalities such as public spaces, road and ROW maintenance, entries, parks, schools, and quality of maintenance of surrounding properties), there is little evidence that use density (e.g., two-family households) has any impact on surrounding property values.

Hopper Dr. SF/Duplex Comparisons

SF: 14 W. Cedar Pointe Ct. Appraised Value = \$172,500

Duplex: 21 W. Cedar Pointe Ct. Appraised Value = \$200,740 (Next door to 14 W. Cedar Pointe Ct.)

SF: 24 W. Cedar Pointe Ct. Appraised Value = \$151,300

Duplex: 1 W. Cedar Pointe Ct. Appraised Value = \$193,040 (Across street from 24 W. Cedar Pointe Ct.)

SF: 22 W. Cedar Pointe Ct. Appraised Value = \$134,100

Duplex: 5 W. Cedar Pointe Ct. Appraised Value = \$193,870 (Across street from 22 W. Cedar Pointe Ct.)

SF: 13 N. Hopper Dr. Appraised Value = \$139,830

Duplex: 7 N. Hopper Dr. Appraised Value = \$152,600 (Next door to 13 N. Hopper Dr.)

SF: 11 Hopper Ct. (Marcey Gregory) Appraised Value = \$178,800 (Next door to 13 N. Hopper Dr.)

Other addresses near Hopper Dr. Duplexes

SF: 1 W. Stevie Ct. Appraised Value = \$175,500

SF: 2 Hopper Ct. Appraised Value = \$150,500

SF: 12 Hopper Ct. Appraised Value = \$205,000

Area near 23rd & Walnut St.

SF: 416 Richards Rd. Appraised Value = \$119,100

SF: 412 W. Brazos, Appraised Value = \$177,920

SF: 602 S. Walnut, Appraised Value = \$126,580

SF: 606 S. Walnut, Appraised Value = \$114,500

SF: 610 S. Walnut, Appraised Value = \$123,000

SF: 614 S. Walnut, Appraised Value = \$128,500

SF: 620 S. Walnut, Appraised Value = \$132,800

SF: 626 S. Walnut, Appraised Value = \$116,200

In County

SF: 20811 W. 23rd, Appraised Value = \$244,700

SF: 21025 W. 23rd, Appraised Value = \$153,400

SF: 21101 W. 23rd, Appraised Value = \$217,800

SF: 21405 w. 23rd, Appraised Value = \$229,700

SF: 2451 208th, Appraised Value = \$317,600

SF: 2450 S. 208th, Appraised Value = \$476,700

SF: 21011 W. 24th, Appraised Value = \$318,890

A 2007 report by the Harvard University Joint Center for Housing Studies titled “Overcoming Opposition to Multifamily Rental Housing” acknowledged that often neighbors express concerns that multifamily rental housing will lower the value of their single-family houses. However, researchers found that in general, “neither multifamily rental housing, nor low-income housing, causes neighboring property values to decline.” Further, citing two studies that took a macro look at home values and house appreciation near multi-family housing properties, the study found, “working communities with multifamily dwellings actually have higher property values than other types of working communities.” The study also noted that “among working communities, higher household income was positively associated with the share of multifamily housing.”

The second study compared the rate of property value appreciation for houses with multifamily housing nearby with the appreciation rate for houses with no multifamily housing nearby, and found that houses with apartments nearby actually enjoy a slightly

higher appreciation rate than houses that don't have apartments nearby. The Harvard analysis also found that "when police data is analyzed on a per unit basis, the rate of police activity in apartment communities is no worse than in single family subdivisions, and in many cases, is lower than in single family areas."

10. **Marcey:** She has a single-family home and four duplexes that she can see from her house and her property value has not gone down in value.

11. **Wentz:** Concerned that it would take a while for building on 39 lots.

Nett: It would be in small phases, maybe 12 to 15 to start, but would take some research. Goddard has been building around twenty homes per year for the past several years. None of these homes has been in this market segment.

Further research by Nett resulted in the following response: Nett plans three phases of 12-16 lots per phase. The important thing to note about phasing is that there isn't a long-term burden on the city, like with single family. When I start a 16-lot phase, construction on all lots will be started within a few month period after streets go in. I believe bonds are released at 35%. So, whereas single family might take 5-10 years to sell 39 lots, these phase individually would be started and finished in under a year each. I completed all 45 duplexes in Valley Center in 2 ½ years.

12. **Zimmerman:** Would a lift station be necessary?

Silcott: Said if it was it would be part of the special assessments.

13. **Wentz:** Asked for a show of hands for people that planned to have a conversation about this.

14. **Resident:** Commented that previously during the planning phase of a subdivision of duplexes he is developing in Valley Center Ryan Nett had promised to build his personal home there.

Nett: He "did not rezone those or ever attend any planning or council meetings, ever in Valley Center."

Subsequent review of Valley Center's records provided the following information:

- The Valley Center addition referenced is Ridgefield Addition Planned Unit Development. The Valley Center Planning Commission heard the case, and approved the request submitted by Mennonite Housing, and represented by Baughman Co., P.A. almost 10 years ago on December 17, 2007.
- The plat was approved by the City Council March 4, 2008. The developer was Mennonite Housing Rehabilitation Services, not Netco or Ryan Nett.

Area citizens have presented City Clerk Teri Laymon with a petition in opposition to this item. The petition is included as an attachment to this report.

Financial: Financial considerations are addressed in the analysis section of this agenda report.

Legal Considerations: Approved as to form

Recommendations/Actions: It is recommended the City Council:

Attachments: Agenda Report for the May 15, 2017 Regular Meeting (76 pages); Protest Petition (7 pages)

**City of Goddard
City Council Meeting
May 15, 2017**

TO: Mayor and City Council
SUBJECT: Planning Commission recommendation to approve an application for Annexation and a Zoning District Amendment for property located at the northwest quadrant of South Walnut Street and 23rd Street South from the current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification
INITIATED BY: Community Development Director
AGENDA: New Business

Background:

This report includes a request for annexation and a Zoning District amendment submitted to the Goddard Planning Commission by Ms. Paula Stedman and Mr. Jan Renner, for property located at the northwest quadrant of South Walnut Street and 23rd Street South. The applicant is requesting annexation of the property and a change of zoning from the current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification. If this request is approved, Ryan Nett, Nett Development plans to plat and develop a duplex subdivision on the property.

At their April 10 and May 8, 2017 meetings, the Planning Commission conducted the necessary public hearing on this matter. At the conclusion of the May 8 meeting, the Planning Commission voted 4-0-2 (Commissioners Parks and VanAmburg abstaining) to recommend approval of the annexation and change of zoning from the Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification, based on the developer having satisfactorily addressed the Commission's concerns regarding parking and drainage.

Analysis:

The recommendation complies with the Zoning Amendment Review Criteria incorporated in Article 13, Section 100.H of the City of Goddard's Zoning Regulations, and reviewed in the staff report dated April 10, 2017.

1. Per the City of Goddard's Zoning Regulations, Article 13, Section 104, when the Planning Commission in its report submits a recommendation of approval or disapproval of a proposed amendment or special use including the basis therefore, the Governing Body may:
 - (1) Adopt such recommendation by an effectuating ordinance;

- (2) Override the Commission's recommendation by a 2/3 majority vote of the membership of the City Council: or
- (3) Return such recommendation to the Commission with a statement specifying the basis for the Governing Body's failure to approve or disapprove. If the Governing Body returns the Commission's recommendation, the Commission, after considering the same, may resubmit its original recommendation giving the reasons therefore or submit a new or amended recommendation. Upon the receipt of such recommendation, the Governing Body, by a simple majority thereof, may adopt or may revise or amend and adopt such recommendation by the effectuating ordinance or it need take no further action thereon. If the Commission fails to deliver its recommendation to the Governing Body following the Commission's next regular meeting after receipt of the Governing Body's report, the Governing Body shall consider such course of inaction on the part of the Commission as a resubmission of the original recommendation and proceed accordingly.

In considering its decision under each of the above set of circumstances, the Governing Body shall take into account the guidelines in Section 13-100.H which are relevant to the proposed amendment or special use and, having reviewed the Commission's findings of fact and the factors upon which their recommendation is based, the Governing Body either adopts the Commission's findings and factors by reference or records their own findings of fact and the factors upon which their decision is based.

Financial: None at this time.

Legal Considerations: Approved as to form.

Recommendations/Actions: It is recommended the City Council . . .

- **Receive the Goddard Planning Commission's recommendation to annex the property and change the zoning from the Sedgwick County RR (Rural Residential) zoning classification to the City of Goddard R-2 (Two-Family Residential) classification.**
- **Consider an Ordinance Annexing certain land and Amending the Official Zoning Map as incorporated in Article 3, Section 101 of the Zoning Ordinance of the City of Goddard, Kansas to assign a R-2 (Two-Family Residential) classification to the property.**

Attachments:

- Ordinance
- Staff reports and aerial zoning map dated April 10, 2017 & May 8, 2017
- Planning Commission minutes of April 10, 2017
- Draft Planning Commission minutes of May 8, 2017

(First Published in the Times Sentinel
on the 18th day of May, 2017)

THE CITY OF GODDARD, KANSAS
ORDINANCE NO. ____

AN ORDINANCE ANNEXING AND INCORPORATING CERTAIN LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF GODDARD, KANSAS, AND AMENDING THE OFFICIAL ZONING MAP INCORPORATED BY REFERENCE IN ARTICLE 13, SECTION 104, OF THE ZONING ORDINANCES OF THE CITY OF GODDARD, KANSAS.

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

SECTION 1. The following described land meeting the conditions for annexation as prescribed by K.S.A. 12-520(a)(7), in that the land adjoins the city limits of the City and a written petition for or consent to annexation has been filed with the City by the owners thereof, is hereby included and brought within the corporate limits of the City of Goddard, Kansas, to wit:

The Southwest Quarter of Section 31, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 1539.33 feet AND EXCEPT the North 1524.71 feet of the E 714.26 feet thereof AND EXCEPT Beginning at the southeast corner; thence North 1066.66 feet; thence West 40 feet; thence South 1066.66 feet; thence East 40 feet to beginning AND EXCEPT The South 249.92 feet of the West 149.92 feet of the E 189.92 feet AND EXCEPT road on south AND EXCEPT Commencing at the southeast corner of said Southwest Quarter; thence West on the south line of said SW1/4, 189.92 feet to the place of beginning; thence North, parallel with the east line of said SW1/4, 680.00 feet; thence West, parallel with said south line, 400.00 feet; thence South, parallel with said east line, 680.00 feet to said south line; thence East along said south line, 400.00 feet to the place of beginning.

SECTION 2. The Official Zoning Map as incorporated in Article 3, Section 101, of the Zoning Ordinances of the City of Goddard, Kansas, is hereby amended by changing the boundaries of said map to incorporate and include the above described real estate under a City of Goddard R-2 (Two-Family Residential) zoning classification.

SECTION 3. This Ordinance shall take effect and be in force from and after its publication in THE TIMES-SENTINEL, the official newspaper of said City.

PASSED AND ADOPTED this 15th day of May, 2017.

(Seal)

MARCEY GREGORY, MAYOR

ATTEST:

TERI LAYMON, CITY CLERK

City of Goddard
Goddard Planning Commission / Board of Zoning Appeals

Monday, April 10, 2017

7:00 PM

TO: Planning Commission/Board of Zoning Appeals
SUBJECT: Public Hearing – Consider a Request to Annex and Apply a City of Goddard R-2 (Two-Family Residential) Zoning Classification to Property located at the northwest quadrant of South Walnut Street and 23rd Street South.
INITIATED BY: Tim Johnson, Community Development Director
AGENDA: New Business

Background:

Attached for your consideration is an application for annexation and a zoning district amendment, submitted to the Goddard Planning Commission by Ms. Paula Stedman and Mr. Jan Renner, for property located at the northwest quadrant of South Walnut Street and 23rd Street South. The applicant is requesting annexation of the property and a change of zoning from the current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification. If this request is approved, Nett Development plans to plat and develop a duplex subdivision on the property.

The legal description of the property is as follows:

The Southwest Quarter of Section 31, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 1539.33 feet AND EXCEPT the North 1524.71 feet of the E 714.26 feet thereof AND EXCEPT Beginning at the southeast corner; thence North 1066.66 feet; thence West 40 feet; thence South 1066.66 feet; thence East 40 feet to beginning AND EXCEPT The South 249.92 feet of the West 149.92 feet of the E 189.92 feet AND EXCEPT road on south AND EXCEPT Commencing at the southeast corner of said Southwest Quarter; thence West on the south line of said SW1/4, 189.92 feet to the place of beginning; thence North, parallel with the east line of said SW1/4, 680.00 feet; thence West, parallel with said south line, 400.00 feet; thence South, parallel with said east line, 680.00 feet to said south line; thence East along said south line, 400.00 feet to the place of beginning.

In addition to the application, attached are supporting materials including an affidavit of publication, notification of hearing, an aerial photo indicating surrounding zoning and development, and a property ownership list.

The action required of the Planning Commission following the public hearing will take the form of a recommendation to the Goddard City Council, which has final authority to act upon the request.

Analysis:

The criteria by which an application for a zoning amendment must be judged are set forth in the zoning ordinances at Article 13, Section H. Findings must be made on each of the seventeen following points. It is not necessary for commissioners to find that all factors lead to the same conclusion, or even a majority of factors indicate one way or another. One or more factors may be deemed so significant that they outweigh all others. Following each criterion are the comments and observations of staff.

The criteria are...

1. What are the existing uses and their character and condition on the subject property and in the surrounding neighborhood?

STAFF COMMENTS. The property currently is used for agricultural purposes. The property immediately adjacent to the west is also used for agricultural purposes and is zoned Sedgwick County RR (Rural Residential). The property across 23rd Street to the south is used for residential purposes and is zoned Sedgwick County RR (Rural Residential). The property adjacent to the north is in the City, is used for educational purposes, and is zoned R-1 (Single-Family Residential). The area to the east across Walnut Street in the City, is used for residential purposes, and is zoned R-1 (Single-Family Residential).

The requested R-2 (Two-Family Residential) zoning is compatible with the surrounding land uses and development.

2. What is the current zoning of the subject property and that of the surrounding neighborhood in relation to the request?

STAFF COMMENTS. The property currently is used for agricultural purposes, and is zoned Sedgwick County RR (Rural Residential). As stated above, the property immediately adjacent to the west is zoned Sedgwick County RR (Rural Residential). The property across 23rd Street to the south is zoned Sedgwick County RR (Rural Residential). The property adjacent to the north is in the City and is zoned R-1 (Single-Family Residential). The area to the east across Walnut Street is zoned R-1 (Single-Family Residential).

The requested R-2 (Two-Family Residential) zoning is compatible with the surrounding zoning.

3. Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?

STAFF COMMENTS: No. However, this request is the result of continued growth and development in Goddard, and the applicants' desire to annex this property into the City limits and apply a zoning classification appropriate for this location that will accommodate new residential development.

4. **Would the request correct an error in the application of these regulations?**

STAFF COMMENTS: Staff is not aware of any error in the application of the zoning regulations that would be corrected through the requested zoning amendment.

5. **Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?**

STAFF COMMENTS: This amendment is the result of continued growth and development in Goddard, and the owner's desire to annex this property into the City limits and apply a zoning classification most appropriate for this location. Staff is not aware of any other conditions that may affect this application.

6. **Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?**

STAFF COMMENTS: City utilities and public services are, or will be made, available to this site.

7. **Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?**

STAFF COMMENTS: The property must be platted before any development can occur.

8. **Would a screening plan be necessary for existing and/or potential uses of the subject property?**

STAFF COMMENTS: The need for, and nature of, any screening between this property and adjacent properties will be determined during the site plan review process.

9. **Is suitable vacant land or buildings available or not available for development that currently has the same zoning as is requested?**

STAFF COMMENTS: There is no land south of Kellogg zoned R-2 (Two-Family Residential) available for development. Further, there is no land in close proximity to schools south of Kellogg that is zoned and available for development as quality affordable housing.

10. **If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?**

STAFF COMMENTS: This criterion is not applicable in this case.

11. Is the subject property suitable for the uses in the current zoning to which it has been restricted?

STAFF COMMENTS: The property is currently outside the City in Sedgwick County and has a RR (Rural Residential) zoning classification. Its present use is a combination of pasture and row crops. The City of Goddard Future Land Use Map targets this area for future residential development.

12. To what extent would the removal of the restrictions, i.e. the approval of the zoning request detrimentally affect other property in the neighborhood?

STAFF COMMENTS: The R-2 (Two-Family Residential) zoning classification being requested provides for a range of medium density two-family dwelling units with both public sewerage and water supply and to allow certain community facilities. It is not intended generally for single-family residential use, except as incidental to the area.

Permitted Uses.

1. Any permitted uses allowed in the R-1A and R-1B Residential Districts except residential design manufactured homes.
2. Single-family attached, not exceeding two, and two-family dwellings.
2. Churches and similar places of worship and parish houses.
3. Golf courses, including accessory club houses, but not separate driving ranges and miniature golf courses operated for commercial purposes.
4. Public and private schools: educational buildings for primary, intermediate and secondary schools including administrative centers, transportation centers, recreation areas, spectator sports facilities and the like. All such permitted uses must be located on land which is platted according to the City Subdivision Regulations.

Special Uses.

1. Public buildings erected or land used by any agency of the City, or a township, county or state government not otherwise provided for in these regulations.
2. Adult care homes for more than four adults.
3. Cemeteries, private or public.
4. Zoos, private or public.

The property adjacent to the north is USD 265 Clark Davidson Elementary School, and is zoned City of Goddard R-1 (Single-Family Residential District). The development to the east across Walnut Street is zoned City of Goddard R-1 (Single-Family Residential District). The land to the west and south of the site is outside the City limits and is zoned Sedgwick County RR (Rural Residential). The proposed R-2 (Two-Family Residential) zoning classification is logical for this location given its proximity to 23rd Street. It does not appear inconsistent with surrounding development, it is in conformance with the City's Future Land Use Plan, and it is compatible with the surrounding area.

13. Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?

STAFF COMMENTS: When considering annexation and a change of zoning classification for any piece of property, it is necessary to consider whether every use that is permissible under the requested classification would be appropriate for that property and the surrounding area, and not restrict consideration only to the particular use that the applicant indicates is intended or is presently being employed. This is because there is no way to prevent the applicant or any future owner of the property from using the site for any of the other uses permitted under the requested classification. In other words, the use of a property may not be restricted to the particular use contemplated, or in existence at the time of the request, but may include any use allowed within that zoning classification.

The property adjacent to the north is USD 265 Clark Davidson Elementary School, and is zoned City of Goddard R-1 (Single-Family Residential District). The development to the east across Walnut Street is zoned City of Goddard R-1 (Single-Family Residential District). The land to the west and south of the site is outside the City limits and is zoned Sedgwick County RR (Rural Residential).

The proposed R-2 (Two-Family Residential) zoning classification is logical for this location given its proximity to 23rd Street. All permissible uses under the requested classification would be appropriate for this property and the surrounding area. The requested zoning classification is consistent with surrounding development, it is in conformance with the City's Future Land Use Plan, and it is compatible with the surrounding area.

14. Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?

STAFF COMMENTS: This case involves property located at the northwest quadrant of South Walnut Street and 23rd Street South. The applicant is requesting annexation of the property and a change of zoning from the current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification. The City's Comprehensive Plan identifies this as an area for future residential development.

Application of the requested zoning in this case does not appear to be inconsistent with surrounding development. Further, it is in conformance with the City's Comprehensive Plan and Future Land Use Map. Finally, the proposed zoning is compatible with surrounding zoning and land uses. Specifically, the request addresses the following goals and objectives of the Comprehensive Plan:

ECONOMIC DEVELOPMENT

Goal: PROMOTE CONTINUED RESIDENTIAL DEVELOPMENT TO ENLARGE THE TAX BASE AND STRENGTHEN THE MUNICIPAL CAPACITY TO PROVIDE QUALITY PUBLIC FACILITIES.

Objectives:

- *Strengthen and enhance the image of the City as a location for suburban residence in a high quality living environment.*

- *Utilize formal procedures and standards including appropriate zoning and subdivision regulations to guide future neighborhood development toward established quality parameters.*
- *Promote the concept of community and sense of place to attract and keep new residents.*

HOUSING

Goal: ASSURE SAFE, DECENT AND SANITARY HOUSING FOR ALL CITIZENS OF THE COMMUNITY.

Objectives:

- *Provide housing with adequate living space for all citizens.*
- *Plan for diversification in housing to meet the needs of individual user groups.*
- *Provide for multiple family dwellings, retirement housing and other specialized housing as required to meet the needs of defined user groups within the community.*
- *Encourage maintenance of older residential structures in good condition and replacement of obsolete structures with new units.*
- *Promote a safe and sanitary living environment, controlled to avoid undue pollution of land, air or water.*
- *Provide every living unit with City water and sewer services.*
- *Support innovative planning and utilization of new technology in the design of new neighborhood units.*
- *Utilize participation funding grants and other sources of technical and financial aid to assist low income families with housing improvement.*
- *Adopt and maintain housing codes as a means to establish minimum quality expectations for the local housing stock.*

Goal: ASSURE EQUAL OPPORTUNITY IN CHOICE OF HOUSING FOR ALL PEOPLE REGARDLESS OF RACE, RELIGION, AGE, OR SEX.

Objectives:

- *Maximize the opportunity for each family or individual to rent or purchase safe, sanitary and decent housing within their economic means.*
- *Investigate participating grant funding sources as a means to finance housing improvement programs.*

15. What is the nature of the support or opposition to the request?

STAFF COMMENTS: Thirty-seven property owners within the statutorily mandated notification area were sent notice of hearing letters. Three persons, who live outside the City limits, have spoken with staff, and expressed neither opposition nor support for the request. A fourth person, who lives outside the City, but across 23rd Street from the proposed development, expressed reservation about the development. That person sent an email, which is included in the attachments to this report. One Goddard resident, Linda

Ternes, has expressed opposition to the two-family concept, is concerned it will negatively affect her property value, and does not want renters in the area.

Staff have received no other communications, other than from the applicants, on this matter.

16. Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?

STAFF COMMENTS: No.

17. By comparison, does the relative gain to the public health, safety or general welfare outweigh the loss in property value or the hardship imposed upon the applicant by not approving the request?

STAFF COMMENTS: This amendment is the result of continued growth and development in this area, and the owner's desire to annex this property into the City limits and apply a zoning classification most appropriate for this location. Staff are not aware of any other conditions that may affect this application; nor does the proposed amendment appear to provide a disproportionately greater loss to the individual landowners relative to the public gain.

Again, when considering a change of zoning classification for any piece of property, it is necessary to consider whether every use permitted under the requested classification would be appropriate for that property and the surrounding area, and not focus only on the particular use that the applicant indicates is intended or is presently employed.

It is also important to include in the motion the reason or reasons for approval or denial of the zoning request. This need be no more than referencing some element of the staff report. Whether the motion is to approve or deny the request, it should be based on whether the land is appropriate for the proposed zoning classification.

The Planning Commission's decision to approve or deny the requested zoning will be forwarded in the form of a recommendation to the Goddard City Council for consideration.

The procedure for considering this item is as follows:

- Introduction and staff presentation of report
- Applicant presentation
- Open public hearing: All who wish to speak on the matter may do so
- Allow for Q & A for staff, applicant and public
- Close public hearing
- Discussion and deliberation among Planning Commissioners
- Motion (including reasons for said motion), second, and vote

Actions:

The Planning Commission may:

- Approve and recommend to the Governing Body approval of the request for annexation and rezoning of the property,
- Approve and recommend to the Governing Body approval of a portion of the request for annexation and rezoning of the property,
- Deny and recommend to the Governing Body denial of the request of annexation and rezoning of the property, or
- Table of case for future consideration.

Attachments



City of Goddard
118 North Main, PO Box 667
Goddard, KS 67052
P. 316.794.2441
F. 316.794.2401
goddardks.gov

APPLICATION FOR CHANGE OF ZONING DISTRICT CLASSIFICATION

Case No. _____

This form is an application for changing a zoning district classification within the City of Goddard, Kansas. Please complete the form in accordance with the directions on the following pages and return to the City of Goddard:

- By email: tjohnson@goddardks.gov
- By mail: 118 N. Main, PO Box 667 Goddard KS 67052
- By fax: 316-794-2441

Please note, an incomplete application cannot be accepted.

1. Name of applicant(s) and/or his/her agent(s). The owners of all property requesting to be rezoned must be listed.

a Applicant Paula S. Stedman

Address PO box 69, Goddard, KS 67052

Phone _____ ✓

Agent (if any) Ryan Nett (Nett Development)

Address 1650 S. Meridian, Wichita, KS 67213

Phone 942-0445

b Applicant Jan L Renner

Address PO box 69, Goddard, KS 67052

Phone 794-8259 ✓

Agent (if any) Ryan Nett (Nett Development)

Address 1650 S. Meridian, Wichita, KS 67213

Phone 942-0445

(Use a separate sheet if necessary for names of additional applicants.)

2. The Applicant(s) request a change of zoning from the current RR Zoning District classification to a 2 "two-family" Zoning District classification for property legally described as Lot(s) "See below" of Block _____ in the _____

_____ Addition to the City of Goddard, KS.

****In conjunction with this change of use, we would like the property to be annexed into the City of Goddard.****

(A metes and bounds description may be provided in the space below or on an attached sheet.)

SW 1/4 EXC W 1539.33 FT & EXC N 1524.71 FT E 714.26 FT THEREOF & EXC BEG SE COR N
1066.66 FT W 40 FT S 1066.62 FT E 40 FT TO BEG & EXC S 249.92 FT W 149.92 FT E
189.92 FT &
EXC RD ON S SEC 31-27-2W

3. Dimensions of the property are 2,555 feet in depth by 950 feet in width, and comprise
31.65 acres (rounded to the nearest tenth) or 1,372,982 square feet in area.

4. The general location of the property is (use appropriate section):

a. The address is 20816 W. Pawnee, Goddard, KS

b. At the NW corner of Pawnee Street
and Walnut Street.

c. On the North side of Pawnee Street
between Walnut Street and 215th st. W. Street.

5. Is this property part of a recorded plat? Yes _____ No X

6. The property is presently used for Rural Residential "agriculture" and this change of zoning is
requested for the following reasons: there is a high need for multi-family housing in the city

of Goddard. The market may not support a single housing development at this time.

With this change of use the property can be more flexible and with a much higher change of success
in the years to come & in serving the needs of Goddard, as single family can still be built on R-2

7. I (We), the applicant(s), acknowledge receipt of the instructions and further state that I (We) have
read the material. If an agent, I further state that I have or will provide the owner(s) of the property
for which the change of zoning is requested an explanation of or copy of this material. I (We) realize
that this application cannot be processed unless it is complete and is accompanied by a current
property ownership list for the notification are, along with the appropriate fee.

✓ [Signature]

03/10/2017

Applicant

Date

Applicant

Date

✓ Paula S. Stedman

3/19/2017

Applicant

Date

Applicant

Date

City of Goddard Office Use Only

This application was received by the City at _____ (a.m./p.m.) on _____ (Date)

It has been reviewed and found to be complete and accompanied by the required property
ownership list and application fee of _____.

Zoning Administrator _____

Affidavit of Publication

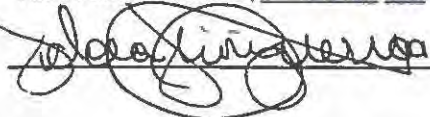
Victoria Vinciguerra
Of lawful age being duly sworn upon oath states
That she is the lawful billing clerk at

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.

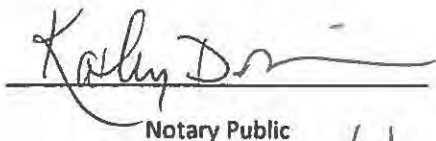
First Publication was made
On the 16TH Day of MAR. 2017
Second Publication was made
On the _____ Day of _____, 2017
Third Publication was made
On the _____ Day of _____, 2017

Total Publication Fee \$ 108.00

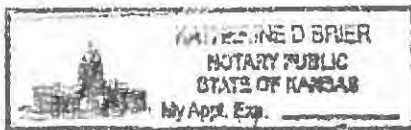


Subscribed and sworn to before me this

16th Day of Mar. 2017


Notary Public

My Commission expires on 5/8/19



PUBLIC NOTICE

First Published in The Times-Sentinel March 16, 2017 (11)

NOTICE OF HEARING

TO ALL PERSONS CONCERNED:

Notice is hereby given that an Application for Annexation and Amendment of a Zoning District Classification has been filed in the office of the Director of Community Development for the City of Goddard, Sedgwick County, Kansas, praying for the issuance of a zoning amendment pursuant to Article 13 of the City of Goddard Zoning Ordinances for the following described property located around the northwest corner of 23rd Street (Pawnee) and Walnut Street, Goddard, Kansas to wit:

Tracts within 200 feet (in the City) and 1000 feet (in the County) of the following described property:

The Southwest Quarter of Section 31, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 1539.33 feet AND EXCEPT the North 1524.71 feet of the E 714.26 feet thereof AND EXCEPT Beginning at the southeast corner; thence North 1066.66 feet; thence West 40 feet; thence South 1066.66 feet; thence East 40 feet to beginning AND EXCEPT The South 249.92 feet of the West 149.92 feet of the E 189.92 feet AND EXCEPT road on south AND EXCEPT Commencing at the southeast corner of said Southwest Quarter; thence West on the south line of said SW1/4, 189.92 feet to the place of beginning; thence North, parallel with the east line of said SW1/4, 680.00 feet; thence West, parallel with said south line, 400.00 feet; thence South, parallel with said east line, 680.00 feet to said south line; thence East along said south line, 400.00 feet to the place of beginning.

The Applicant requests the above-described property be annexed and the zoning changed from current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) zoning classification.

The Application will be presented to, and a public hearing thereon will be held by the Goddard Planning Commission and Board of Zoning Appeals in the Goddard City Council chambers at City Hall, 118 N. Main Street, Goddard, Kansas on Monday, April 10, 2017 at 7:00 p.m., or as soon thereafter as the matter may be heard. At such time and place, all persons interested may appear and be heard as to said application.

/s/Timothy R. Johnson
Director, Community Development
City of Goddard, Kansas



Tim Johnson
Director, Community Development

tjohnson@goddardsks.gov

316.794.2441

118 N. Main/PO Box 667.
Goddard, KS 67052

www.goddardsks.gov

March 16, 2017

NOTICE OF HEARING

To Owners of Nearby Properties:

Notice is hereby given that the Goddard Planning Commission and Board of Zoning Appeals will conduct a public hearing in the City Council meeting room of the Goddard City Hall, 118 N. Main Street, Goddard, Kansas on **Monday, April 10, 2017 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, to consider the issuance of a zoning amendment pursuant to Article 13 of the City of Goddard Zoning Ordinances for the purpose of the rezoning of the following described property located at 20816 W. Pawnee to wit:

Tracts 200 feet around (City) and 1000 feet around (County):

The Southwest Quarter of Section 31, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 1539.33 feet AND EXCEPT the North 1524.71 feet of the E 714.26 feet thereof AND EXCEPT Beginning at the southeast corner; thence North 1066.66 feet; thence West 40 feet; thence South 1066.66 feet; thence East 40 feet to beginning AND EXCEPT The South 249.92 feet of the West 149.92 feet of the E 189.92 feet AND EXCEPT road on south AND EXCEPT Commencing at the southeast corner of said Southwest Quarter; thence West on the south line of said SW1/4, 189.92 feet to the place of beginning; thence North, parallel with the east line of said SW1/4, 680.00 feet; thence West, parallel with said south line, 400.00 feet; thence South, parallel with said east line, 680.00 feet to said south line; thence East along said south line, 400.00 feet to the place of beginning.

The Applicant requests the property be annexed and the zoning changed from current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential zoning classification.

The Application will be presented to and a public hearing thereon will be held by the Goddard Planning Commission and Board of Zoning Appeals in the Goddard City Council chambers at City Hall, 118 N. Main Street, Goddard, Kansas on **Monday, April 10, 2017 at 7:00 p.m.**, or as soon thereafter as the matter may be heard. At such time and place, all persons interested may appear and be heard as to said application.

The Zoning Ordinances of the City of Goddard require as a part of any zoning amendment process that a certified list be obtained of the owners of all property within the area to be zoned; of all property within the city limits located within 200 feet of the boundary of the area to be zoned; of all property within 1,000 feet of any portion of the boundary of the area to be zoned that is outside the city limits; and that each of those property owners be given notice of the proceedings by mail. This Notice is conveyed to you due to it appearing from the ownership list obtained regarding this matter that you are the owner of, or have an interest in, the property that is located within the above-described area surrounding the property that is to be zoned.

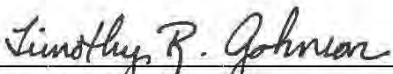
You may appear at that time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all persons interested in the case, the Board of Zoning Appeals may close the hearings and consider recommendations to the Governing Body. The public hearing may be recessed and continued from time to time without further notice.

If you are unable to attend the meeting you may submit your comments in writing to the City and those comments will be presented to the Board of Zoning Appeals during the public hearing. A complete application is on file at Goddard City Hall, 118 N Main St. Goddard, KS 67052 and may be inspected during general business hours of 8:00 a.m. – 4:30 p.m. Monday – Friday.

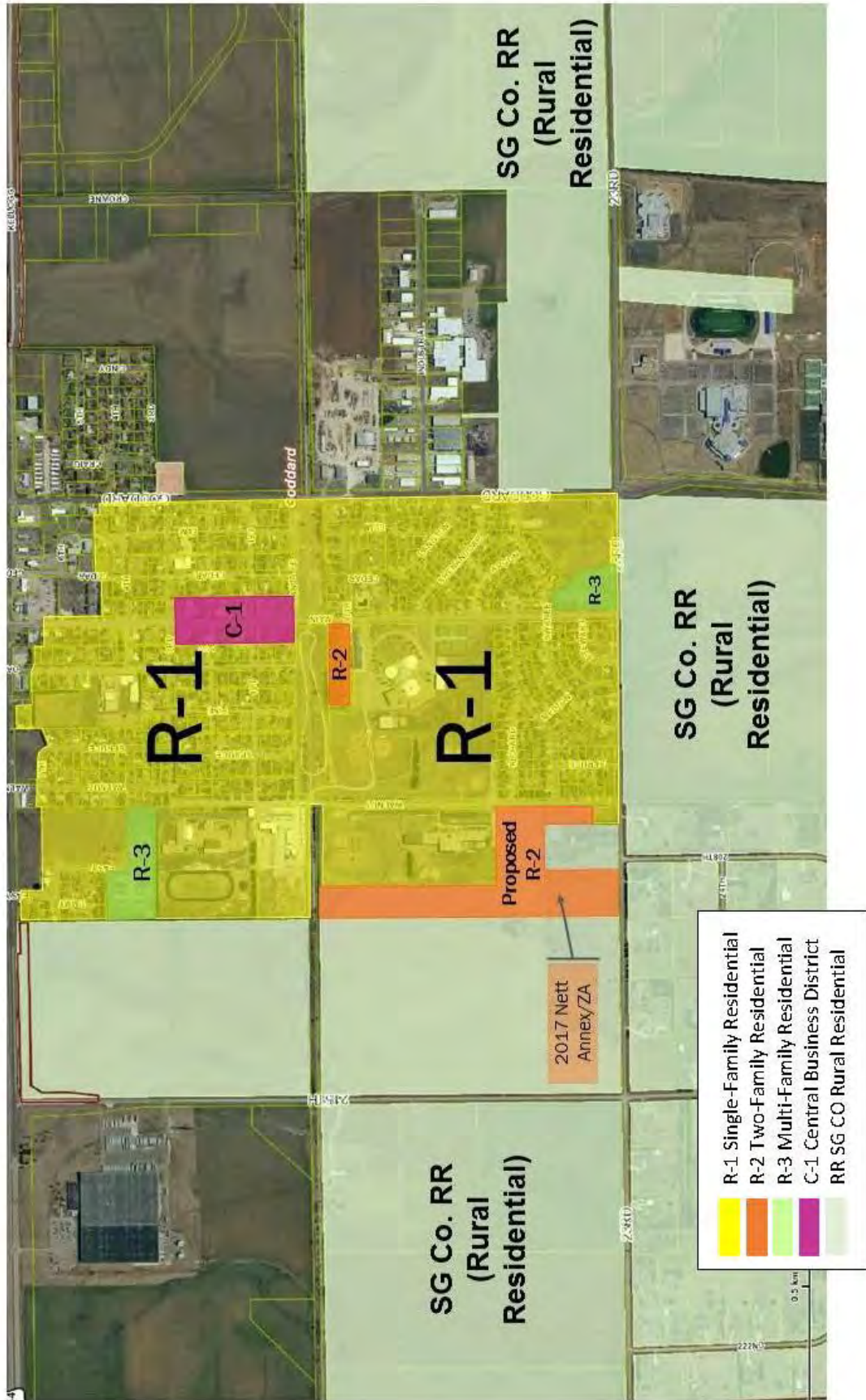
The action to be taken by the Goddard Planning Commission and Board of Zoning Appeals will consist of a recommendation to the Goddard City Council. The Goddard City Council then has the authority either to approve the recommendation in whole, or in part, or to deny the application.

Any action by the Goddard City Council to approve the recommendation in whole or in part requires a majority of the Council members present, unless a protest concerning the Application is filed with the City Clerk within 14 days following conclusion of the Planning Commission hearing. To be sufficient, such a protest must be signed either by the owners of twenty percent (20%) or more of the property to be rezoned, or by the owners of twenty percent (20%) or more of the property that lies within the area described above surrounding the property sought to be rezoned.

Copies of the application and other related materials are available for inspection at the office of the Goddard City Clerk at 118 N. Main Street, Goddard, Kansas, during the normal business hours thereof. Copies of any, or all, of those materials may be obtained from the City Clerk upon payment of a copying charge. Please inquire of the City Clerk for further information in that regard.



Timothy R. Johnson
Director, Community Development
City of Goddard, Kansas



OWNERSHIP LIST

PROPERTY DESCRIPTION

PROPERTY OWNER

SW/4 exc W 1539.33' & exc N 1524.71' of the E 714.26' thereof & exc begin at the SE cor; th, N 1066.66'; th, W 40'; th, S 1066.66'; th, E 40' to begin & exc S 249.92' of the W 149.92' of the E 189.92' & exc road on S 31-27-2W Subject Property		Jan L Renner & Paula S Stedman PO Box 69 Goddard, KS 67052
Begin 1066.66' N of the SE cor of the SW/4; th, W 714.26'; th N 1524.71' to the S r/w line of the RR; th, E 714.26' to the E line; th, S 1524.71' to begin exc E 40' for street 31-27-2W		Unified School District 265 PO Box 249 Goddard, KS 67052
Begin on the N line of the RR & E line of the NW.4; th N 26.5 rods; th W 60.5 rods; th S to r/w; th, E to begin 31-27-2W		Board of Education USD 265 601 N Oak Goddard, KS 67052
NW/4 exc RR r/w & exc E 994.125' & exc N 60' for hwy 31-27-2W		Rebecca A Dugan Revocable Trust 801 W Chicago Colwich, KS 67030
S 249.92' of the W 149.92' of the E 189.92' of the SW/4 exc road on S 31-27-2W		Gary L & Glenda G Myers PO Box 380 Cheney, KS 67025
W 1539.33' of the SW/4 31-27-2W		George L & Sandra L Hubbard Trust 1988 W Crosswinds Cir Cleveland, OK 74020
Lot 1, Blk A	Robert Godard Middle School Addition	Unified School District 265 PO Box 249 Goddard, KS 67052

Lot 1, Blk 1	Three Fountains West Second Addition	Michelle & Mark Lewis 416 Richards Rd Goddard, KS 67052
Lot 2, Blk 1	“	Gregory A & Amanda D Treadwell 410 Richards Rd Goddard, KS 67052
Lot 1, Blk 2	“	Larry D & Lynda J Ternes PO Box 353 Goddard, KS 67052
Lot 2, Blk 2	“	Kevin D & Tammey L Beatson 405 Richards Rd Goddard, KS 67052
Lot 16, Blk 2	“	Mildred Landwehr 406 Brazos Dr Goddard, KS 67052
Lot 17, Blk 2	“	Mark J & Patricia L Frame 412 W Brazos Goddard, KS 67052
Lot 1, Blk 3	“	Mark Allan Jordan 602 S Walnut Goddard, KS 67052
Lot 2, Blk 3	“	Paul C & Mary K Cavanaugh 606 S Walnut Goddard, KS 67052
Lot 3, Blk 3	“	Ryan M Phelps 610 S Walnut Goddard, KS 67052
Lot 4, Blk 3	“	Kevin E & Susan E Brown 614 S Walnut Wichita, KS 67052
Lot 5, Blk 3 AND N 4' of Lot 6, Blk 3	“	Charles S & Sue A Edmonds Revocable Trust PO Box 16 Goddard, KS 67052
Lot 6 exc N 4' thereof, Blk 3	“	Ray E & Opal E Staats 11529 W Valley Hi Drive Wichita, KS 67209

Lot 7, Blk 3	“	Rhett Brandon Edwards 625 S Spruce Goddard, KS 67052
Lot 8, Blk 3	“	Beth A Bowman 621 S Spruce Goddard, KS 67052
Lot 9, Blk 3	“	Steven P & Lory L Silva 615 S Spruce Goddard, KS 67052
Lot 10, Blk 3 AND S 6' of Lot 11, Blk 3	“	Josephine A Andra 611 S Spruce Goddard, KS 67052
Lot 11 exc S 6', Blk 3	“	Ronald L & Donna J Beiter 605 Spruce Goddard, KS 67052
Lot 12, Blk 3	“	Kurtis L & Tami Jo Bond 601 S Spruce Goddard, KS 67052
N 1264.13' of the NE/4 of Section 6 & that part of the NW/4 of Section 5 adj on E lying Wly of the center line of 199 th street & exc road NE/4 6 & NW/5 28-2W		Victoria J Spies 27 N Beech Rd Wichita, KS 67206
E 480' of the N 460' of the NW/4 exc W 35' & N 50' for road 6-28-2W		Sean M & Danielle M Hollas 20811 W 23 rd Goddard, KS 67052
E 480' of the S 460' of the N 920' of the NW/4 exc W 35' for street 6-28-2W AND Begin 920' S of the NE cor of the NW/4; th W 480'; th, S 460'; th, E 480' to the E line of the NW/4; th. N 460' to begin exc W 35' for road 6-28-2W		Steven G & Diana Kay Hilburn 2450 S 208 th w Goddard, KS 67052

Begin at the NW cor of the NW/4; th. E 508.46'; th. S 428.50'; th. W 508.46'; th. N 428.50' to begin exc N 50' & W 50' for roads 6-28-2W		Russell A & Patricia A Fischer 2434 S 125 th W Goddard, KS 67052
Begin 508.46' E of the NW cor of the NW/4; th. E 508.46'; th. S 428.50'; th. W 508.46'; th. N 428.50' to begin exc N 50' for road 6-28-2W		Teresa L Johnson Revocable Trust 21405 W 23 rd S Goddard, KS 67052
Begin 480' W of the NE cor of the NW/4; th. S 428.36'; th. W 518.96'; th. N 428.50' to the N line; th. E 531.07' to begin exc N 50' & E 35' for roads 6-28-2W		Jana Lynn Driscoll 21025 W 23 rd S Goddard, KS 67052
Begin 508.46' E & 428.50' S of the NW cor of the NW/4; th. E 508.46'; th. S 428.50'; th. W 508.46'; th. N 428.50' to begin exc S 35' for road 6-28-2W		Mark E & Jennifer D Moore 21410 W 24 th Goddard, KS 67052
Begin 1016.92' E of the NW cor of the NW/4; th. E 508.46' to a point 1011.07' W of the NE cor; th. S 428.50'; th. W 508.46'; th. N 428.50' to begin exc N 50' for road 6-28-2W AND Begin 1016.92' E & 428.50' S of the NW cor of the NW/4; th. E 508.46'; th. S 428.50'; th. W 508.46'; th. N 428.50' to begin exc S 35' for road 6-28-2W		Curtis G & Allison R Kidwell 21101 W 23 rd S Goddard KS 67052

Begin 480' W & 428.36' S of the NE cor of the NW/4; th. S 428.35'; th. W 506.85'; th. N 428.50'; th. E 518.96' to begin exc E 35' & S 35' for roads 6-28-2W		Matthew E Hall 113 S Laura Wichita, KS 67211
Begin 1479.51' W & 856.71' S of the NE cor f the NW/4; th. W 368.88'; th. SE 323.55'; th. W 762.26'; th. S 270.34'; th. E 849.35'; th. SE 134.64'; th. NE 367.36'; th. NW 506.36' to begin exc N 35' & W 50' for roads 6-28-2W		Craig A & Michelle L Bayt 21343 W 24 th S Goddard, KS 67052
Begin 940' W & 856.71' S of the NE cor of the NW/4; th. S 478'; th. W 372'; th. NW 506.26'; th. E 539.51' to begin exc N 35' for road 6-28-2W		Louis J & Cynthia G Rheault 21111 W 24 th S Goddard, KS 67052
Begin 480' W & 856.71' S of the NE cor of the NW/4; th. S 478'; th. W 460'; th. N 478'; th. E 460' to begin exc N 35' & E 35' for roads 6-28-2W		Ronnie R & Sue A Zimmerman 21011 W 24 th S Goddard, KS 67052

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described tracts and lots as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 1st day of March, 2017 at 7:00 A.M.

Security 1st Title LLC

By: _____
Licensed Abstracter

Note: The above list shows property owners within either a 200 foot radius or a 1000 foot radius of the below described tract. No certification is made as to the relation of any of the tracts described herein within the city limits of Goddard.

RE: The Southwest Quarter of Section 31, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 1539.33 feet AND EXCEPT the North 1524.71 feet of the E 714.26 feet thereof AND EXCEPT Beginning at the southeast corner; thence North 1066.66 feet; thence West 40 feet; thence South 1066.66 feet; thence East 40 feet to beginning AND EXCEPT The South 249.92 feet of the West 149.92 feet of the E 189.92 feet AND EXCEPT road on south AND EXCEPT Commencing at the southeast corner of said Southwest Quarter; thence West on the south line of said SW1/4, 189.92 feet to the place of beginning; thence North, parallel with the east line of said SW1/4, 680.00 feet; thence West, parallel with said south line, 400.00 feet; thence South, parallel with said east line, 680.00 feet to said south line; thence East along said south line, 400.00 feet to the place of beginning.

2203195
JH

From: Jana Driscoll
To: [Tim Johnson](#)
Subject: Hearing for new development
Date: Friday, April 7, 2017 9:30:04 AM

Good Morning Tim,

Here is the email regarding the new development; remember we spoke on the phone a few weeks ago?

I am attaching two pictures with a few from inside our drive.

We will miss the tranquility, peacefulness, and of course the view.

Maybe then knowing that will change their minds!

Thank you again for your time on the phone. you were more than gracious.

Happy Spring!! Jana Driscoll





MINUTES – REGULAR MEETING
GODDARD PLANNING COMMISSION/BOARD OF ZONING APPEALS
118 North Main St., Goddard City Hall
April 10, 2017

- A. CALL TO ORDER:** The Goddard City Planning Commission/ Board of Zoning Appeals met in a Regular Session on Monday, April 10, 2017 at 7:00 p.m. *Chairman Doug VanAmburg* called the meeting to order.

Commissioners Present

Doug VanAmburg
Shane Grafiing
Doug Hall
Justin Parks
Brent Traylor

Commissioners Absent

Brad Cline
Darrin Cline

City staff present

Tim Johnson, Director, Community Development
Monte Barnickle, Community Development Specialist

- B. PLEDGE OF ALLEGIANCE AND INVOCATION:** *Chairman Doug VanAmburg* led the Commission in the Pledge of Allegiance and the Invocation.
- C. APPROVAL OF THE AGENDA:** *Johnson* presented the agenda. *Commissioner Doug Hall* moved to accept the Agenda as presented. *Commissioner Shane Grafiing* seconded the motion. Motion carried 5-0.
- D. CITIZEN COMMENTS:** No citizen comments were made.
- E. APPROVAL OF MINUTES:** *Johnson* presented the meeting minutes from the regular meeting of March 13, 2017. *Commissioner Shane Grafiing* moved to approve the minutes as presented. *Commissioner Brent Traylor* seconded the motion. Motion carried 5-0.
- F. BOARD OF ZONING APPEALS:** No business was presented.
- G. OLD BUSINESS:** No old business was presented.
- H. NEW BUSINESS:** Public Hearing – Consider a Request and Conduct a Public Hearing regarding the Annexation and Application of a City of Goddard R-2 (Two-Family Residential) Zoning Classification to Property located at the northwest quadrant of South Walnut Street and 23rd Street South. The applicant is requesting annexation of the property and a change of zoning from the current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification. If this request is approved, Nett Development plans to plat and develop a duplex subdivision on the property.

Planning Commission Chair, Doug VanAmburg introduced the item and asked Community Development Director Johnson to review the staff report, which is included below.

Analysis:

The criteria by which an application for a zoning amendment must be judged are set forth in the zoning ordinances at Article 13, Section H. Findings must be made on each of the seventeen following points. It is not necessary for commissioners to find that all factors lead to the same conclusion, or even a majority of factors indicate one way or another. One or more factors may be deemed so significant that they outweigh all others. Following each criterion are the comments and observations of staff.

The criteria are...

1. What are the existing uses and their character and condition on the subject property and in the surrounding neighborhood?

STAFF COMMENTS. The property currently is used for agricultural purposes. The property immediately adjacent to the west is also used for agricultural purposes and is zoned Sedgwick County RR (Rural Residential). The property across 23rd Street to the south is used for residential purposes and is zoned Sedgwick County RR (Rural Residential). The property adjacent to the north is in the City, is used for educational purposes, and is zoned R-1 (Single-Family Residential). The area to the east across Walnut Street in the City, is used for residential purposes, and is zoned R-1 (Single-Family Residential).

The requested R-2 (Two-Family Residential) zoning is compatible with the surrounding land uses and development.

2. What is the current zoning of the subject property and that of the surrounding neighborhood in relation to the request?

STAFF COMMENTS. The property currently is used for agricultural purposes, and is zoned Sedgwick County RR (Rural Residential). As stated above, the property immediately adjacent to the west is zoned Sedgwick County RR (Rural Residential). The property across 23rd Street to the south is zoned Sedgwick County RR (Rural Residential). The property adjacent to the north is in the City and is zoned R-1 (Single-Family Residential). The area to the east across Walnut Street is zoned R-1 (Single-Family Residential).

The requested R-2 (Two-Family Residential) zoning is compatible with the surrounding zoning.

3. Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?

STAFF COMMENTS: No. However, this request is the result of continued growth and development in Goddard, and the applicants' desire to annex this property into the City limits and apply a zoning classification appropriate for this location that will accommodate new residential development.

4. Would the request correct an error in the application of these regulations?

STAFF COMMENTS: Staff is not aware of any error in the application of the zoning regulations that would be corrected through the requested zoning amendment.

5. Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?

STAFF COMMENTS: This amendment is the result of continued growth and development in Goddard, and the owner's desire to annex this property into the City limits and apply a zoning classification most appropriate for this location. Staff is not aware of any other conditions that may affect this application.

6. Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?

STAFF COMMENTS: City utilities and public services are, or will be made, available to this site.

7. Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?

STAFF COMMENTS: The property must be platted before any development can occur.

8. Would a screening plan be necessary for existing and/or potential uses of the subject property?

STAFF COMMENTS: The need for, and nature of, any screening between this property and adjacent properties will be determined during the site plan review process.

9. Is suitable vacant land or buildings available or not available for development that currently has the same zoning as is requested?

STAFF COMMENTS: There is no land south of Kellogg zoned R-2 (Two-Family Residential) available for development. Further, there is no land in close proximity to schools south of Kellogg that is zoned and available for development as quality affordable housing.

10. If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?

STAFF COMMENTS: This criterion is not applicable in this case.

11. Is the subject property suitable for the uses in the current zoning to which it has been restricted?

STAFF COMMENTS: The property is currently outside the City in Sedgwick County and has a RR (Rural Residential) zoning classification. Its present use is a combination of pasture and row crops. The City of Goddard Future Land Use Map targets this area for future residential development.

12. To what extent would the removal of the restrictions, i.e. the approval of the zoning request detrimentally affect other property in the neighborhood?

STAFF COMMENTS: The R-2 (Two-Family Residential) zoning classification being requested provides for a range of medium density two-family dwelling units with both public sewerage and water supply and to allow certain community facilities. It is not intended generally for single-family residential use, except as incidental to the area.

Permitted Uses.

1. Any permitted uses allowed in the R-1A and R-1B Residential Districts except residential design manufactured homes.
2. Single-family attached, not exceeding two, and two-family dwellings.
2. Churches and similar places of worship and parish houses.
3. Golf courses, including accessory club houses, but not separate driving ranges and miniature golf courses operated for commercial purposes.
4. Public and private schools: educational buildings for primary, intermediate and secondary schools including administrative centers, transportation centers, recreation areas, spectator sports facilities and the like. All such permitted uses must be located on land which is platted according to the City Subdivision Regulations.

Special Uses.

1. Public buildings erected or land used by any agency of the City, or a township, county or state government not otherwise provided for in these regulations.
2. Adult care homes for more than four adults.
3. Cemeteries, private or public.
4. Zoos, private or public.

The property adjacent to the north is USD 265 Clark Davidson Elementary School, and is zoned City of Goddard R-1 (Single-Family Residential District). The development to the east across Walnut Street is zoned City of Goddard R-1 (Single-Family Residential District). The land to the west and south of the site is outside the City limits and is zoned Sedgwick County RR (Rural Residential). The proposed R-2 (Two-Family Residential) zoning classification is logical for this location given its proximity to 23rd Street. It does not appear inconsistent with surrounding development, it is in conformance with the City's Future Land Use Plan, and it is compatible with the surrounding area.

13. Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?

STAFF COMMENTS: When considering annexation and a change of zoning classification for any piece of property, it is necessary to consider whether every use that is permissible under the requested classification would be appropriate for that property and the surrounding area, and not restrict consideration only to the particular use that the applicant indicates is intended or is presently being employed. This is because there is no way to prevent the applicant or any future owner of the property from using the site for any of the other uses permitted under the requested classification. In other words, the use of a property may not be restricted to the particular use contemplated, or in existence at the time of the request, but may include any use allowed within that zoning classification.

The property adjacent to the north is USD 265 Clark Davidson Elementary School, and is zoned City of Goddard R-1 (Single-Family Residential District). The development to the east across Walnut Street is zoned City of Goddard R-1 (Single-Family Residential District). The land to the west and south of the site is outside the City limits and is zoned Sedgwick County RR (Rural Residential).

The proposed R-2 (Two-Family Residential) zoning classification is logical for this location given its proximity to 23rd Street. All permissible uses under the requested classification would be appropriate for this property and the surrounding area. The requested zoning classification is consistent with surrounding development, it is in conformance with the City's Future Land Use Plan, and it is compatible with the surrounding area.

14. Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?

STAFF COMMENTS: This case involves property located at the northwest quadrant of South Walnut Street and 23rd Street South. The applicant is requesting annexation of the property and a change of zoning from the current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification. The City's Comprehensive Plan identifies this as an area for future residential development.

Application of the requested zoning in this case does not appear to be inconsistent with surrounding development. Further, it is in conformance with the City's Comprehensive Plan and Future Land Use Map. Finally, the proposed zoning is compatible with surrounding zoning and land uses. Specifically, the request addresses the following goals and objectives of the Comprehensive Plan:

ECONOMIC DEVELOPMENT

Goal: PROMOTE CONTINUED RESIDENTIAL DEVELOPMENT TO ENLARGE THE TAX BASE AND STRENGTHEN THE MUNICIPAL CAPACITY TO PROVIDE QUALITY PUBLIC FACILITIES.

Objectives:

- *Strengthen and enhance the image of the City as a location for suburban residence in a high quality living environment.*
- *Utilize formal procedures and standards including appropriate zoning and subdivision regulations to guide future neighborhood development toward established quality parameters.*
- *Promote the concept of community and sense of place to attract and keep new residents.*

HOUSING

Goal: ASSURE SAFE, DECENT AND SANITARY HOUSING FOR ALL CITIZENS OF THE COMMUNITY.

Objectives:

- *Provide housing with adequate living space for all citizens.*
- *Plan for diversification in housing to meet the needs of individual user groups.*
- *Provide for multiple family dwellings, retirement housing and other specialized housing as required to meet the needs of defined user groups within the community.*
- *Encourage maintenance of older residential structures in good condition and replacement of obsolete structures with new units.*
- *Promote a safe and sanitary living environment, controlled to avoid undue pollution of land, air or water.*
- *Provide every living unit with City water and sewer services.*
- *Support innovative planning and utilization of new technology in the design of new neighborhood units.*
- *Utilize participation funding grants and other sources of technical and financial aid to assist low income families with housing improvement.*
- *Adopt and maintain housing codes as a means to establish minimum quality expectations for the local housing stock.*

Goal: ASSURE EQUAL OPPORTUNITY IN CHOICE OF HOUSING FOR ALL PEOPLE REGARDLESS OF RACE, RELIGION, AGE, OR SEX.

Objectives:

- *Maximize the opportunity for each family or individual to rent or purchase safe, sanitary and decent housing within their economic means.*
- *Investigate participating grant funding sources as a means to finance housing improvement programs.*

15. What is the nature of the support or opposition to the request?

STAFF COMMENTS: Thirty-seven property owners within the statutorily mandated notification area were sent notice of hearing letters. Three persons, who live outside the City limits, have spoken with staff, and expressed neither opposition nor support for the request. A fourth person, who lives outside the City, but across 23rd Street from the proposed development, expressed reservation about the development. That person sent an email, which is included in the attachments to this report. One Goddard resident, Linda Ternes, has expressed opposition to the two-family concept, is concerned it will negatively affect her property value, and does not want renters in the area.

Staff have received no other communications, other than from the applicants, on this matter.

16. Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?

STAFF COMMENTS: No.

17. By comparison, does the relative gain to the public health, safety or general welfare outweigh the loss in property value or the hardship imposed upon the applicant by not approving the request?

STAFF COMMENTS: This amendment is the result of continued growth and development in this area, and the owner's desire to annex this property into the City limits and apply a zoning classification most appropriate for this location. Staff are not aware of any other conditions that may affect this application; nor does the proposed amendment appear to provide a disproportionately greater loss to the individual landowners relative to the public gain.

Again, when considering a change of zoning classification for any piece of property, it is necessary to consider whether every use permitted under the requested classification would be appropriate for that property and the surrounding area, and not focus only on the particular use that the applicant indicates is intended or is presently employed.

It is also important to include in the motion the reason or reasons for approval or denial of the zoning request. This need be no more than referencing some element of the staff report. Whether the motion is to approve or deny the request, it should be based on whether the land is appropriate for the proposed zoning classification.

The Planning Commission's decision to approve or deny the requested zoning will be forwarded in the form of a recommendation to the Goddard City Council for consideration.

The procedure for considering this item is as follows:

- Introduction and staff presentation of report
- Applicant presentation
- Open public hearing: All who wish to speak on the matter may do so
- Allow for Q & A for staff, applicant and public
- Close public hearing
- Discussion and deliberation among Planning Commissioners
- Motion (including reasons for said motion), second, and vote

Actions:

The Planning Commission may:

- Approve and recommend to the Governing Body approval of the request for annexation and rezoning of the property,
- Approve and recommend to the Governing Body approval of a portion of the request for annexation and rezoning of the property,
- Deny and recommend to the Governing Body denial of the request of annexation and rezoning of the property, or
- Table of case for future consideration.

Chairman VanAmburg invited the applicant's representative and developer, Ryan Nett 18 W. Rolling Hills Dr., to speak to the application. Mr. Nett spoke to the overall high quality of Goddard and the community's housing, and expressed his desire to contribute to the community by providing a type of quality housing currently in short supply in Goddard—duplexes. He informed commissioners and those present there would be no Section-8 or tax credit housing in his development, and that rents would range from \$900-1,200 per month.

The Chair then opened the Public Hearing. The following attendees shared their thoughts and concerns regarding the proposed annexation and zoning.

- | | | | |
|--|-------------------------------|--------|---------|
| 1) Diane Hilburn | 2450 S 208 th St W | County | Opposed |
| a) Traffic issues due to USD 265 | | | |
| b) Opposed to rentals in the area | | | |
| c) Against having Section 8 homes | | | |
| d) Would not have moved here if she knew this was coming | | | |
| e) Goddard full of sex offenders | | | |

- | | | | | |
|----|---|-------------------------------|---------|---------|
| 2) | Kevin Beatson | 405 Richard Rd | Goddard | Opposed |
| | <ul style="list-style-type: none"> a) Passed out pictures of twin homes in Goddard b) Does not want rentals across the street c) Does not want lower class of people in the neighborhood d) Renters do not care for their property e) Trucks and mattresses in driveways f) No single driveways should be allowed | | | |
| 3) | Larry Ternes | 510 S Walnut St | Goddard | Opposed |
| | <ul style="list-style-type: none"> a) Drainage issues b) Traffic due to USD 265 c) Would be way too many cars d) Would cause concerns for the safety of his grandchildren e) Tim Johnson is not an engineer and is not qualified to speak to drainage issues | | | |
| 4) | Curtis Kidwell | 21101 W 23 rd St S | County | Opposed |
| | <ul style="list-style-type: none"> a) Is opposed to the project and read the PC mission statement b) Claimed proposal is not in compliance with Comprehensive Plan c) Development would not be safe d) Rental housing drives drugs and crime e) Rental housing will increase City's costs f) Area is a flood way so we need a reserve or flood control g) Traffic and out of state owners are a real concern | | | |
| 5) | Mark Lewis | 416 Richard Rd | Goddard | Opposed |
| | <ul style="list-style-type: none"> a) Traffic on Walnut is full of speeders b) Concerned with sewage and flooding issues | | | |
| 6) | Susan Brown | 614 S Walnut St | Goddard | Opposed |
| | <ul style="list-style-type: none"> a) Water and sewer concerns b) Will increase traffic c) Crime will increase | | | |
| 7) | Chris Cavanaugh | 606 S Walnut St | Goddard | Opposed |
| | <ul style="list-style-type: none"> a) Traffic and issue with USD 265 b) Question on vacant area not annexed | | | |
| 8) | Teresa Johnson | 21405 W 23 rd St S | County | Opposed |
| | <ul style="list-style-type: none"> a) Concerned about increased flooding | | | |
| 9) | Randy Stockman | 2765 S 208 th St | County | Opposed |
| | <ul style="list-style-type: none"> a) Makes no sense to landlock Clark-Davidson School | | | |

- | | | | |
|--|-----------------|---------|----------|
| 10) Marcey Gregory | 11 Hopper Ct | Goddard | Supports |
| a) Lives near duplexes and has had on problems with residents | | | |
| b) Wichita Area Builders Association says there is no evidence that rentals drive down property values | | | |
| c) Contacted Wichita Area Builders Association and learned that Nett Construction is a good company | | | |
| | | | |
| 11) Marilyn Zoglman | 402 Richard Rd | Goddard | Opposed |
| a) Opposes the project her whole family grew up here | | | |
| | | | |
| 12) Linda Ternes | 510 S Walnut St | Goddard | Opposed |
| a) Does not want duplexes | | | |

At 8:40 p.m. the Public Hearing was closed and discussion was returned to the bench.

Questions for Ryan Nett, the applicant's representative and developer:

Question: Why duplexes, rather than single-family housing were being proposed?

Answer: Single-family construction in the area has slowed and multi-family rentals housing is being absorbed more quickly. In addition, these duplexes would be 3-bedroom, 2-bath homes, and that R-2 housing is a good transitional housing concept.

Question: How will the number of families in each home be controlled?

Answer: On site watchman and regular visits to the duplexes.

Question: Will there be basements?

Answer: Maybe or maybe not.

Question: Will the leases be on a monthly basis?

Answer: No. Leases will be annual.

Question: Why is one part of the area not being annexed/zoned?

Answer: Nett wants to build his family's home now, and not have to wait for platting and extension of City utilities.

Question: What are some other aspects of the development?

Answer: 2-car garages; high rents (\$900-1,200/month); all renters will pass background checks

Question: What is next in the process?

Answer: The Planning Commission's recommendation to approve or deny the request will be presented to the City Council for their consideration.

Commissioner Brent Traylor made a motion to table a vote on the request until Planning Commission members could visit a similar development by the applicant in Valley Center. Second by Commissioner Doug Hall.

Motion passed 5-0

I. **STAFF REPORTS:** None.

J. **COMMISSIONER COMMENTS:** None.

K. **ADJOURNMENT:** *Commissioner Brent Traylor* moved to adjourn the meeting at 8:46 p.m. *Commissioner Shane Grafiing* seconded the motion. Motion carried 5-0.

Motion passed 5-0

Meeting adjourned at 8:46 p.m.

Tim Johnson, Director of Community Development

Minutes Approved at the May 8, 2017 Planning Commission Meeting.

Timothy R. Johnson, Secretary

City of Goddard
Goddard Planning Commission / Board of Zoning Appeals

Monday, May 8, 2017

7:00 PM

TO: Planning Commission/Board of Zoning Appeals
SUBJECT: Continuation of Agenda Item H.1, tabled at the April 10, 2017 meeting of the Goddard Planning Commission – Consideration of a Request to Annex and Apply a City of Goddard R-2 (Two-Family Residential) Zoning Classification to Property located at the northwest quadrant of South Walnut Street and 23rd Street South.
INITIATED BY: Tim Johnson, Community Development Director
AGENDA: Old Business

Background:

The attached staff report and minutes of the April 10, 2017 contain the facts upon which the Planning Commission must base a decision to the City Council as to whether to approve the applicants' request the City annex this property located at the northwest quadrant of South Walnut Street and 23rd Street South, and change the zoning from the current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification.

At their April 10 meeting, the Planning Commission conducted the necessary public hearing on this request (See Planning Commission Minutes, April 10, 2017). Following the public hearing, questions, and discussion from the bench, Commissioner Brent Traylor made a motion to table a vote on the request until Planning Commission members could visit a similar development by the applicant in Valley Center. Commissioner Doug Hall seconded the motion. The motion carried on a 5-0 vote.

Analysis:

The criteria by which an application for a zoning amendment must be judged are set forth in the zoning ordinances at Article 13, Section H (See attached staff report). It is not necessary for commissioners to find that all factors lead to the same conclusion, or even a majority of factors indicate one way or another. One or more factors may be deemed so significant that they outweigh all others. Following each criterion are the comments and observations of staff.

It is important to include in the motion the reason or reasons for approval or denial of the zoning request. This need be no more than referencing some element of the staff report. Whether the motion is to approve or deny the request, it should be based on whether the land is appropriate for the proposed zoning classification.

The Planning Commission's decision to approve or deny the requested zoning will be forwarded in the form of a recommendation to the Goddard City Council for consideration.

The procedure for considering this item is as follows:

- Introduction and staff presentation of report
- Applicant presentation
- Open public hearing: All who wish to speak on the matter may do so
- Allow for Q & A for staff, applicant and public
- Close public hearing
- Discussion and deliberation among Planning Commissioners
- Motion (including reasons for said motion), second, and vote

The first five of the above six steps have been completed. The Planning Commission has closed the public hearing, and may not reopen it. However, the Commission may hear from anyone who wishes to speak to this matter.

The Commission's task at this meeting is to discuss and decide whether to:

- Approve and recommend to the Governing Body approval of the request for annexation and rezoning of the property,
- Approve and recommend to the Governing Body approval of a portion of the request for annexation and rezoning of the property,
- Deny and recommend to the Governing Body denial of the request of annexation and rezoning of the property, or
- Table of case for future consideration.

Again, The Planning Commission's decision to approve or deny the requested zoning will be forwarded in the form of a recommendation to the Goddard City Council for consideration.

Recommendation:

Staff find the requested amendment is the result of continued growth and development in this area, and the owner's desire to annex this property into the City limits and apply a zoning classification most appropriate for this location. Staff are not aware of any other conditions that may affect this application; nor does the proposed amendment appear to provide a disproportionately greater loss to the individual landowners relative to the public gain.

Attachments

**HISTORICAL INFORMATION AND IMPORTANT PRESENT DAY
QUESTIONS FOR THE ZONING COMMITTEE AND NETCO
CONSTRUCTION**

- **Has anyone examined a current topographic map of the area covering southwest Goddard and the immediate area west of the proposed project?**
- **Is the zoning committee aware of the problems experienced by the school district following the construction of Clark Davidson Elementary School? Simpson & Associates built the original structure beginning in the late 80's and was opened for classes before I was appointed superintendent of schools in 1991. When I arrived in Goddard we were already experiencing drainage problems because the property is very flat and near a drainage divide for water flowing east and west from the structure. We had so much water under the school that we had to seal some of the air ducts and replace them with an overhead airflow system. We also had to redesign the water flow system east of the building because water was running back into the building and soaking some of the carpet in the library. In response to the water issues we built the north wing of Clark Davidson approximately ten inches higher than the south structure to avoid similar issues in the future (reason there is a slight ramp into the north classrooms). The addition was designed by Wilson & Company Architects and Engineers and built by Descon Construction (Steve Shepard).**
- **When the school district was seeking land to build the new Goddard High School (now 20 yrs old) the board was advised to avoid land to the west of Clark Davidson because of elevation issues and possible sanitary sewer problems. As superintendent, I even visited a school in Warrensburg, Missouri, that had built it's own sewer treatment facility to address a similar problem. The board eventually picked the site at 19th and 23rd to avoid the costs associated with some of the land where Netco is now proposing to build a number of multi-family units.**

- **Has any consideration been given to storm drainage for the proposed Netco development and how it might impact areas of southwest Goddard?**
- **Has the committee studied the sanitary sewer issues and whether or not gravity drains would work in the area without putting unnecessary stress on existing sewer capacity?**
- **It appears the project would not overcrowd Clark Davidson, but has the school district been consulted?**
- **Has any consideration been given to additional traffic flow and the need to improve safety along 23rd Street? Perhaps sidewalks and improved drainage? Who would be responsible for the costs associated with sidewalks?**
- **Has anyone seen a drawing of what the project would look like and any requirements for maintenance and repairs?**
- **Would any of the drainage from the new development be channeled into the ditch that borders the south side of school district property and would increased water volume endanger any of the residents at the end of the ditch along Main Street and along Brazos at the east end of the block?**
- **Perhaps all these questions have been answered, but they certainly should be studied if they have not been considered before the zoning committee makes a recommendation or the City Council gives final approval to the proposed development.**

Respectfully,

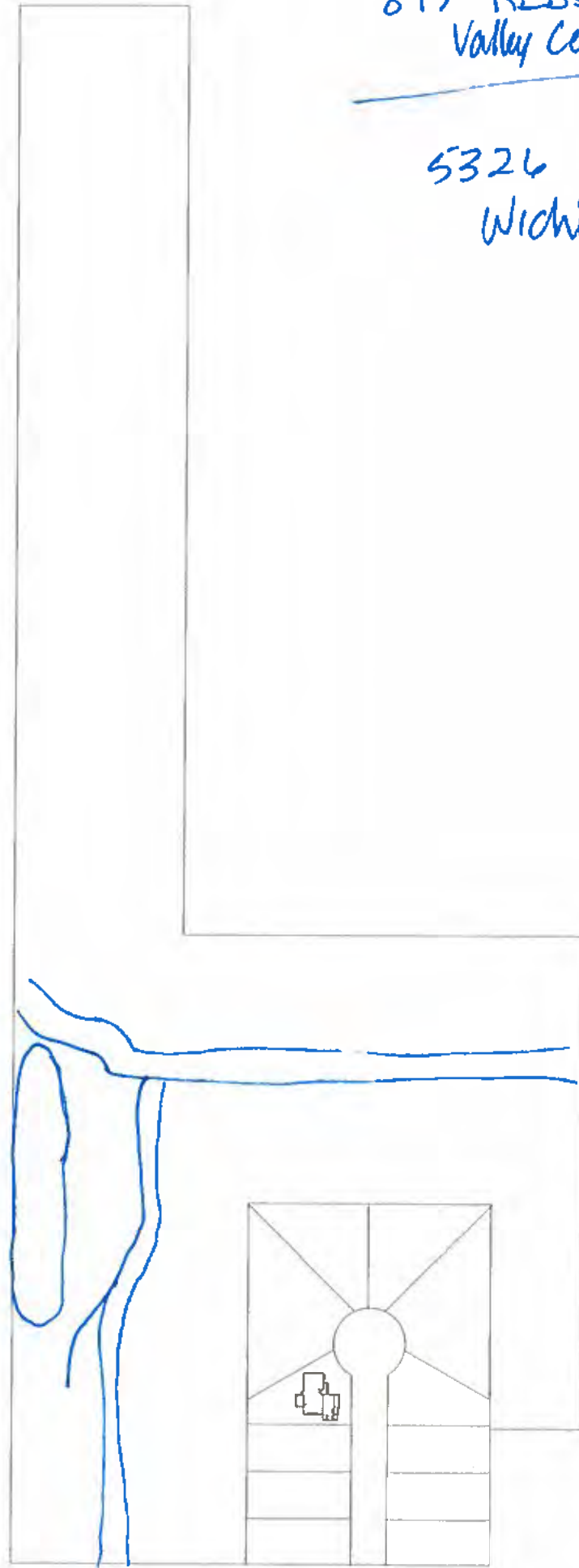
A handwritten signature in cursive script, appearing to read "Charles Edmonds", written in dark ink. The signature is fluid and stylized, with a long horizontal stroke at the end.

Charles Edmonds

Retired Supt. of Schools (1991-2011)

847 REDBUD Ave.
Valley Center, KS

5326 N. Hillside
Wichita, KS













City of Goddard
Goddard Planning Commission / Board of Zoning Appeals

Monday, April 10, 2017

7:00 PM

TO: Planning Commission/Board of Zoning Appeals
SUBJECT: Public Hearing – Consider a Request to Annex and Apply a City of Goddard R-2 (Two-Family Residential) Zoning Classification to Property located at the northwest quadrant of South Walnut Street and 23rd Street South.
INITIATED BY: Tim Johnson, Community Development Director
AGENDA: New Business

Background:

Attached for your consideration is an application for annexation and a zoning district amendment, submitted to the Goddard Planning Commission by Ms. Paula Stedman and Mr. Jan Renner, for property located at the northwest quadrant of South Walnut Street and 23rd Street South. The applicant is requesting annexation of the property and a change of zoning from the current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification. If this request is approved, Nett Development plans to plat and develop a duplex subdivision on the property.

The legal description of the property is as follows:

The Southwest Quarter of Section 31, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 1539.33 feet AND EXCEPT the North 1524.71 feet of the E 714.26 feet thereof AND EXCEPT Beginning at the southeast corner; thence North 1066.66 feet; thence West 40 feet; thence South 1066.66 feet; thence East 40 feet to beginning AND EXCEPT The South 249.92 feet of the West 149.92 feet of the E 189.92 feet AND EXCEPT road on south AND EXCEPT Commencing at the southeast corner of said Southwest Quarter; thence West on the south line of said SW1/4, 189.92 feet to the place of beginning; thence North, parallel with the east line of said SW1/4, 680.00 feet; thence West, parallel with said south line, 400.00 feet; thence South, parallel with said east line, 680.00 feet to said south line; thence East along said south line, 400.00 feet to the place of beginning.

In addition to the application, attached are supporting materials including an affidavit of publication, notification of hearing, an aerial photo indicating surrounding zoning and development, and a property ownership list.

The action required of the Planning Commission following the public hearing will take the form of a recommendation to the Goddard City Council, which has final authority to act upon the request.

Analysis:

The criteria by which an application for a zoning amendment must be judged are set forth in the zoning ordinances at Article 13, Section H. Findings must be made on each of the seventeen following points. It is not necessary for commissioners to find that all factors lead to the same conclusion, or even a majority of factors indicate one way or another. One or more factors may be deemed so significant that they outweigh all others. Following each criterion are the comments and observations of staff.

The criteria are...

1. What are the existing uses and their character and condition on the subject property and in the surrounding neighborhood?

STAFF COMMENTS. The property currently is used for agricultural purposes. The property immediately adjacent to the west is also used for agricultural purposes and is zoned Sedgwick County RR (Rural Residential). The property across 23rd Street to the south is used for residential purposes and is zoned Sedgwick County RR (Rural Residential). The property adjacent to the north is in the City, is used for educational purposes, and is zoned R-1 (Single-Family Residential). The area to the east across Walnut Street in the City, is used for residential purposes, and is zoned R-1 (Single-Family Residential).

The requested R-2 (Two-Family Residential) zoning is compatible with the surrounding land uses and development.

2. What is the current zoning of the subject property and that of the surrounding neighborhood in relation to the request?

STAFF COMMENTS. The property currently is used for agricultural purposes, and is zoned Sedgwick County RR (Rural Residential). As stated above, the property immediately adjacent to the west is zoned Sedgwick County RR (Rural Residential). The property across 23rd Street to the south is zoned Sedgwick County RR (Rural Residential). The property adjacent to the north is in the City and is zoned R-1 (Single-Family Residential). The area to the east across Walnut Street is zoned R-1 (Single-Family Residential).

The requested R-2 (Two-Family Residential) zoning is compatible with the surrounding zoning.

3. Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?

STAFF COMMENTS: No. However, this request is the result of continued growth and development in Goddard, and the applicants' desire to annex this property into the City limits and apply a zoning classification appropriate for this location that will accommodate new residential development.

4. **Would the request correct an error in the application of these regulations?**

STAFF COMMENTS: Staff is not aware of any error in the application of the zoning regulations that would be corrected through the requested zoning amendment.

5. **Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?**

STAFF COMMENTS: This amendment is the result of continued growth and development in Goddard, and the owner's desire to annex this property into the City limits and apply a zoning classification most appropriate for this location. Staff is not aware of any other conditions that may affect this application.

6. **Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?**

STAFF COMMENTS: City utilities and public services are, or will be made, available to this site.

7. **Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?**

STAFF COMMENTS: The property must be platted before any development can occur.

8. **Would a screening plan be necessary for existing and/or potential uses of the subject property?**

STAFF COMMENTS: The need for, and nature of, any screening between this property and adjacent properties will be determined during the site plan review process.

9. **Is suitable vacant land or buildings available or not available for development that currently has the same zoning as is requested?**

STAFF COMMENTS: There is no land south of Kellogg zoned R-2 (Two-Family Residential) available for development. Further, there is no land in close proximity to schools south of Kellogg that is zoned and available for development as quality affordable housing.

10. **If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?**

STAFF COMMENTS: This criterion is not applicable in this case.

11. Is the subject property suitable for the uses in the current zoning to which it has been restricted?

STAFF COMMENTS: The property is currently outside the City in Sedgwick County and has a RR (Rural Residential) zoning classification. Its present use is a combination of pasture and row crops. The City of Goddard Future Land Use Map targets this area for future residential development.

12. To what extent would the removal of the restrictions, i.e. the approval of the zoning request detrimentally affect other property in the neighborhood?

STAFF COMMENTS: The R-2 (Two-Family Residential) zoning classification being requested provides for a range of medium density two-family dwelling units with both public sewerage and water supply and to allow certain community facilities. It is not intended generally for single-family residential use, except as incidental to the area.

Permitted Uses.

1. Any permitted uses allowed in the R-1A and R-1B Residential Districts except residential design manufactured homes.
2. Single-family attached, not exceeding two, and two-family dwellings.
2. Churches and similar places of worship and parish houses.
3. Golf courses, including accessory club houses, but not separate driving ranges and miniature golf courses operated for commercial purposes.
4. Public and private schools: educational buildings for primary, intermediate and secondary schools including administrative centers, transportation centers, recreation areas, spectator sports facilities and the like. All such permitted uses must be located on land which is platted according to the City Subdivision Regulations.

Special Uses.

1. Public buildings erected or land used by any agency of the City, or a township, county or state government not otherwise provided for in these regulations.
2. Adult care homes for more than four adults.
3. Cemeteries, private or public.
4. Zoos, private or public.

The property adjacent to the north is USD 265 Clark Davidson Elementary School, and is zoned City of Goddard R-1 (Single-Family Residential District). The development to the east across Walnut Street is zoned City of Goddard R-1 (Single-Family Residential District). The land to the west and south of the site is outside the City limits and is zoned Sedgwick County RR (Rural Residential). The proposed R-2 (Two-Family Residential) zoning classification is logical for this location given its proximity to 23rd Street. It does not appear inconsistent with surrounding development, it is in conformance with the City's Future Land Use Plan, and it is compatible with the surrounding area.

13. Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?

STAFF COMMENTS: When considering annexation and a change of zoning classification for any piece of property, it is necessary to consider whether every use that is permissible under the requested classification would be appropriate for that property and the surrounding area, and not restrict consideration only to the particular use that the applicant indicates is intended or is presently being employed. This is because there is no way to prevent the applicant or any future owner of the property from using the site for any of the other uses permitted under the requested classification. In other words, the use of a property may not be restricted to the particular use contemplated, or in existence at the time of the request, but may include any use allowed within that zoning classification.

The property adjacent to the north is USD 265 Clark Davidson Elementary School, and is zoned City of Goddard R-1 (Single-Family Residential District). The development to the east across Walnut Street is zoned City of Goddard R-1 (Single-Family Residential District). The land to the west and south of the site is outside the City limits and is zoned Sedgwick County RR (Rural Residential).

The proposed R-2 (Two-Family Residential) zoning classification is logical for this location given its proximity to 23rd Street. All permissible uses under the requested classification would be appropriate for this property and the surrounding area. The requested zoning classification is consistent with surrounding development, it is in conformance with the City's Future Land Use Plan, and it is compatible with the surrounding area.

14. Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?

STAFF COMMENTS: This case involves property located at the northwest quadrant of South Walnut Street and 23rd Street South. The applicant is requesting annexation of the property and a change of zoning from the current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) classification. The City's Comprehensive Plan identifies this as an area for future residential development.

Application of the requested zoning in this case does not appear to be inconsistent with surrounding development. Further, it is in conformance with the City's Comprehensive Plan and Future Land Use Map. Finally, the proposed zoning is compatible with surrounding zoning and land uses. Specifically, the request addresses the following goals and objectives of the Comprehensive Plan:

ECONOMIC DEVELOPMENT

Goal: PROMOTE CONTINUED RESIDENTIAL DEVELOPMENT TO ENLARGE THE TAX BASE AND STRENGTHEN THE MUNICIPAL CAPACITY TO PROVIDE QUALITY PUBLIC FACILITIES.

Objectives:

- *Strengthen and enhance the image of the City as a location for suburban residence in a high quality living environment.*

- *Utilize formal procedures and standards including appropriate zoning and subdivision regulations to guide future neighborhood development toward established quality parameters.*
- *Promote the concept of community and sense of place to attract and keep new residents.*

HOUSING

Goal: ASSURE SAFE, DECENT AND SANITARY HOUSING FOR ALL CITIZENS OF THE COMMUNITY.

Objectives:

- *Provide housing with adequate living space for all citizens.*
- *Plan for diversification in housing to meet the needs of individual user groups.*
- *Provide for multiple family dwellings, retirement housing and other specialized housing as required to meet the needs of defined user groups within the community.*
- *Encourage maintenance of older residential structures in good condition and replacement of obsolete structures with new units.*
- *Promote a safe and sanitary living environment, controlled to avoid undue pollution of land, air or water.*
- *Provide every living unit with City water and sewer services.*
- *Support innovative planning and utilization of new technology in the design of new neighborhood units.*
- *Utilize participation funding grants and other sources of technical and financial aid to assist low income families with housing improvement.*
- *Adopt and maintain housing codes as a means to establish minimum quality expectations for the local housing stock.*

Goal: ASSURE EQUAL OPPORTUNITY IN CHOICE OF HOUSING FOR ALL PEOPLE REGARDLESS OF RACE, RELIGION, AGE, OR SEX.

Objectives:

- *Maximize the opportunity for each family or individual to rent or purchase safe, sanitary and decent housing within their economic means.*
- *Investigate participating grant funding sources as a means to finance housing improvement programs.*

15. What is the nature of the support or opposition to the request?

STAFF COMMENTS: Thirty-seven property owners within the statutorily mandated notification area were sent notice of hearing letters. Three persons, who live outside the City limits, have spoken with staff, and expressed neither opposition nor support for the request. A fourth person, who lives outside the City, but across 23rd Street from the proposed development, expressed reservation about the development. That person sent an email, which is included in the attachments to this report. One Goddard resident, Linda

Ternes, has expressed opposition to the two-family concept, is concerned it will negatively affect her property value, and does not want renters in the area.

Staff have received no other communications, other than from the applicants, on this matter.

16. Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?

STAFF COMMENTS: No.

17. By comparison, does the relative gain to the public health, safety or general welfare outweigh the loss in property value or the hardship imposed upon the applicant by not approving the request?

STAFF COMMENTS: This amendment is the result of continued growth and development in this area, and the owner's desire to annex this property into the City limits and apply a zoning classification most appropriate for this location. Staff are not aware of any other conditions that may affect this application; nor does the proposed amendment appear to provide a disproportionately greater loss to the individual landowners relative to the public gain.

Again, when considering a change of zoning classification for any piece of property, it is necessary to consider whether every use permitted under the requested classification would be appropriate for that property and the surrounding area, and not focus only on the particular use that the applicant indicates is intended or is presently employed.

It is also important to include in the motion the reason or reasons for approval or denial of the zoning request. This need be no more than referencing some element of the staff report. Whether the motion is to approve or deny the request, it should be based on whether the land is appropriate for the proposed zoning classification.

The Planning Commission's decision to approve or deny the requested zoning will be forwarded in the form of a recommendation to the Goddard City Council for consideration.

The procedure for considering this item is as follows:

- Introduction and staff presentation of report
- Applicant presentation
- Open public hearing: All who wish to speak on the matter may do so
- Allow for Q & A for staff, applicant and public
- Close public hearing
- Discussion and deliberation among Planning Commissioners
- Motion (including reasons for said motion), second, and vote

Actions:

The Planning Commission may:

- Approve and recommend to the Governing Body approval of the request for annexation and rezoning of the property,
- Approve and recommend to the Governing Body approval of a portion of the request for annexation and rezoning of the property,
- Deny and recommend to the Governing Body denial of the request of annexation and rezoning of the property, or
- Table of case for future consideration.

Attachments



City of Goddard
118 North Main, PO Box 667
Goddard, KS 67052
P. 316.794.2441
F. 316.794.2401
goddardks.gov

APPLICATION FOR CHANGE OF ZONING DISTRICT CLASSIFICATION

Case No. _____

This form is an application for changing a zoning district classification within the City of Goddard, Kansas. Please complete the form in accordance with the directions on the following pages and return to the City of Goddard:

- By email: tjohnson@goddardks.gov
- By mail: 118 N. Main, PO Box 667 Goddard KS 67052
- By fax: 316-794-2441

Please note, an incomplete application cannot be accepted.

1. Name of applicant(s) and/or his/her agent(s). The owners of all property requesting to be rezoned must be listed.

a Applicant Paula S. Stedman

Address PO box 69, Goddard, KS 67052

Phone _____ ✓

Agent (if any) Ryan Nett (Nett Development)

Address 1650 S. Meridian, Wichita, KS 67213

Phone 942-0445

b Applicant Jan L Renner

Address PO box 69, Goddard, KS 67052

Phone 794-8259 ✓

Agent (if any) Ryan Nett (Nett Development)

Address 1650 S. Meridian, Wichita, KS 67213

Phone 942-0445

(Use a separate sheet if necessary for names of additional applicants.)

2. The Applicant(s) request a change of zoning from the current RR Zoning District classification to a 2 "two-family" Zoning District classification for property legally described as Lot(s) "See below" of Block _____ in the _____

_____ Addition to the City of Goddard, KS.

****In conjunction with this change of use, we would like the property to be annexed into the City of Goddard.****

(A metes and bounds description may be provided in the space below or on an attached sheet.)

SW 1/4 EXC W 1539.33 FT & EXC N 1524.71 FT E 714.26 FT THEREOF & EXC BEG SE COR N
1066.66 FT W 40 FT S 1066.62 FT E 40 FT TO BEG & EXC S 249.92 FT W 149.92 FT E
189.92 FT &
EXC RD ON S SEC 31-27-2W

3. Dimensions of the property are 2,555 feet in depth by 950 feet in width, and comprise
31.65 acres (rounded to the nearest tenth) or 1,372,982 square feet in area.

4. The general location of the property is (use appropriate section):

a. The address is 20816 W. Pawnee, Goddard, KS

b. At the NW corner of Pawnee Street
and Walnut Street.

c. On the North side of Pawnee Street
between Walnut Street and 215th st. W. Street.

5. Is this property part of a recorded plat? Yes _____ No X

6. The property is presently used for Rural Residential "agriculture" and this change of zoning is
requested for the following reasons: there is a high need for multi-family housing in the city

of Goddard. The market may not support a single housing development at this time.

With this change of use the property can be more flexible and with a much higher change of success
in the years to come & in serving the needs of Goddard, as single family can still be built on R-2

7. I (We), the applicant(s), acknowledge receipt of the instructions and further state that I (We) have
read the material. If an agent, I further state that I have or will provide the owner(s) of the property
for which the change of zoning is requested an explanation of or copy of this material. I (We) realize
that this application cannot be processed unless it is complete and is accompanied by a current
property ownership list for the notification are, along with the appropriate fee.

✓ [Signature]

03/10/2017

Applicant

Date

Applicant

Date

✓ Paula S. Stedman

3/19/2017

Applicant

Date

Applicant

Date

City of Goddard Office Use Only

This application was received by the City at _____ (a.m./p.m.) on _____ (Date)

It has been reviewed and found to be complete and accompanied by the required property
ownership list and application fee of _____.

Zoning Administrator _____

Affidavit of Publication

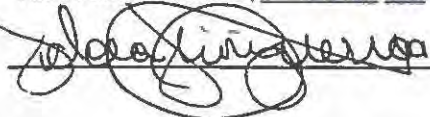
Victoria Vinciguerra
Of lawful age being duly sworn upon oath states
That she is the lawful billing clerk at

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.

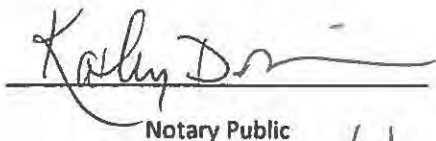
First Publication was made
On the 16TH Day of MAR. 2017
Second Publication was made
On the _____ Day of _____, 2017
Third Publication was made
On the _____ Day of _____, 2017

Total Publication Fee \$ 108.00

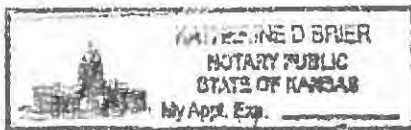


Subscribed and sworn to before me this

16th Day of Mar. 2017


Notary Public

My Commission expires on 5/8/19



PUBLIC NOTICE

First Published in The Times-Sentinel March 16, 2017 (11)

NOTICE OF HEARING

TO ALL PERSONS CONCERNED:

Notice is hereby given that an Application for Annexation and Amendment of a Zoning District Classification has been filed in the office of the Director of Community Development for the City of Goddard, Sedgwick County, Kansas, praying for the issuance of a zoning amendment pursuant to Article 13 of the City of Goddard Zoning Ordinances for the following described property located around the northwest corner of 23rd Street (Pawnee) and Walnut Street, Goddard, Kansas to wit:

Tracts within 200 feet (in the City) and 1000 feet (in the County) of the following described property:

The Southwest Quarter of Section 31, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 1539.33 feet AND EXCEPT the North 1524.71 feet of the E 714.26 feet thereof AND EXCEPT Beginning at the southeast corner; thence North 1066.66 feet; thence West 40 feet; thence South 1066.66 feet; thence East 40 feet to beginning AND EXCEPT The South 249.92 feet of the West 149.92 feet of the E 189.92 feet AND EXCEPT road on south AND EXCEPT Commencing at the southeast corner of said Southwest Quarter; thence West on the south line of said SW1/4, 189.92 feet to the place of beginning; thence North, parallel with the east line of said SW1/4, 680.00 feet; thence West, parallel with said south line, 400.00 feet; thence South, parallel with said east line, 680.00 feet to said south line; thence East along said south line, 400.00 feet to the place of beginning.

The Applicant requests the above-described property be annexed and the zoning changed from current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential) zoning classification.

The Application will be presented to, and a public hearing thereon will be held by the Goddard Planning Commission and Board of Zoning Appeals in the Goddard City Council chambers at City Hall, 118 N. Main Street, Goddard, Kansas on Monday, April 10, 2017 at 7:00 p.m., or as soon thereafter as the matter may be heard. At such time and place, all persons interested may appear and be heard as to said application.

/s/Timothy R. Johnson
Director, Community Development
City of Goddard, Kansas



Tim Johnson
Director, Community Development

tjohnson@goddardks.gov

316.794.2441

118 N. Main/PO Box 667.
Goddard, KS 67052

www.goddardks.gov

March 16, 2017

NOTICE OF HEARING

To Owners of Nearby Properties:

Notice is hereby given that the Goddard Planning Commission and Board of Zoning Appeals will conduct a public hearing in the City Council meeting room of the Goddard City Hall, 118 N. Main Street, Goddard, Kansas on **Monday, April 10, 2017 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, to consider the issuance of a zoning amendment pursuant to Article 13 of the City of Goddard Zoning Ordinances for the purpose of the rezoning of the following described property located at 20816 W. Pawnee to wit:

Tracts 200 feet around (City) and 1000 feet around (County):

The Southwest Quarter of Section 31, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 1539.33 feet AND EXCEPT the North 1524.71 feet of the E 714.26 feet thereof AND EXCEPT Beginning at the southeast corner; thence North 1066.66 feet; thence West 40 feet; thence South 1066.66 feet; thence East 40 feet to beginning AND EXCEPT The South 249.92 feet of the West 149.92 feet of the E 189.92 feet AND EXCEPT road on south AND EXCEPT Commencing at the southeast corner of said Southwest Quarter; thence West on the south line of said SW1/4, 189.92 feet to the place of beginning; thence North, parallel with the east line of said SW1/4, 680.00 feet; thence West, parallel with said south line, 400.00 feet; thence South, parallel with said east line, 680.00 feet to said south line; thence East along said south line, 400.00 feet to the place of beginning.

The Applicant requests the property be annexed and the zoning changed from current Sedgwick County RR (Rural Residential) zoning classification to a City of Goddard R-2 (Two-Family Residential zoning classification.

The Application will be presented to and a public hearing thereon will be held by the Goddard Planning Commission and Board of Zoning Appeals in the Goddard City Council chambers at City Hall, 118 N. Main Street, Goddard, Kansas on **Monday, April 10, 2017 at 7:00 p.m.**, or as soon thereafter as the matter may be heard. At such time and place, all persons interested may appear and be heard as to said application.

The Zoning Ordinances of the City of Goddard require as a part of any zoning amendment process that a certified list be obtained of the owners of all property within the area to be zoned; of all property within the city limits located within 200 feet of the boundary of the area to be zoned; of all property within 1,000 feet of any portion of the boundary of the area to be zoned that is outside the city limits; and that each of those property owners be given notice of the proceedings by mail. This Notice is conveyed to you due to it appearing from the ownership list obtained regarding this matter that you are the owner of, or have an interest in, the property that is located within the above-described area surrounding the property that is to be zoned.

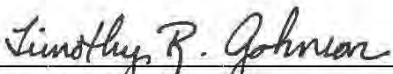
You may appear at that time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all persons interested in the case, the Board of Zoning Appeals may close the hearings and consider recommendations to the Governing Body. The public hearing may be recessed and continued from time to time without further notice.

If you are unable to attend the meeting you may submit your comments in writing to the City and those comments will be presented to the Board of Zoning Appeals during the public hearing. A complete application is on file at Goddard City Hall, 118 N Main St. Goddard, KS 67052 and may be inspected during general business hours of 8:00 a.m. – 4:30 p.m. Monday – Friday.

The action to be taken by the Goddard Planning Commission and Board of Zoning Appeals will consist of a recommendation to the Goddard City Council. The Goddard City Council then has the authority either to approve the recommendation in whole, or in part, or to deny the application.

Any action by the Goddard City Council to approve the recommendation in whole or in part requires a majority of the Council members present, unless a protest concerning the Application is filed with the City Clerk within 14 days following conclusion of the Planning Commission hearing. To be sufficient, such a protest must be signed either by the owners of twenty percent (20%) or more of the property to be rezoned, or by the owners of twenty percent (20%) or more of the property that lies within the area described above surrounding the property sought to be rezoned.

Copies of the application and other related materials are available for inspection at the office of the Goddard City Clerk at 118 N. Main Street, Goddard, Kansas, during the normal business hours thereof. Copies of any, or all, of those materials may be obtained from the City Clerk upon payment of a copying charge. Please inquire of the City Clerk for further information in that regard.



Timothy R. Johnson
Director, Community Development
City of Goddard, Kansas

OWNERSHIP LIST

PROPERTY DESCRIPTION

PROPERTY OWNER

SW/4 exc W 1539.33' & exc N 1524.71' of the E 714.26' thereof & exc begin at the SE cor; th, N 1066.66'; th, W 40'; th, S 1066.66'; th, E 40' to begin & exc S 249.92' of the W 149.92' of the E 189.92' & exc road on S 31-27-2W Subject Property		Jan L Renner & Paula S Stedman PO Box 69 Goddard, KS 67052
Begin 1066.66' N of the SE cor of the SW/4; th, W 714.26'; th N 1524.71' to the S r/w line of the RR; th, E 714.26' to the E line; th, S 1524.71' to begin exc E 40' for street 31-27-2W		Unified School District 265 PO Box 249 Goddard, KS 67052
Begin on the N line of the RR & E line of the NW.4; th N 26.5 rods; th W 60.5 rods; th S to r/w; th, E to begin 31-27-2W		Board of Education USD 265 601 N Oak Goddard, KS 67052
NW/4 exc RR r/w & exc E 994.125' & exc N 60' for hwy 31-27-2W		Rebecca A Dugan Revocable Trust 801 W Chicago Colwich, KS 67030
S 249.92' of the W 149.92' of the E 189.92' of the SW/4 exc road on S 31-27-2W		Gary L & Glenda G Myers PO Box 380 Cheney, KS 67025
W 1539.33' of the SW/4 31-27-2W		George L & Sandra L Hubbard Trust 1988 W Crosswinds Cir Cleveland, OK 74020
Lot 1, Blk A	Robert Godard Middle School Addition	Unified School District 265 PO Box 249 Goddard, KS 67052

Lot 1, Blk 1	Three Fountains West Second Addition	Michelle & Mark Lewis 416 Richards Rd Goddard, KS 67052
Lot 2, Blk 1	“	Gregory A & Amanda D Treadwell 410 Richards Rd Goddard, KS 67052
Lot 1, Blk 2	“	Larry D & Lynda J Ternes PO Box 353 Goddard, KS 67052
Lot 2, Blk 2	“	Kevin D & Tammey L Beatson 405 Richards Rd Goddard, KS 67052
Lot 16, Blk 2	“	Mildred Landwehr 406 Brazos Dr Goddard, KS 67052
Lot 17, Blk 2	“	Mark J & Patricia L Frame 412 W Brazos Goddard, KS 67052
Lot 1, Blk 3	“	Mark Allan Jordan 602 S Walnut Goddard, KS 67052
Lot 2, Blk 3	“	Paul C & Mary K Cavanaugh 606 S Walnut Goddard, KS 67052
Lot 3, Blk 3	“	Ryan M Phelps 610 S Walnut Goddard, KS 67052
Lot 4, Blk 3	“	Kevin E & Susan E Brown 614 S Walnut Wichita, KS 67052
Lot 5, Blk 3 AND N 4' of Lot 6, Blk 3	“	Charles S & Sue A Edmonds Revocable Trust PO Box 16 Goddard, KS 67052
Lot 6 exc N 4' thereof, Blk 3	“	Ray E & Opal E Staats 11529 W Valley Hi Drive Wichita, KS 67209

Lot 7, Blk 3	“	Rhett Brandon Edwards 625 S Spruce Goddard, KS 67052
Lot 8, Blk 3	“	Beth A Bowman 621 S Spruce Goddard, KS 67052
Lot 9, Blk 3	“	Steven P & Lory L Silva 615 S Spruce Goddard, KS 67052
Lot 10, Blk 3 AND S 6' of Lot 11, Blk 3	“	Josephine A Andra 611 S Spruce Goddard, KS 67052
Lot 11 exc S 6', Blk 3	“	Ronald L & Donna J Beiter 605 Spruce Goddard, KS 67052
Lot 12, Blk 3	“	Kurtis L & Tami Jo Bond 601 S Spruce Goddard, KS 67052
N 1264.13' of the NE/4 of Section 6 & that part of the NW/4 of Section 5 adj on E lying Wly of the center line of 199 th street & exc road NE/4 6 & NW/5 28-2W		Victoria J Spies 27 N Beech Rd Wichita, KS 67206
E 480' of the N 460' of the NW/4 exc W 35' & N 50' for road 6-28-2W		Sean M & Danielle M Hollas 20811 W 23 rd Goddard, KS 67052
E 480' of the S 460' of the N 920' of the NW/4 exc W 35' for street 6-28-2W AND Begin 920' S of the NE cor of the NW/4; th W 480'; th, S 460'; th, E 480' to the E line of the NW/4; th. N 460' to begin exc W 35' for road 6-28-2W		Steven G & Diana Kay Hilburn 2450 S 208 th w Goddard, KS 67052

Begin at the NW cor of the NW/4; th. E 508.46'; th. S 428.50'; th. W 508.46'; th. N 428.50' to begin exc N 50' & W 50' for roads 6-28-2W		Russell A & Patricia A Fischer 2434 S 125 th W Goddard, KS 67052
Begin 508.46' E of the NW cor of the NW/4; th. E 508.46'; th. S 428.50'; th. W 508.46'; th. N 428.50' to begin exc N 50' for road 6-28-2W		Teresa L Johnson Revocable Trust 21405 W 23 rd S Goddard, KS 67052
Begin 480' W of the NE cor of the NW/4; th. S 428.36'; th. W 518.96'; th. N 428.50' to the N line; th. E 531.07' to begin exc N 50' & E 35' for roads 6-28-2W		Jana Lynn Driscoll 21025 W 23 rd S Goddard, KS 67052
Begin 508.46' E & 428.50' S of the NW cor of the NW/4; th. E 508.46'; th. S 428.50'; th. W 508.46'; th. N 428.50' to begin exc S 35' for road 6-28-2W		Mark E & Jennifer D Moore 21410 W 24 th Goddard, KS 67052
Begin 1016.92' E of the NW cor of the NW/4; th. E 508.46' to a point 1011.07' W of the NE cor; th. S 428.50'; th. W 508.46'; th. N 428.50' to begin exc N 50' for road 6-28-2W AND Begin 1016.92' E & 428.50' S of the NW cor of the NW/4; th. E 508.46'; th. S 428.50'; th. W 508.46'; th. N 428.50' to begin exc S 35' for road 6-28-2W		Curtis G & Allison R Kidwell 21101 W 23 rd S Goddard KS 67052

Begin 480' W & 428.36' S of the NE cor of the NW/4; th. S 428.35'; th. W 506.85'; th. N 428.50'; th. E 518.96' to begin exc E 35' & S 35' for roads 6-28-2W		Matthew E Hall 113 S Laura Wichita, KS 67211
Begin 1479.51' W & 856.71' S of the NE cor f the NW/4; th. W 368.88'; th. SE 323.55'; th. W 762.26'; th. S 270.34'; th. E 849.35'; th. SE 134.64'; th. NE 367.36'; th. NW 506.36' to begin exc N 35' & W 50' for roads 6-28-2W		Craig A & Michelle L Bayt 21343 W 24 th S Goddard, KS 67052
Begin 940' W & 856.71' S of the NE cor of the NW/4; th. S 478'; th. W 372'; th. NW 506.26'; th. E 539.51' to begin exc N 35' for road 6-28-2W		Louis J & Cynthia G Rheault 21111 W 24 th S Goddard, KS 67052
Begin 480' W & 856.71' S of the NE cor of the NW/4; th. S 478'; th. W 460'; th. N 478'; th. E 460' to begin exc N 35' & E 35' for roads 6-28-2W		Ronnie R & Sue A Zimmerman 21011 W 24 th S Goddard, KS 67052

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described tracts and lots as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 1st day of March, 2017 at 7:00 A.M.

Security 1st Title LLC

By: _____
Licensed Abstracter

Note: The above list shows property owners within either a 200 foot radius or a 1000 foot radius of the below described tract. No certification is made as to the relation of any of the tracts described herein within the city limits of Goddard.

RE: The Southwest Quarter of Section 31, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the West 1539.33 feet AND EXCEPT the North 1524.71 feet of the E 714.26 feet thereof AND EXCEPT Beginning at the southeast corner; thence North 1066.66 feet; thence West 40 feet; thence South 1066.66 feet; thence East 40 feet to beginning AND EXCEPT The South 249.92 feet of the West 149.92 feet of the E 189.92 feet AND EXCEPT road on south AND EXCEPT Commencing at the southeast corner of said Southwest Quarter; thence West on the south line of said SW1/4, 189.92 feet to the place of beginning; thence North, parallel with the east line of said SW1/4, 680.00 feet; thence West, parallel with said south line, 400.00 feet; thence South, parallel with said east line, 680.00 feet to said south line; thence East along said south line, 400.00 feet to the place of beginning.

2203195
JH

From: Jana Driscoll
To: [Tim Johnson](#)
Subject: Hearing for new development
Date: Friday, April 7, 2017 9:30:04 AM

Good Morning Tim,

Here is the email regarding the new development; remember we spoke on the phone a few weeks ago?

I am attaching two pictures with a few from inside our drive.

We will miss the tranquility, peacefulness, and of course the view.

Maybe then knowing that will change their minds!

Thank you again for your time on the phone. you were more than gracious.

Happy Spring!! Jana Driscoll





****CLARK DAVIDSON****

30' existing expansion dedication

North

Walnut

Walnut

Walnut

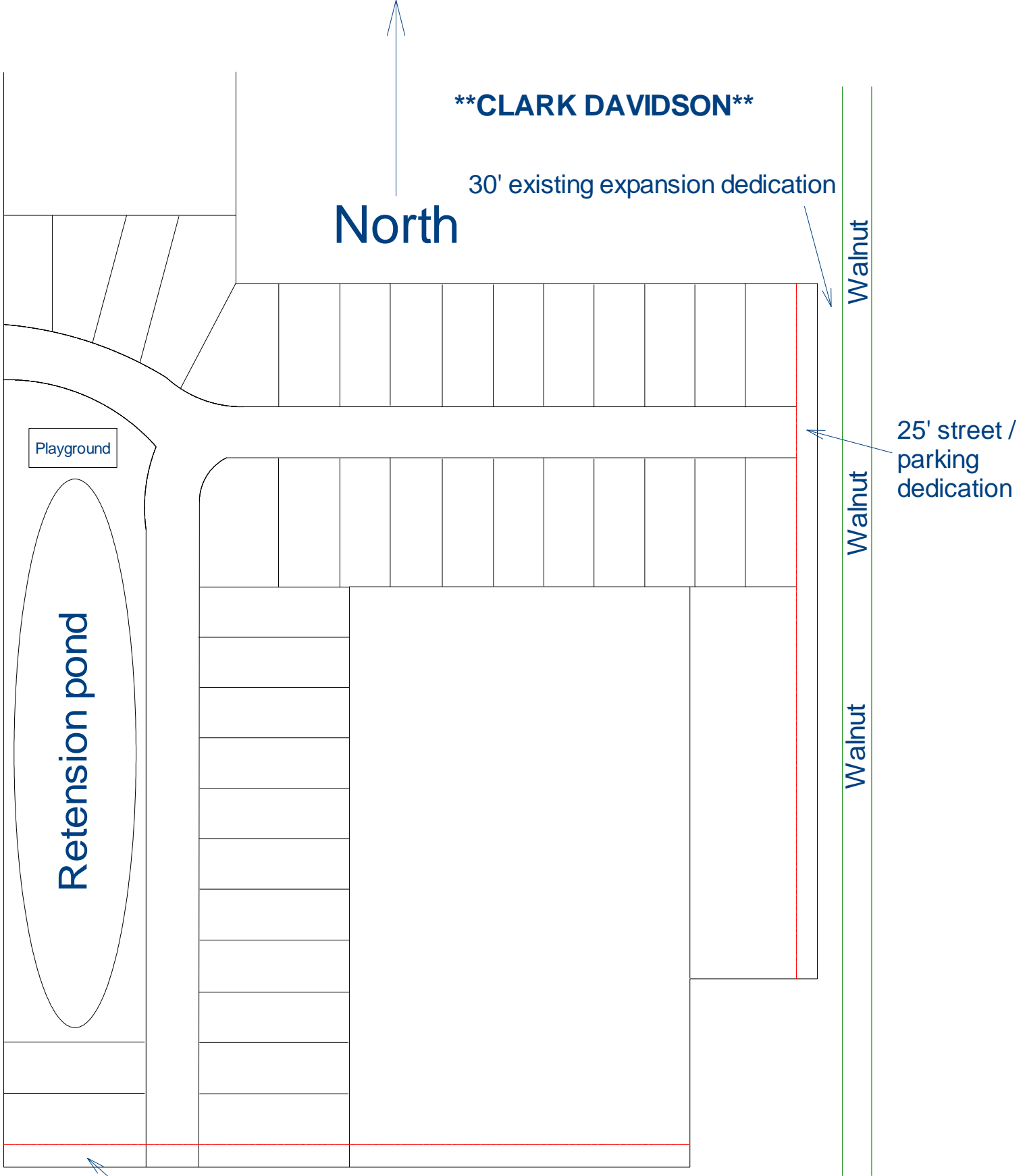
25' street /
parking
dedication

Playground

Retention pond

25' street dedication

23rd Street







MINUTES – REGULAR MEETING
GODDARD PLANNING COMMISSION/BOARD OF ZONING APPEALS
118 North Main St., Goddard City Hall
May 8, 2017

- A. CALL TO ORDER:** The Goddard City Planning Commission/ Board of Zoning Appeals met in a Regular Session on Monday, May 8, 2017 at 7:00 p.m. *Chairman Doug VanAmburg* called the meeting to order.

Commissioners Present

Doug VanAmburg
Brad Cline
Shane Grafig
Doug Hall
Justin Parks
Brent Traylor

Commissioners Absent

Darrin Cline

City staff present

Tim Johnson, Director, Community Development
Justin Constantino, Assistant to the City Administrator
Monte Barnickle, Community Development Specialist

- B. PLEDGE OF ALLEGIANCE AND INVOCATION:** *Chairman Doug VanAmburg* led the Commission in the Pledge of Allegiance and the Invocation.
- C. APPROVAL OF THE AGENDA:** *Johnson* presented the agenda. *Commissioner Brad Cline* moved to accept the Agenda as presented. *Commissioner Shane Grafig* seconded the motion. **Motion carried 6-0.**
- D. CITIZEN COMMENTS:** No citizen comments were made.
- E. APPROVAL OF MINUTES:** *Johnson* presented the meeting minutes from the regular meeting of April 10, 2017. *Commissioner Doug Hall* moved to approve the minutes as presented. *Commissioner Shane Grafig* seconded the motion. **Motion carried 6-0.**
- F. BOARD OF ZONING APPEALS:** No business was presented.
- G. OLD BUSINESS:** Continuation of consideration of a Request regarding the Annexation and Application of a City of Goddard R-2 (Two-Family Residential) Zoning Classification to Property located at the northwest quadrant of South Walnut Street and 23rd Street South.

VanAmburg addressed the audience asking for comments but only if anyone had anything new to say and did not just rehash old statements.

Tim Johnson introduced the item and reviewed what the Commission did at their April 10 meeting, and where they were in the process.

Ryan Nett, Nett Construction provided a sketch plat and some photos of duplexes his firm has constructed in Valley Center with the following comments:

1. He was willing to dedicate to the City up to 25' on the west side of Walnut to help deal with parking issues.
2. The driveways for each unit are 4 car max
3. Nett indicated the duplexes in Valley Center are occupied by teachers, members of the military, bank employees, police officers, even a Sedgwick County code enforcement official
4. No Section 8
5. Rent will be between \$925 and \$1200 per month
6. Nett will provide full maintenance and mowing
7. There will be background checks no felons or sex offenders allowed
8. There will be one management company and one trash service for the area
9. Twin homes will be ADA compliant
10. The project will be in his own backyard, as he plans to build his home on the property

VanAmburg invited anyone in the audience who had any comments or questions to share them with the Commission.

Resident comments:

1. Ryan Nett was asked if he had promised to move into the Valley Center project as a way of getting that project passed. Mr. Nett answered no.
2. Statement was made that they knew of no school principals who would live in a twin home.
3. The comment was made that the duplex project north of Kwik Shop was voted down.
4. The comment was made that the average sale of a house in Goddard is three days.
5. Resident commented he will move out of town if the annexation and zoning request is approved.
6. The Commission was asked if a presentation on the proposal had been shared with the Board of Education. Tim Johnson answered no, but the USD had received written notification of the proposal and the public hearing.
7. It was suggested the proposed development be shared as a presentation before the Board of Education.
8. There was a question as to whether Mr. Nett's photos were new because the Valley Center properties did not look like that 2 months ago. Ryan Nett answered yes, the photos are new.

Commission comments:

VanAmburg:

1. He expressed concern about the traffic in the area but was pleased with the comment on dedicating 25' on the north side of Walnut
2. He likes the idea of the retention pond in dealing with potential water issues
3. Questioned whether, or not 23rd Street right-of-way was part of the annexation – Tim Johnson and Ryan Nett answered no.

Grafiing:

1. Asked about water retention. Tim Johnson responded there would be more runoff, but the retention/detention pond would slow runoff so that it would not cause flooding downstream.
2. Stated there may be some parking challenges to address, but expressed confidence with the drainage plan.

A question was raised as to including in the annexation the 23rd St right-of-way from Walnut Street west to the west boundary of the area being annexed.

Tim Johnson responded the annexation and zoning being considered in this case must include no more, nor any less area than that included in the original request. Any additional property would require written notification to the appropriate property owners and a public of hearing. If the Commission would like to consider recommending to the City Council the annexation of the 23rd St right-of-way, it could do so under New Business.

Motion: *Grafiing* made a motion to approve the request for annexation and application of a City of Goddard R-2 (Two-Family Residential) zoning classification, and forward it as a recommendation to the City Council for consideration. *Traylor* seconded.

Tim Johnson reminded Commissioners they should include their reasoning for the motion in the motion.

VanAmburg moved to amend the motion to reflect that it is being approved based on the developer satisfactorily addressing the drainage and some of the parking issues, although traffic issues will also have to be addressed in the development process. *Hall* seconded.

Motion passed 6-0.

The Commission then considered the amended motion to approve the request for annexation and application of a City of Goddard R-2 (Two-Family Residential) zoning classification based on the developer satisfactorily addressing the drainage and some of the parking issues, although traffic issues will also have to be addressed in the development process. The approval will be forwarded as a recommendation to the City Council for consideration. **Motion carried 4-0-2, with *VanAmburg* and *Parks* abstaining.**

H. NEW BUSINESS:

H.1. *Commissioner Hall* made a motion to add under New Business the consideration of a recommendation to the City Council that the City annex the 23rd St right-of-way from Walnut Street west to the west boundary of the area being annexed. *Brad Cline* seconded. **Motion passed 6-0.**

H.2. *Hall* made a motion to recommend to the City Council that the City annex the 23rd St right-of-way from Walnut Street west to the west boundary of the area being annexed. *Grafiing* seconded. **Motion passed 6-0.**

I. STAFF REPORTS: None.

J. **COMMISSIONER COMMENTS:** None.

K. **ADJOURNMENT:** *Commissioner VanAmburg* moved to adjourn the meeting at 7:49 p.m.
Commissioner Hall seconded the motion. **Motion carried 6-0.**

Meeting adjourned at 7:49 p.m.

Tim Johnson, Director of Community Development

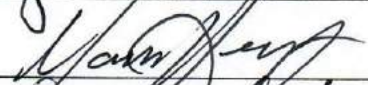
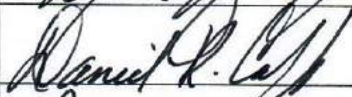

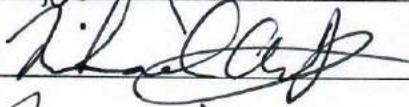

Minutes Pending Approval at the June 12, 2017 Planning Commission Meeting.

	LEGAL SIGNATURE OF OWNER	PRINTED NAME OF OWNER	PROPERTY DESCRIPTION
1	<i>Benjamin Franklin</i>	Benjamin Franklin	316 Richards, RD.
2	<i>Jody Meyer</i>	Jody Meyer	311 Richard Rd
3	<i>Savon Baker</i>	Savon Baker	306 Richard Rd
4	<i>William Sentilles</i>	William Sentilles	226 Richard Rd.
5	<i>Alera Sellers</i>	Alera Sellers	216 Richards Rd
6	<i>Scott Sellers</i>	Scott Sellers	216 Richards Rd
7	<i>Berta DeLano</i>	Berta DeLano	138 Brazos Dr
8	<i>Don DeLano</i>	Don DeLano	138 Brazos Dr
9	<i>Kim Devoll</i>	Kim Devoll	132 Brazos dr.
10	<i>Anthony Devoll</i>	Anthony Devoll	132 Brazos Dr.
11	<i>Kelly Stuken</i>	Kelly Stuken	126 Brazos Dr
12	<i>Mark Waters</i>	Mark Waters	108 Brazos Dr.
13	<i>A. Mackelle Waters</i>	A. Mackelle Waters	108 Brazos Dr.
14	<i>Susan Wendling</i>	Susan Wendling	102 Brazos Dr.
15	<i>Carol Thorn</i>	Carol Thorn	113 Brazos DR
16	<i>Jeff Thorn</i>	Jeff Thorn	113 Brazos DR
17	<i>Audrea Bartnick</i>	Audrea Bartnick	119 Brazos Dr
18	<i>JOSEPH BARTNICK</i>	JOSEPH BARTNICK	119 Brazos Dr
19	<i>Karen Haynie</i>	Karen Haynie 132 Brazos	132 Brazos Goddard, KS
20	<i>Shad Hutson</i>	210 Shad Hutson	210 Richard Rd.
21	BILL WOODS	149 BRAZOS	
22	<i>Bill Woods</i>	BILL WOODS	149 BRAZOS

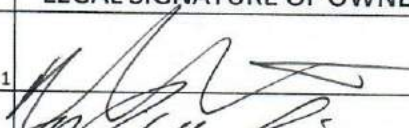

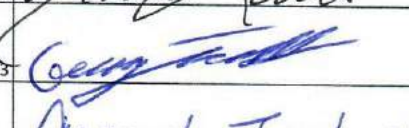
23	Sharla Headrick	Sharla Headrick	149 Brazos Dr.
24	Robert D Nold	Robert D Nold	301 Brazos Dr
25	Deborah Bradstreet	Deborah Bradstreet	402 Brazos Dr.
26	Cynthia E Means	Cynthia E Means	225 Richard Rd.
27	Brad J Means	Brad J Means	225 Richard Rd.
28	Becky Sentilles	Becky Sentilles	226 Richard Rd
29	Tamera Judd	Tamera Judd	303 Richard Rd
30	Claire A Zuer		306 Richard Rd
31	Marilyn Zogman	Marilyn Zogman	402 Richard Rd.
32	Tim Zogman	Tim Zogman	402 Richard Rd.
33	Matthew Means	Matthew Means	310 Richard Rd.
34	Alan Judd	Alan Judd	303 Richard Rd.
35	Stacie L. Jordan	Stacie L. Jordan	602 S. Walnut
36	Carol Goodnight	Carol Goodnight	301 Richard Rd
37	John Goodnight	John E Goodnight	301 Richard Rd
38	Mark Jordan	Mark Jordan	602 S. Walnut
39	Donald B. Spizer	Donald A Spizer	234 199th (21 N Beech Rd Wichita 67206)
40	Michelle Mintie	Michelle Mintie	310 Richard Rd.
41	Linda Mann	Linda Mann	220 Richard Rd.
42			
43			

	LEGAL SIGNATURE OF OWNER	PRINTED NAME OF OWNER	PROPERTY DESCRIPTION
1		Steven G. Hilburn	2450 S. 208 th St. W.
2		DIANA KAY HILBURN	2450 S. 208 th St. W.
3		Jana Driscoll	21055 W 23rd St.
4		Terry Driscoll	21025 W 23rd St
5		Dalry Driscoll	21025 W 23rd St
6		Kurt & TERESA Johnson	21405 W. 23 rd St. South
7		Teresa Johnson	21405 W. 23 rd St. South
8		Troy Smith	625 S. Spruce
9		Lory Silva	615 S. Spruce St.
10		Alan Costin	606 S Spruce St
11		Sarah Good	614 S. Spruce
12		CHRIS COTTON	620 S. SPRUCE
13		Wendy Hall	2451 S. 208th west
14		Matt Hall	2457 S. 208 th
15		Sue Zimmerman	21011 W. 24 th St S.
16		Ron Zimmerman	21011 W 24th. St. S.
17		Berk Bowman	621 S Spruce
18		RON BEITER	605 S SPRUCE
19		DONNA BEITER	605 S. SPRUCE
20		JASON GOOD	614 S. Spruce
21		Curtis Kidwell	21101 W. 23rd St. S.
22		Caylee Kidwell	21101 W. 23 rd St. S.
		Allison Kidwell	21101 W 23 St. S.

23	Se M. Hollas	SEAN M. Hollas	20811 W. 23 rd St. South
24	Michelle Hollas	Michelle Hollas	20811 W 23 rd St S.
25	Danielle Hollas	Danielle Hollas	20811 W 23 rd St S.
26	Katie Hollas	Katie Hollas	20811 W 23 rd St S
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			

	LEGAL SIGNATURE OF OWNER	PRINTED NAME OF OWNER	PROPERTY DESCRIPTION
1	Imber Woods	Imberwoods	225 Swanee Dr.
2	Lisa Koenigs	Lisa Koenigs	221 SWANEE DR
3	Julia Vidricksen	Julia Vidricksen	219 Swanee Dr
4		TOM HENRY	206 SWANEE DR.
5		Daniel R. Carlyle	121 Swanee Dr.
6	Joyce Binkley	Joyce D. Binkley	122 Swanee Dr.
7		Robert Kaldene	202 Swanee Dr
8	Carol Krane	Carol Kramer	202 Swanee Dr.
9	Kathy Schmidt	Kathy Schmidt	210 Swanee Dr
10		Michael Atkins	216 Swanee Dr
11	Jammie Atkins	Jammie Atkins	216 Swanee Drive
12	John H Roeh	John H ROE	220 SWANEE DRIVE
13	Frank B Morris	Frank B Morris	224 Swanee Dr
14		Kevin D. Beatson	405 Richards Rd.
15	Tammy L Beatson	Tammy L Beatson	405 Richards Rd.
16			
17			
18			
19			
20			
21			
22			

	LEGAL SIGNATURE OF OWNER	PRINTED NAME OF OWNER	PROPERTY DESCRIPTION
1	Larry D. Ternes	Larry D. Ternes	510 S. Walnut
2	Lynda J. Ternes	LYNDA J. TERNES	510 S. Walnut
3	Cheryl Palm		
4	Cheryl Palm	CHERYL Palm	143 Brazos Dr
5	Nicole Villegas	Nicole Villegas	131 Brazos Dr.
6	Susan E. Brown	Susan E. Brown	614 S. Walnut St.
7	Mary Kay Cavanaugh	Mary Kay Cavanaugh	606 S. Walnut St
8	Patty Frame	Patty Frame	412 Brazos Dr.
9	Charles Edmonds	CHARLES EDMONDS	620 S. WALNUT
10	Sue Edmonds	SUE EDMONDS	620 S. WALNUT
11	Ray Staats	Ray Staats	626 S. Walnut
12	Paul Christopher Cavanaugh	Paul Christopher Cavanaugh	606 S. Walnut St
13	Kevin L. Brown	Kevin L. Brown	614 S. WALNUT ST
14	Mark Frame	Mark Frame	412 Brazos
15	Colleen Casenave	Colleen Casenave	300 Brazos Dr.
16	MARCELO CASENOVE	MARCELO CASENOVE	300 BRAZOS DR
17			
18			
19			
20			
21			
22			

	LEGAL SIGNATURE OF OWNER	PRINTED NAME OF OWNER	PROPERTY DESCRIPTION
1		Mark R Lewis	416 Richard Rd
2		Michelle Lewis	416 Richard Road
3		Greg Treadwell	410 Richard road
4	Amanda Treadwell	Amanda Treadwell	410 Richards Rd
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			