



**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
 Tuesday, February 2, 2016 – 5:00 p.m.  
 City Council Chambers  
 125 East Avenue B, Hutchinson, Kansas

**1. ROLL CALL**

- |  |   |                                   |
|--|---|-----------------------------------|
| <input type="checkbox"/> Macklin               | <input type="checkbox"/> Woleslagel     | <input type="checkbox"/> Bisbee   |
| <input type="checkbox"/> Hamilton (Vice Chair) | <input type="checkbox"/> Peirce (Chair) | <input type="checkbox"/> Obermite |
| <input type="checkbox"/> Carr                  | <input type="checkbox"/> Hornbeck       | <input type="checkbox"/> Peterson |

**2. APPROVAL OF MINUTES** – Meeting of January 19, 2016.

**3. CORRESPONDENCE & STAFF REPORTS** – Motion to accept documents into the official record.

**4. NEW BUSINESS**

**a. 16-SD-01: Request for approval of the Sandy Lake Addition Preliminary and Final Plat**

**TWO MOTIONS ARE NEEDED**

1 ) Motion to (Approve/Modify and Approve/Deny) the Preliminary Plat for Sandy Lake Addition.

2) Motion to recommend (Approval/Modification and Approval/Denial) of the Final Plat for Sandy Lake Addition to the Hutchinson City Council.

*(Staff Representative: Casey Jones, AICP, Senior Planner)*

**5. PUBLIC HEARINGS**

**a. 16-ZA-02: Petition for Rezone from I-3 Heavy Industrial District to C-3 Outdoor Commercial District of property located at 00000 E 11th Ave**

Motion to recommend (Approval/Denial) to City Council of a petition for rezone from *I-3 Heavy Industrial District* to *C-3 Outdoor Commercial District* for property located at 00000 E 11th Ave.

*(Staff Representative: Casey Jones, AICP, Senior Planner)*

**b. 16-CUP-01: Request for Conditional Use Permit approval to construct a single family dwelling on property zoned C-3 Outdoor Commercial District\* located at 00000 E 11th Ave**

Motion to recommend (Approval/Modification and Approval/Denial) to the Hutchinson City Council of a conditional use permit to allow for construction of a single family dwelling in the *C-3 Outdoor Commercial District* for property located at 00000 E 11th Ave.

\*Subject to approval of zone change by the City Council.

*(Staff Representative: Casey Jones, AICP, Senior Planner)*

**6. UPCOMING CASES**

**7. OPEN COMMENTS FROM THE AUDIENCE** (Please limit comments to five minutes.)

**8. ADJOURNMENT**

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Denker	620-694-2638	Stephanie Stewart	620-694-2635
	Charlene Mosier	620-694-2639		

## MINUTES

### CITY PLANNING COMMISSION

TUESDAY, JANUARY 19, 2016 – 5:00 p.m.

### CITY COUNCIL CHAMBERS

125 EAST AVENUE B

1. The Planning Commission meeting was called to order with the following members present: Harley Macklin, Terry Bisbee, Janet Hamilton, Mark Woleslagel, Darryl Peterson, Tom Hornbeck, and Todd Carr. Ken Peirce and Robert Obermite were absent. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; and Charlene Mosier, Planning Technician.

2. INTRODUCTION OF NEW PLANNING COMMISSIONERS

McCarron welcomed the three new members Darryl Peterson, Tom Hornbeck, and Todd Carr and each one introduced themselves.

3. ELECTION OF OFFICERS

- 3a. McCarron asked for nominations for Chair and Vice-Chair.

A motion was made by Macklin to nominate Peirce as Chair and Hamilton as Vice-Chair. The motion was seconded by Woleslagel and passed unanimously.

4. APPROVAL OF MINUTES

The minutes of the December 1, 2015, meeting were approved on a motion by Woleslagel, seconded by Bisbee, passed unanimously.

5. CORRESPONDENCE & STAFF REPORTS

The documents and staff reports were accepted into the official record on a motion by Bisbee, seconded by Macklin, passed unanimously.

6. NEW BUSINESS

- 6a. 2015 Planning & Development Department Annual Report

McCarron reviewed the 2015 Planning & Development Department Annual Report. She said based on departmental needs, two Planning Technician positions were created in October by upgrading a Secretary position and downgrading on Associate Planner position. A new permitting software package, CitizenServe, is being implemented. This software is also used for managing the new Rental Registration and Inspection Program. I-Pads were purchased for the Planning Commissioners to receive electronic agenda packets.

A chart was included in the report showing the number of phone calls, walk-in customers, and emails that have been handled each month by staff. The Housing & Neighborhoods

projects were included as was a chart listing the numbers of zoning cases, conditional use permits, variances, and all permits issued. New zoning regulations and subdivision regulations were also adopted in 2015. A list of major development projects was included in the report and a Preservation Action Plan was developed. A 2016 work plan was also included.

6b. 2016 Amended Planning Commission Bylaws

McCarron reviewed the updated Bylaws for the Hutchinson Planning Commission. They were originally adopted in 1975 and last amended in 1995. She gave an overview of the changes and updates. A copy was included in the packet.

Motion by Macklin, seconded by Hornbeck to approve the 2016 amended Planning Commission Bylaws, passed unanimously.

6c. Planning Commission Training - Modules 1 and 2

McCarron and Jones presented a power point Planning Commission training. McCarron spoke on the topics of what zoning is and the purpose of zoning, and zoning districts. She also reviewed requirements for accessory structures, fences, signs, parking, and landscaping.

Jones covered the topics of Kansas Statutes, planning and zoning laws, the enabling clause, and organizational requirements. He also explained extra-territorial jurisdiction, annexation, and overlay districts such as the airport overlay area.

7. OPEN COMMENTS FROM THE AUDIENCE – None.

8. OTHER BUSINESS

8a. Jones briefly reviewed the cases that will be on the agenda for the next meeting. There will be a subdivision plat for the Sandy Lake development, near East 11<sup>th</sup> Ave. and Halstead St., for a watercraft business and a request to construct a residence which will be a rezone request and a conditional use permit request.

9. ADJOURNMENT – The meeting adjourned at 6:20 p.m.

Respectfully Submitted,  
Charlene Mosier

Approved this \_\_\_\_\_ day of \_\_\_\_\_

Attest: \_\_\_\_\_

# Item 4.a.



## Planning Commission Staff Report

PC Meeting Date: 2/2/2016

January 27, 2016

**TO:** Hutchinson Planning Commission

**FROM:** Casey A. Jones, AICP, CFM, Senior Planner *caj*

**SUBJECT:** **16-SD-01, Request for approval of the preliminary and final plats for the Sandy Lake Addition**

**OWNER:** Sandy, Inc., c/o Clarence and Susan Nolte

**APPLICANT:** Daniel E. Garber, Garber Surveying Service, P.A.

### REQUEST:

The applicant has submitted preliminary plat and final plat applications for the Sandy Lake Addition. This proposed subdivision is located to the North of 11th Avenue between Halstead Street and Alcoa Drive in the City of Hutchinson. The subdivision consists of two lots on 58.5 acres and is zoned *I-3, Heavy Industrial District*. The subdivision is located in the South Half of the Northwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th Principal Meridian. The preliminary plat and final plat applications are attached to this report. The owner proposes to establish a watercraft sales and service business on Lot 1. The owner has submitted an application to rezone this property from I-3 to C-3 and has submitted a conditional use permit application for a proposed single family dwelling that would be located on Lot 1.

### **STAFF RECOMMENDATION:**

As of January 27, 2016, Staff has identified a few revisions to the plats that still need to be addressed. Staff recommends approval of the preliminary plat and final plat subject to the following:

- 1) Provide a copy of the "30' Private Road Right of Way and Easement (Bk. 178, Pg. 276)," which is shown on Lot 1.
- 2) Show the Black Hills Energy gas pipeline easement on the preliminary plat and final plat (Bk. 85, Pg. 35). (The pipeline is shown on the preliminary plat adjacent to the south and west boundaries of the property.)
- 3) Add note to preliminary plat: "All new utilities shall be located underground. Existing above-ground utilities shall be placed underground unless a subdivision variance is granted."
- 4) Add note to final plat that assigns maintenance responsibilities for Reserve Area "A." (This note appears on the preliminary plat and also needs to be on the final plat.)
- 5) On final plat, change Planning Commission Chairman to "Ken Peirce" and replace "Hutchinson-Reno County Joint Subdivision Committee" with "Hutchinson Planning Commission."
- 6) On final plat, move the "Review Surveyor's Certificate" label; It is on top of another notation.
- 7) Submit a revised preliminary plat and final plat (one paper copy and one PDF of each) and a signed final plat mylar to the Planning Department a minimum of one week prior to the desired City Council meeting.

**MOTION FOR PRELIMINARY PLAT:**

Motion to (approve / modify and approve / deny) the preliminary plat for the Sandy Lake Addition.

**MOTION FOR FINAL PLAT:** Motion to recommend to the City Council (approval / approval with modifications / denial) of the final plat for the Sandy Lake Addition.

**DEVELOPMENT REVIEW COMMITTEE:**

The Development Review Committee (DRC) met on January 12, 2016, and the DRC comments were sent to the applicant following the meeting. Those comments are attached as Exhibit A. Based on the DRC comments, the applicant provided revised plats on January 22, 2016.

**ANALYSIS:**

1. Lot Dimensions, Frontage, and Street Access

The proposed lots are compliant with the minimum size, frontage, and access requirements of the *Hutchinson Zoning Regulations*. The street to be used for access to the property (11th Avenue) is already constructed and in place.

2. Drainage Plan

The applicant submitted a drainage plan, which was required as part of the conditional use permit application. The drainage plan indicates that all storm water runoff from the property drains into the lake. Staff is not requiring a drainage study for this subdivision.

3. Utilities

The subdivision has adequate access to public water and sanitary sewer, which are located in the 11th Avenue right-of-way. According to the *Hutchinson Subdivision Regulations*, all new utilities and existing utilities shall be placed underground. Staff has requested that this requirement be noted on the preliminary plat. Staff has also requested that any existing utility easements be delineated on the preliminary plat and final plat.

4. Maintenance of Reserve Area "A"

Maintenance of the reserve area will be the joint responsibility of the owners of Lots 1 and 2. This note needs to added to the final plat.

5. Revisions and Corrections

Staff has requested several revisions to the preliminary plat and final plat as noted above on Page 1.

**EXHIBITS:**

A - Development Review Comments, 1/12/2016

B - Current Zoning Map

C - Preliminary Plat Application

D - Final Plat Application

E - Drainage Plan

F - Preliminary Plat – Received January 22, 2016

G - Final Plat – Received January 22, 2016

CC: Jana McCarron, AICP, Director of Planning and Development



## Development Review Comments

### 16-SD-01: Sandy Lake Addition, Preliminary and Final Plats

A Development Review Committee meeting was held on January 12, 2016, and the following comments were received:

#### Sandy Lake Addition Preliminary Plat comments

1. In the Adjacent Ownership Table, all properties should be zoned "I-3, Heavy Industrial District" (not I-2).
2. In accordance with 9-617.A.1, provide a copy of the draft agreement for development and maintenance of the reserve area. The agreement shall identify:
  - Ownership, use, preservation, liability and continued maintenance of the reserve area
  - Restrictions and covenants for the reserve area
3. Add the following note to the preliminary plat (9-617.A.8)

"It shall be the joint responsibility of all owners of property located within this plat to provide for the ongoing maintenance and upkeep of all common and reserve areas.
4. Show pipeline easement (Black Hills Energy Pipeline).
5. Show location of proposed water, sewer, electric and any other new utility lines.
6. Show location of proposed fire hydrant(s).
7. Show location of existing trees, including species and caliper. Annotate which are to remain.
8. All new utilities shall be located underground (add note to plat). Existing utilities are required to be underground unless a subdivision variance is granted. If the property owner intends to keep the above-ground electric service line, a subdivision variance application will be needed.
9. Is the 40' ROW on 11<sup>th</sup> Avenue already dedicated? If not, label: to be dedicated by this plat. (As a side note, the Subdivision Regulations require a ROW width of between 60 and 80 feet for 11<sup>th</sup> Avenue, which is classified as a collector street.)
10. Provide copies of Restrictive Covenant Bk 453, Pg 11 and Road ROW Easement Bk 178, Pg 276.
11. Is the 30' road ROW easement public or private? If it is private, label it as such. If it is already dedicated to the public, the City recommends that it be vacated by virtue of this plat and be maintained as a private driveway. An access easement would then be required for the adjacent property to the west.
12. Benchmark BM-1 description is confusing.

#### Sandy Lake Addition Final Plat comments

1. Show pipeline easements.
2. Show easements for any new utilities.
3. ROW Question for Engineering? Is this already dedicated? If not, applicant needs to label: to be dedicated by this plat.
4. Change "—Reno County Joint Subdivision Committee" to "Planning Commission" in subdivision certificate.
5. Change "Jack Martin" to new chair (TBD January 19, 2016).

6. Add the following note to the preliminary plat (9-617.A.8)  
“It shall be the joint responsibility of all owners of property located within this plat to provide for the ongoing maintenance and upkeep of all common and reserve areas.
7. Is 30’ road ROW easement private? If so, label “private”.
8. Change “is” to “are” in the fourth line of the notary certificate.

**Additional comments**

1. Mylar. Following Planning Commission approval of the Final Plat, please provide a signed mylar a minimum of one week prior to the desired City Council meeting. Mylar must be signed by the Land Surveyor, Review Surveyor, Owner and Notary prior to submission.
2. Conditional use permit. Conditional use permit approval and the proper building permits are required prior to construction of improvements on the proposed subdivision lots.

**Please provide 14 full-size, 1 reduced and 1 PDF of the Revised Plat drawings, by noon on January 22, 2016, in order for this item to be placed on the February 2, 2016, Planning Commission agenda.**

Entered by:



Casey A. Jones, AICP, CFM, Senior Planner

CaseyJ@hutchgov.com

620-694-2667

January 12, 2016

Date

# 16-SD-01: Zoning Map



0 75 150 300 Feet

00000 E. 11th Ave., Hutchinson, KS

N





CITY OF HUTCHINSON
Planning and Development Department
125 E Avenue B, Hutchinson, KS 67501
Phone: 620-694-2639 Fax: 620-694-2673

2016 PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY
DATE RECEIVED: 12/30/15 CASE #: 16-SD-01 FEE PAID: [checked]
(1-4 lots = \$100.00)
(5 or more lots = \$100.00 + \$15 per lot)

PROJECT INFORMATION

Name of the Proposed Subdivision Sandy Lake Addition

Approximate Address 00000 E. 11th Avenue

Legal Description of land to be subdivided (Attach additional pages, if needed.)
Portion of 5/2 NW 1/4 Section 9, T.23 S., R.5W.
See attached

Applicant Clarence and Susan Nolte
Name Susan Nolte Company Sandy, Inc.
Mailing Address 517 E. 4th Avenue, Hutchinson, KS. 67501
Phone 620-665-0396 E-Mail

Property Owner
Name Sandy, Inc.
Mailing Address 8503 E. Eales Rd., Burrton, KS. 67020
Phone 620-665-0396 E-Mail

Surveyor/Engineer/Architect/Agent (Attach additional pages, if needed.)
Name Dan Garber Company Garber Surveying Service, P.A.
Mailing Address 2908 N. Plum, Hutchinson, KS. 67502
Phone 620-665-7032 E-Mail dgarber@garbersurveying.com

SUMMARY OF SITE CHARACTERISTICS

- 1. Zoning I3
2. Lot Area Minimum Required 5,000 sf Minimum Provided 190,216 sf Average Provided 231,130 sf
3. Flood Zone
4. Soil Characteristics Sandy
5. Existing or Proposed Covenants & Restrictions (None) (Yes, see attached)
6. Availability of Utilities and other Public Facilities Sanitary sewer and water lines adjacent to all lots.
7. Traffic volumes on adjacent streets 2985 vpd



8. **Acreeage to be dedicated or used for:**

Right of Way	<u>0</u>	Paved Streets & Sidewalks	<u>0</u>
Utility Easements	<u>0</u>	Drainage Easements & Reserve Areas	<u>43.1 Ac.</u>
Park land and trails	<u>0</u>	Schools	<u>0</u>

**SUBMITTAL REQUIREMENTS**

- Completed Preliminary Plat Application.** (See Preliminary Plat Design Requirements)
- Preliminary Plat Application Fee** (1-4 lots = \$100.00 // 5 or more lots = \$100.00 plus \$15.00 per lot).
- 5 folded, full-size copies of the Preliminary Plat.**
- 1 copy of a Preliminary Drainage Study, including Water Quality, if total acreage in the subdivision is one acre or greater.**
- 1 electronic version (PDF) of the Preliminary Plat submitted via email to: Stephanie.Stewart@Hutchgov.com.**
- Traffic Impact Study.** Please contact the City Engineer to determine if a traffic impact study is required.
- Water/Stormwater Feature Specifications.** Design information including depth, relationship to water table, methodology for filling/draining, composition of lining, etc.
- Other documentation, as required by City Staff.**

**SUBDIVISION PUBLIC IMPROVEMENTS**

Sec. 9-603 and Sec. 9-614 of the *Hutchinson City Code* require the following to be provided for public improvements associated with the subdivision:

<u>Improvement</u>	<u>Timing of Installation</u>	<u>Proposed Financing</u>
Streets	<u>N/A</u>	_____
Water	<u>N/A</u>	_____
Sanitary Sewer	<u>N/A</u>	_____
Stormwater	<u>N/A</u>	_____
Sidewalks	<u>N/A</u>	_____
Other	_____	_____

**PRELIMINARY PLAT APPLICATION PROCESS**

1. Submit the attached **Preliminary Plat Application** and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page four of this application.
2. Following receipt of a complete **Preliminary Plat Application**, planning staff will:
  - a. Set date a date for a public meeting before the Hutchinson Planning Commission.
  - b. Transmit application materials to the Development Review Committee (DRC) for their review.
  - c. The DRC will meet to discuss the project. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Planning Commission will conduct a public meeting on the project, typically in accordance with the attached schedule. The Planning Commission may approve the Preliminary Plat, deny the Preliminary Plat, approve the Preliminary Plat with modifications or table the item pending receipt of additional information or completed studies.
4. **Following Preliminary Plat approval, the applicant may commence preparation of a Final Plat for the subdivision.**



**Planning and Development Department**

125 E. Avenue B, Hutchinson, KS 67501

(620) 694-2639 Fax: (620) 694-2673

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**UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 45 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.**

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.

(Signatures of property owners)

Clarence Nolte  
Signature

\_\_\_\_\_  
Signature

Clarence Nolte  
Printed Name

\_\_\_\_\_  
Printed Name



CITY OF HUTCHINSON  
Planning and Development Department  
125 E. Avenue B, Hutchinson, KS 67501  
620-694-2639 phone ~ 620-694-2673 fax

## 2016 FINAL PLAT APPLICATION

**FOR OFFICE USE ONLY**

DATE RECEIVED: 12/30/15 CASE #: 16-SD-01 FEE PAID:   
(Final plat only: \$100)  
(With preliminary plat: No fee)

**PROJECT INFORMATION**

Name of the Proposed Subdivision Sandy Lake Addition

Approximate Address 00000 E. 11<sup>th</sup> Avenue

Legal Description of land to be subdivided  
Portion of S<sup>1</sup>/<sub>2</sub>, NW<sup>1</sup>/<sub>4</sub> Section 9, T.23S, R.5W.  
See attached

Applicant Clarence &  
Name Susan Nolte Company Sandy, Inc  
Mailing Address 517 E. 4<sup>th</sup> Avenue, Hutchinson, KS, 67501  
Phone 620-665-0396 E-Mail \_\_\_\_\_

Property Owner  
Name Sandy, Inc.  
Mailing Address 8503 E. Eates Road, Burrton, Ks. 67020  
Phone 620-665-0396 E-Mail \_\_\_\_\_

Surveyor/Engineer/Architect  
Name Dan Garber Company Garber Surveying Service, P.A.  
Mailing Address 2908 N. Plum, Hutchinson, KS 67502  
Phone 620-665-7032 E-Mail dgarber@garbersurveying.com

**SUBMITTAL REQUIREMENTS**

- Completed Final Plat Application. (See Final Plat Design Requirements)
- 5 folded, full-size copies of the Final Plat.
- 5 full-size copies of Final Landscaping Plans for drainage basins, holding ponds and subdivision buffers.
- 1 electronic version (PDF) of the Final Plat and Landscaping Plans submitted via Email to: [Stephanle.Stewart@Hutchgov.com](mailto:Stephanle.Stewart@Hutchgov.com).



- Proof of Taxes and Special Assessments and Certification from the Reno County Treasurer that all taxes and special assessments for the property have been paid.
- Signed and Notarized Mylar (may be submitted after Planning Commission approval).
- Check in the amount of \$23.00 per Final Plat page made payable to Reno County Register of Deeds
- 1 copy of the Final Drainage Study, including Water Quality (if applicable).
- Final copy of Restrictions and Covenants (If proposed for the subdivision).
- 2 copies of Construction Drawings, including water, sewer and street plans.
- 2 copies of Engineering Cost Estimates for public improvements.
- Assurance for Construction or Installation of required improvements (surety bond, letter of credit, escrow of funds, property escrow, public agency financing, etc.)

**FINAL PLAT APPLICATION PROCESS**

1. Submit the **Final Plat Application** and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 3.
2. Following receipt of a complete **Final Plat Application**, planning staff will:
  - a. Set date a date for a meeting with the Hutchinson Planning Commission.
  - b. Transmit application materials to the Development Review Committee (DRC) for their review.
  - c. The DRC will meet to discuss the project. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Planning Commission will review the Final Plat and make a recommendation to the City Council, typically in accordance with the attached schedule. The Planning Commission may recommend approval, denial or approval with modifications.
4. **Following Final Plat consideration by the Planning Commission, the plat will be forwarded to City Council for approval. The attached schedule is optimal and assumes that all required construction drawings, studies and financing have been submitted and approved by the appropriate City Departments. Subdivisions requesting special assessments will require additional time for approval.**
5. Once the Final Plat is approved, Planning staff will obtain the appropriate City signatures and will take the plat mylar, along with the recording fee and proof of taxes paid to the County Recorder. Please allow a minimum of 3 working days for plat recordation.

**UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 45 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.**

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.

(Signature of property owners)

Clarence Nolte  
Signature

\_\_\_\_\_  
Signature

Clarence Nolte  
Printed Name

\_\_\_\_\_  
Printed Name

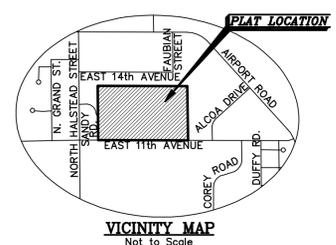
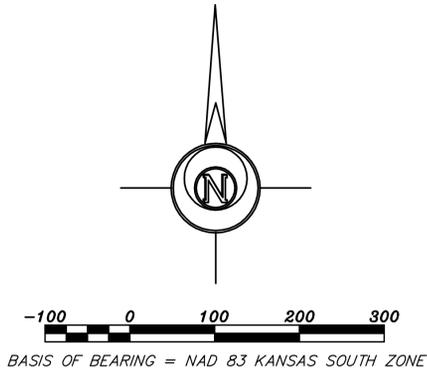
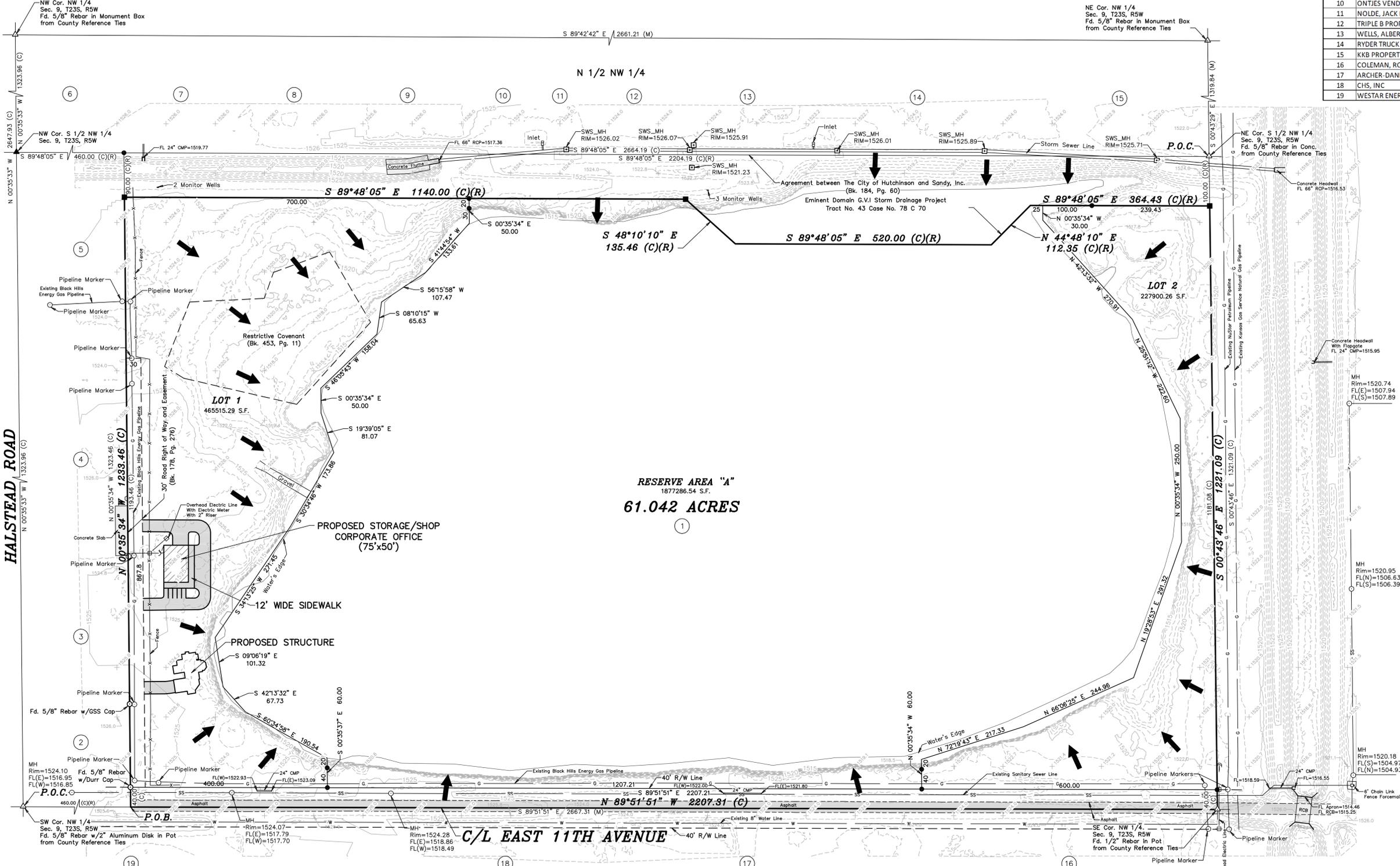
# DRAINAGE PLAN

# SANDY LAKE ADDITION

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN HUTCHINSON, RENO COUNTY, KANSAS.

Exhibit E

Adjacent Ownership			
No.	Owner	Parcel ID	Zoning
1	SANDY, INC	0781320902004009000	I-2 (Industrial District)
2	CITY OF HUTCHINSON	0781320902004008000	I-2 (Industrial District)
3	KANSAS OXYGEN, INC	0781320902004007000	I-2 (Industrial District)
4	MEGGERS, SCOTT S & SHEILA D	0781320902004005000	I-2 (Industrial District)
5	GLOBAL ENGINEERING & TECHNOLOGY, INC	0781320902004002000	I-2 (Industrial District)
6	ODESSA PROPERTIES LLC	0781320902003009000	I-2 (Industrial District)
7	WILKE WELDING & STEEL FABRICATION, INC	0781320902003007000	I-2 (Industrial District)
8	CONTAINER CRAFT, INC	0781320902003006000	I-2 (Industrial District)
9	JAMIESON, CLARENCE T JR	0781320902003005000	I-2 (Industrial District)
10	ONTJES VENDING CO, INC	0781320902003004000	I-2 (Industrial District)
11	NOLDE, JACK D & CAROL J	0781320902003003000	I-2 (Industrial District)
12	TRIPLE B PROPERTIES LLC	0781320902003002000	I-2 (Industrial District)
13	WELLS, ALBERT G TRUST & HELEN M TRUST	0781320902003002010	I-2 (Industrial District)
14	RYDER TRUCK RENTAL, INC	0781320902003001000	I-2 (Industrial District)
15	KKB PROPERTIES LLC	0781320902001004000	I-2 (Industrial District)
16	COLEMAN, ROBERT ELVY TRUST	0781320903001001000	I-2 (Industrial District)
17	ARCHER-DANIELS-MIDLAND COMPANY	0781320903001002000	I-2 (Industrial District)
18	CHS, INC	0781320903001006000	I-2 (Industrial District)
19	WESTAR ENERGY, INC	0781320903001004000	I-2 (Industrial District)



**CLOSURE TABLE**

NORTHING:	-0.00751
EASTING:	0.00205
PRECISION:	69.34.09/0.0078 = 1:888987.18

**DESCRIPTION:**  
A portion of the South Half of the Northwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th Principal Meridian in Hutchinson, Reno County, Kansas, more particularly described as follows:  
Commencing at the Southwest corner of the Northwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th Principal Meridian; thence with a bearing South 89°51'51" East (basis of bearings is NAD83 Kansas South Zone) along the South line of said Northwest Quarter 460.00 feet for the point of beginning; thence North 00°35'34" West parallel with the West line of said Northwest Quarter 1,233.46 feet to a point that is 90.00 feet South of the North line of the South Half of said Northwest Quarter; thence South 89°48'05" East parallel with the North line of the South Half of said Northwest Quarter 1,140.00 feet; thence South 48°10'10" East 135.46 feet; thence South 89°48'05" East parallel with the North line of the South Half of said Northwest Quarter 520.00 feet; thence North 44°48'10" East 112.35 feet to a point that is 100.00 feet South of the North line of the South Half of said Northwest Quarter; thence South 89°48'05" East parallel with the North line of the South Half of said Northwest Quarter 364.43 feet to the East line of said Northwest Quarter; thence South 00°43'46" East along the East line of the South Half of said Northwest Quarter 1,221.09 feet to the Southeast corner of said Northwest Quarter; thence North 89°51'51" West along the South line of said Northwest Quarter 2,207.31 feet to the point of beginning containing 61.042 Acres.

**BENCHMARK:**  
BM-1: USGS Disk Approximately 3.5 miles East along U.S. Highway 50 South from its junction with North Main Street at Hutchinson, thence 0.4 miles North along a gravel road, at the main entrance to the Hutchinson Municipal Airport, 30 feet Southeast of the center of the entrance, set in the top of the East end of the South headwall of a 3x6 foot concrete culvert.  
Elevation=1517.37 (NAVD88)

**GENERAL NOTES:**  
Elevation information shown hereon is derived from City of Hutchinson LIDAR.  
**FLOOD NOTE:**  
According to Flood Insurance Rate Map No. 20155C0284F (dated January 6, 2010) published by the Federal Emergency Management Agency, the property described above lies within ZONE "X", which is defined as "Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

- LEGEND**
- ▲ - Sectional Monument Found
  - △ - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
  - - 5/8" x 24" Iron Rebar Set in Concrete
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
  - ⊕ - Found T-Post
  - ⊗ - Guy Anchor
  - - Storm Sewer Manhole
  - - Adjacent Ownership (See Table)
  - - Sanitary Sewer Manhole
  - ⊕ - Power Pole
  - (C) - Calculated
  - (M) - Measured
  - (R) - Record measurement
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement
  - ▨ - Existing Asphalt Hatch
  - ▩ - Existing Concrete Hatch
  - ➔ - Existing Drainage Flow

**ENGINEER:**  
ENGINEERING CONSULTANTS, P.A.  
1227 NORTH MAIN ST.  
HUTCHINSON, KS. 67501  
(620) 665-6394

**OWNER/SUBDIVIDER:**  
SUSAN NOLTE  
517 EAST 4TH AVENUE  
HUTCHINSON, KS. 67501  
(620) 665-0396

**SURVEYOR:**  
DANIEL E. GARBER  
GARBER SURVEYING SERVICE, P.A.  
2908 NORTH PLUM ST.  
HUTCHINSON, KS. 67502

<b>DRAINAGE PLAN</b>		Description: <b>SANDY, INC. HUTCHINSON, KANSAS</b>	
Prepared By: <b>GSS</b>		Garber Surveying Service, P.A.	
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401		McPHERSON (Branch Office) 115 East Main St. 67460 Ph. 620-241-4441 Fax 620-241-4458	
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073			
Drawn By: WJA	Scale: 1"=100'	Date of Field Work: March 9, 2015	Job No:
Checked By: DEG	Date: 12/30/2015	Sheet 1 of 1 Sheet(s)	G2015-104

Saved 12/30/2015 2:02:10 PM by B6060LD  
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Plot Path: \\FSC\Company\LD\GCSFILES\2015\20150104\_CSA\Map\20150104\_Drainage and Site

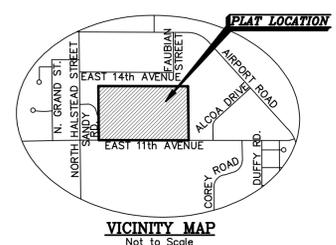
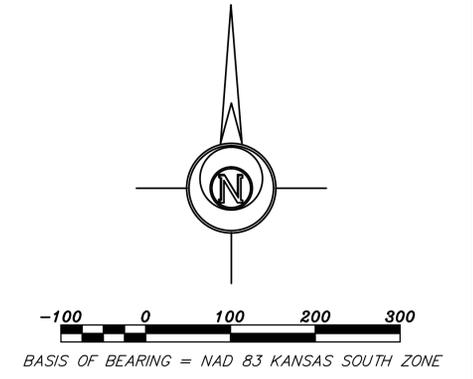
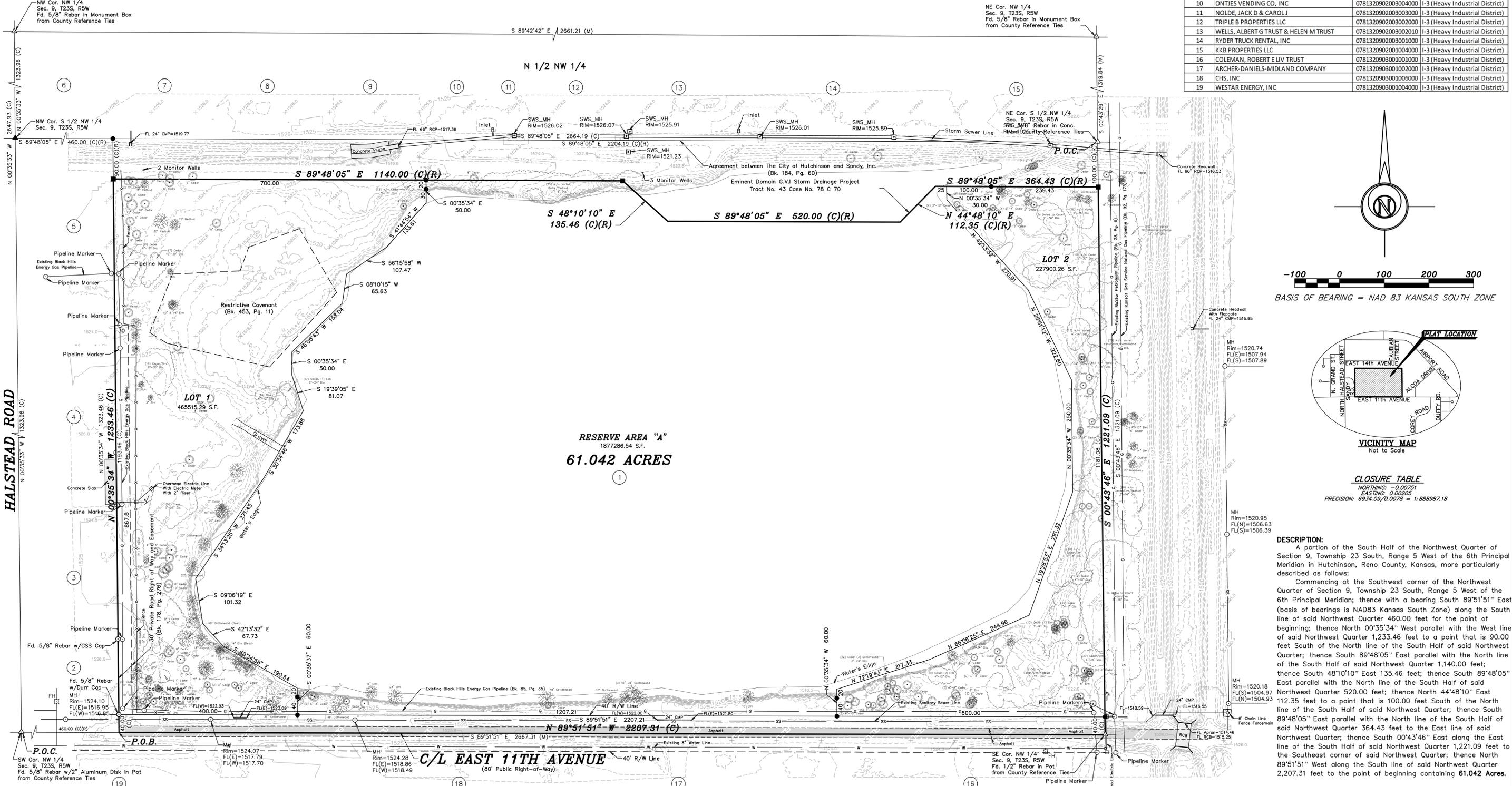
# PRELIMINARY PLAT

# SANDY LAKE ADDITION

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN HUTCHINSON, RENO COUNTY, KANSAS.

Exhibit F

Adjacent Ownership			
No.	Owner	Parcel ID	Zoning
1	SANDY, INC	0781320902004009000	I-3 (Heavy Industrial District)
2	CITY OF HUTCHINSON	0781320902004008000	I-3 (Heavy Industrial District)
3	KANSAS OXYGEN, INC	0781320902004007000	I-3 (Heavy Industrial District)
4	MEGGERS, SCOTT S & SHEILA D	0781320902004005000	I-3 (Heavy Industrial District)
5	GLOBAL ENGINEERING & TECHNOLOGY, INC	0781320902004002000	I-3 (Heavy Industrial District)
6	ODESSA PROPERTIES LLC	0781320902003009000	I-3 (Heavy Industrial District)
7	WILKE WELDING & STEEL FABRICATION, INC	0781320902003007000	I-3 (Heavy Industrial District)
8	CONTAINER CRAFT, INC	0781320902003006000	I-3 (Heavy Industrial District)
9	JAMIESON, CLARENCE T JR	0781320902003005000	I-3 (Heavy Industrial District)
10	ONTJES VENDING CO, INC	0781320902003004000	I-3 (Heavy Industrial District)
11	NOLDE, JACK D & CAROL J	0781320902003003000	I-3 (Heavy Industrial District)
12	TRIPLE B PROPERTIES LLC	0781320902003002000	I-3 (Heavy Industrial District)
13	WELLS, ALBERT G TRUST & HELEN M TRUST	0781320902003002010	I-3 (Heavy Industrial District)
14	RYDER TRUCK RENTAL, INC	0781320902003001000	I-3 (Heavy Industrial District)
15	KKB PROPERTIES LLC	0781320902001004000	I-3 (Heavy Industrial District)
16	COLEMAN, ROBERT ELIV TRUST	0781320903001001000	I-3 (Heavy Industrial District)
17	ARCHER-DANIELS-MIDLAND COMPANY	0781320903001002000	I-3 (Heavy Industrial District)
18	CHS, INC	0781320903001006000	I-3 (Heavy Industrial District)
19	WESTAR ENERGY, INC	0781320903001004000	I-3 (Heavy Industrial District)



**CLOSURE TABLE**

NORTHING:	-0.00751
EASTING:	0.00205
PRECISION:	6934.09/0.0078 = 1:888987.18

**DESCRIPTION:**  
A portion of the South Half of the Northwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th Principal Meridian in Hutchinson, Reno County, Kansas, more particularly described as follows:  
Commencing at the Southwest corner of the Northwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th Principal Meridian; thence with a bearing South 89°51'51" East (basis of bearings is NAD83 Kansas South Zone) along the South line of said Northwest Quarter 460.00 feet for the point of beginning; thence North 00°35'34" West parallel with the West line of said Northwest Quarter 1,233.46 feet to a point that is 90.00 feet South of the North line of the South Half of said Northwest Quarter; thence South 89°48'05" East parallel with the North line of the South Half of said Northwest Quarter 1,140.00 feet; thence South 48°10'10" East 135.46 feet; thence South 89°48'05" East parallel with the North line of the South Half of said Northwest Quarter 520.00 feet; thence North 44°48'10" East 112.35 feet to a point that is 100.00 feet South of the North line of the South Half of said Northwest Quarter; thence South 89°48'05" East parallel with the North line of said Northwest Quarter 364.43 feet to the East line of said Northwest Quarter; thence South 00°43'46" East along the East line of the South Half of said Northwest Quarter 1,221.09 feet to the Southeast corner of said Northwest Quarter; thence North 89°51'51" West along the South line of said Northwest Quarter 2,207.31 feet to the point of beginning containing 61.042 Acres.

**BENCHMARK:**  
BM-1: USGS Disk located approximately 220 feet North and 80 East of the intersection of Airport Road and East 9th Avenue. Monument is located South of the main driveway to Hutchinson Municipal Airport in the top of the East end of the South headwall of a 3x6 foot concrete culvert.  
Elevation=1517.37 (NAVD88)

**GENERAL NOTES:**  
1). Elevation information shown hereon is derived from City of Hutchinson LIDAR.  
2). It shall be the joint responsibility of all owners of property located within this plat to provide for the ongoing maintenance and upkeep of all common and reserve areas.  
**FLOOD NOTE:**  
According to Flood Insurance Rate Map No. 20155C0284F (dated January 6, 2010) published by the Federal Emergency Management Agency, the property described above lies within ZONE "X", which is defined as "Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

- LEGEND**
- ▲ - Sectional Monument Found
  - - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
  - - 5/8" x 24" Iron Rebar Set in Concrete
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
  - - Found T-Post
  - - - - - Fence
  - - - - - Guy Anchor
  - SWS\_MH - Storm Sewer Manhole
  - ⊙ - Adjacent Ownership (See Table)
  - MH - Sanitary Sewer Manhole
  - ⊕ - Power Pole
  - (C) - Calculated
  - (M) - Measured
  - - - - - Record measurement
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement
  - ▭ - Existing Asphalt Hatch
  - ▭ - Existing Concrete Hatch

**ENGINEER:**  
ENGINEERING CONSULTANTS, P.A.  
1227 NORTH MAIN ST.  
HUTCHINSON, KS. 67501  
(620) 665-6394

**OWNER/SUBDIVIDER:**  
SUSAN NOLTE  
517 EAST 4TH AVENUE  
HUTCHINSON, KS. 67501  
(620) 665-0396

**SURVEYOR:**  
DANIEL E. GARBER  
GARBER SURVEYING SERVICE, P.A.  
2908 NORTH PLUM ST.  
HUTCHINSON, KS. 67502

Received 1-22-2016, Hutchinson Planning Dept.

<b>PRELIMINARY PLAT</b>		Description: <b>SANDY, INC. HUTCHINSON, KANSAS</b>	
Prepared By: <b>GSS</b>		Garber Surveying Service, P.A.	
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7932 Fax 620-665-7401		McPHERSON (Branch Office) 115 East Main St. 67460 Ph. 620-241-4411 Fax 620-241-4158	
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073			
Drawn By: JAK	Scale: 1"=100'	Date of Field Work: March 9, 2015	Job No:
Checked By: DEG	Date: 01/22/2016	Sheet 1 of 1 Sheet(s)	G2015-104

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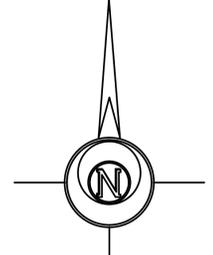
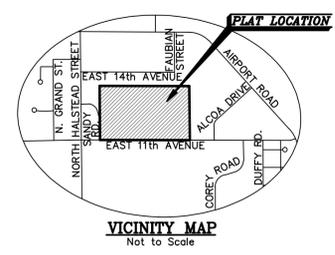
- LEGEND**
- △ Sectional Monument Found
  - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
  - 5/8" x 24" Iron Rebar Set in Concrete
  - Survey Monument Found
  - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
  - (C) Calculated
  - (M) Measured
  - (R) Record measurement
  - P.O.B. Point of Beginning
  - P.O.C. Point of Commencement

**GENERAL NOTES:**

1) It shall be the joint responsibility of all owners of property located within this plat to provide for the ongoing maintenance and upkeep of all common and reserve areas.

**FINAL PLAT**  
**SANDY LAKE ADDITION**  
A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 23  
SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN HUTCHINSON, RENO COUNTY, KANSAS.

**Exhibit G**



**CLOSURE TABLE**  
NORTHING: -0.00751  
EASTING: 0.00205  
PRECISION: 6834.09/0.0078 = 1:888987.18

BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION**

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on March 9, 2015 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

A portion of the South Half of the Northwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th Principal Meridian in Hutchinson, Reno County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th Principal Meridian; thence with a bearing South 89°51'51" East (basis of bearings is NAD83 Kansas South Zone) along the South line of said Northwest Quarter 460.00 feet for the point of beginning; thence North 00°35'34" West parallel with the West line of said Northwest Quarter 1,233.46 feet to a point that is 90.00 feet South of the North line of the South Half of said Northwest Quarter; thence South 89°48'05" East parallel with the North line of the South Half of said Northwest Quarter 1,140.00 feet; thence South 48°10'10" East 135.46 feet; thence South 89°48'05" East parallel with the North line of the South Half of said Northwest Quarter 520.00 feet; thence North 44°48'10" East 112.35 feet to a point that is 100.00 feet South of the North line of the South Half of said Northwest Quarter; thence South 89°48'05" East parallel with the North line of the South Half of said Northwest Quarter 364.43 feet to the East line of said Northwest Quarter; thence South 00°43'46" East along the East line of the South Half of said Northwest Quarter 1,221.09 feet to the Southeast corner of said Northwest Quarter; thence North 89°51'51" West along the South line of said Northwest Quarter 2,207.31 feet to the point of beginning containing **61.042 Acres**.



Date \_\_\_\_\_ 2015.

**EASEMENTS:**

All easements shown on this plat, unless specified as private, are hereby dedicated to the public, the rights-of-way of which are shown as dashed lines on the accompanying plat, and said easements may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines and poles, telephone lines and poles and other forms and types of public utilities now or hereafter generally utilized by the public.

**STREETS:**

Streets shown on this plat and not heretofore dedicated to the public are hereby so dedicated.

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS }  
COUNTY OF RENO } SS

This is to certify that the undersigned, owners of the land described in the Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and other public ways under the name of **SANDY LAKE ADDITION**. A portion of the South Half of the Northwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th Principal Meridian in Hutchinson, Reno County, Kansas; that all easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Reno County, Kansas.

Date Signed: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Susan Nolte, President  
Sandy Incorporated  
Clarence Nolte, Secretary  
Sandy Incorporated

**NOTARY CERTIFICATE**

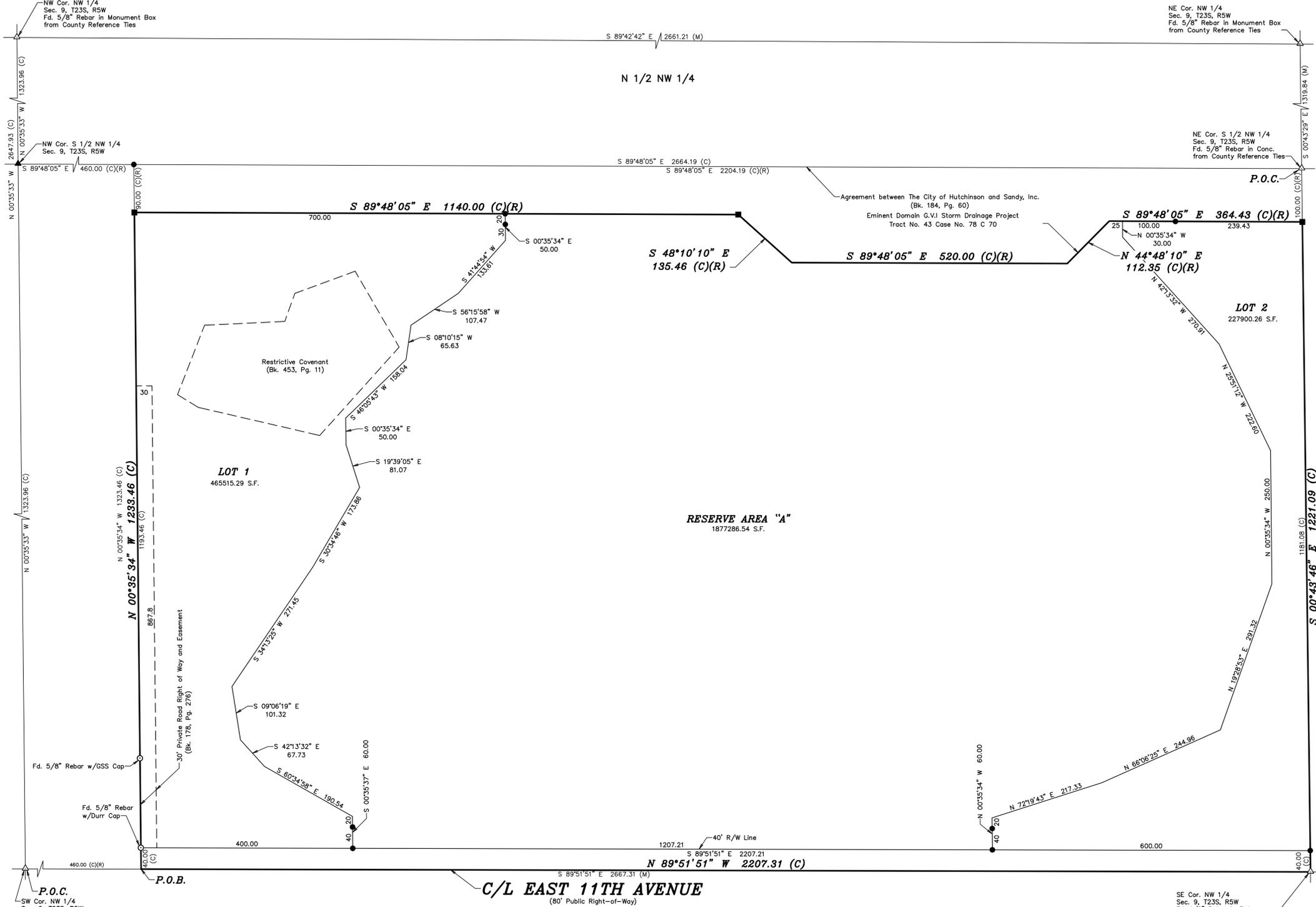
STATE OF KANSAS }  
COUNTY OF RENO } SS

**BE IT REMEMBERED:**

That on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Susan Nolte and Clarence Nolte, Owner and Secretary, of Sandy Incorporated, who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:  
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_, Notary Public



**REVIEW SURVEYOR'S CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF RENO } SS

I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K.S.A. 58-2005.

**HUTCHINSON PLANNING COMMISSION**

STATE OF KANSAS }  
COUNTY OF RENO } SS

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the Hutchinson-Reno County Joint Subdivision Committee.

Todd Carr, Chairman  
Jana McCarron, Secretary

**CITY COUNCIL CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF RENO } SS

This plat has been submitted to and approved by the City Council of the City of Hutchinson, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Jade Piros de Carvalho, Mayor  
Karen Weltmer, City Clerk

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF RENO } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ m. on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ in Book \_\_\_\_\_ Page \_\_\_\_\_.

Bonnie Ruebke, Register of Deeds

**TRANSFER OF RECORD**

STATE OF KANSAS }  
COUNTY OF RENO } SS

Entered on transfer record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Donna Patton, County Clerk

<b>FINAL PLAT</b>		Description: <b>SANDY LAKE ADDITION HUTCHINSON, KANSAS</b>	
Prepared By: <b>GSS</b>		Garber Surveying Service, P.A.	
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401		McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4158	
NEWTOWN (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073			
Drawn By: JAK	Scale: 1"=100'	Date of Field Work: March 9, 2015	Job No:
Checked By: DEG	Date: 01/22/2016	Sheet 1 of 1 Sheet(s)	<b>G2015-104</b>

Received 1-22-2016, Hutchinson Planning Dept.

# Item 5.a.



## Planning Commission Staff Report

Public Hearing: 2/2/2016

January 26, 2016

**TO:** Hutchinson Planning Commission

**FROM:** Casey A. Jones, AICP, CFM, *cg*  
Senior Planner

**SUBJECT:** 16-ZA-02, request to rezone  
00000 East 11th Avenue from I-3  
to C-3

**OWNER:** Sandy, Inc., c/o Clarence L. Nolte  
and Susan D. Nolte



**APPLICANT:** Dan Garber, Garber Surveying Service, P.A.

### REQUEST:

Clarence and Susan Nolte own a 58.5-acre property on the north side of 11th Avenue between Halstead Street and Alcoa Drive in Hutchinson. The property is undeveloped and contains a lake. The owners have submitted a request to rezone this property from *I-3 Heavy Industrial District* to *C-3 Outdoor Commercial District*. They propose to construct a watercraft sales and service building, show and demonstrate watercraft on the lake, and construct a single family dwelling. Watercraft sales, service, and accessory storage is permitted under the property's current I-3 zoning designation and is also permitted in the C-3 District. Single family dwellings are not permitted in the I-3 District but are a conditional use in the C-3 District.

Prior to development, the subject property has to be subdivided. The owners have submitted a preliminary plat application, final plat application, and conditional use permit application in conjunction with the zoning amendment application. These applications are being processed simultaneously.

**STAFF RECOMMENDATION:** Staff recommends denial of this request.

**MOTION:** Motion to recommend to the City Council (approval / denial) of this request to rezone the 58.5-acre property at "00000 E 11th Avenue" from *I-3 Heavy Industrial District* to *C-3 Outdoor Commercial District* based upon due consideration of the following factors:

#### Factors:

1. Character of the neighborhood;
2. Zoning and uses of nearby property;
3. Suitability of the property for the proposed zoning classification and use;
4. Impacts on nearby properties;
5. Length of time the property has remained vacant;
6. Relative gain to the public health, safety, and welfare, as compared with the hardship to the land owner if the application were denied;
7. Availability of public utilities to serve the development;
8. Conformance to the Comprehensive Plan; and
9. Recommendations of the professional staff.

**PUBLIC NOTIFICATION AND COMMENTS:**

A public hearing notice was published in the *Hutchinson News* on January 11, 2016. Public hearing notices were mailed to all 18 owners of the 19 parcels located within 200 feet of the subject property. No comments were received as of the writing of this report.

**DEVELOPMENT REVIEW COMMITTEE:**

The Development Review Committee met to review this proposal on January 12, 2016. Planning Staff indicated their concerns about permitting a residential use in this area, as all of the surrounding uses are industrial. There were no other comments pertaining to the proposed zone change.

**ANALYSIS:**

The following is Staff’s analysis of the factors that the Planning Commission must consider when making its recommendation.

**1. Character of the neighborhood.**

Not met. The neighborhood is entirely industrial in character. The subject property is 58.5 acres in size, and the lake occupies most of this area. The three large industrial tracts to the South are 10 acres, 20.5 acres, and 17.8 acres in size, respectively. Other nearby industrial lots are smaller in size, and they are most commonly used for storage. The subdivisions to the North, East, and Southeast are established industrial parks. The only non-industrial uses within 200 feet are a cross-fit gym, a consultant’s office, and a fire station.

**2. Current zoning and uses of nearby property.**

Not met. The zoning and uses of surrounding properties are primarily industrial.

	ZONING	LAND USE	OWNER
SITE	I-3 Heavy Industrial District	Undeveloped tract of land with a lake	Sandy, Inc. c/o Susan and Clarence Nolte
NORTH	I-3 Heavy Industrial District	Various light industrial uses, including contractor’s storage, mini storage, truck rental, pest control business, vending company storage, and wood pallet manufacturing and storage	10 different property owners
SOUTH	I-3 Heavy Industrial District	Electric company offices and outdoor storage; Food processing facility; Aerospace component manufacturing facility	Westar Energy; CHS, Inc.; Robert E. Coleman Living Trust
EAST	I-3 Heavy Industrial District	Drainage channel and vacant industrial park lots	City of Hutchinson; Growth, Inc.
WEST	I-3 Heavy Industrial District	Engineering consultant office; cross-fit exercise gym; trucking company and storage; communication tower; vacant lot; city fire station	Global Engineering & Technology, Inc.; Givens Family Investments, LLC; William & Lori Rountree; Robert Rountree; Kansas Oxygen, Inc.; City of Hutchinson

**3. Suitability of the property for its current zoning designation and use as compared to the proposed zoning designation and use.**

Not met. A lake occupies most of the property, and only a small portion of the overall property is developable. The property would be difficult to develop regardless of how it is zoned. The proposed watercraft sales and service business with accessory storage is permitted on the property under its current I-3 zoning. The property, including the lake, is 58.5 acres in size and is large enough in its own right to constitute a separate commercial zoning district, although it is surrounded by industrial uses. The property is suited to its current I-3 zoning designation, and Staff would not recommend permitting a residential use on the property.

**4. Extent of detrimental effects to nearby properties if the application were approved.**

Not met. Permitted uses in the C-3 District will not have any detrimental impact on nearby properties. Residential uses, which require a conditional use permit in the C-3 District, could impact adjacent, non-residential properties, since buffering and screening requirements would be imposed on future non-residential developments on adjacent properties. Landscape buffers, such as a privacy fence or an evergreen screen, would be required on the adjacent non-residential properties if development occurs on those properties in the future. Given the established industrial character of the area, it would not be fair to the adjacent properties to impose screening requirements upon them following the construction of a residential dwelling nearby.

**5. Length of time the property has remained vacant.**

Met. The property has always been vacant.

**6. Relative gain to the public health, safety, and welfare compared to the hardship imposed upon the landowner if the application were denied.**

Health, safety, and welfare: Met. No impact anticipated.

Landowner hardship: Not met. If the application were denied, the proposed watercraft sales and service building could be constructed, but the single family dwelling could not be constructed. The owner can realize economic value from the land under its current I-3 zoning designation.

**7. Conformance of this request to the Comprehensive Plan.**

Not met. The *Comprehensive Plan 2005-2010* calls for *industrial* uses on the subject property. The applicant's request to rezone the property to C-3 does not conform to the Comprehensive Plan.

**8. Impact on public facilities and utilities.**

Met. The change of zoning from I-3 to C-3 will have no foreseeable significant impact public facilities or utilities.

Streets: No impact; The property has frontage on 11th Avenue, a paved, non-residential collector street.

Sidewalks: There are no sidewalks in the area, and Staff is not requesting a sidewalk for this property.

Water and sanitary sewer: No impact; Water and sewer mains are located in the 11th Avenue right-of-way.

Drainage: The applicant has provided a drainage plan, which indicates that all storm water runoff will flow into the lake.

**EXHIBITS:**

- A - Current Zoning Map
- B - Future Land Use Map
- C - List of Property Owners within 200 Feet
- D - Zoning Amendment Application
- E - Table of Land Use Categories

CC: Jana McCarron, AICP, Director of Planning and Development

# 16-ZA-02: Zoning Map

Exhibit A

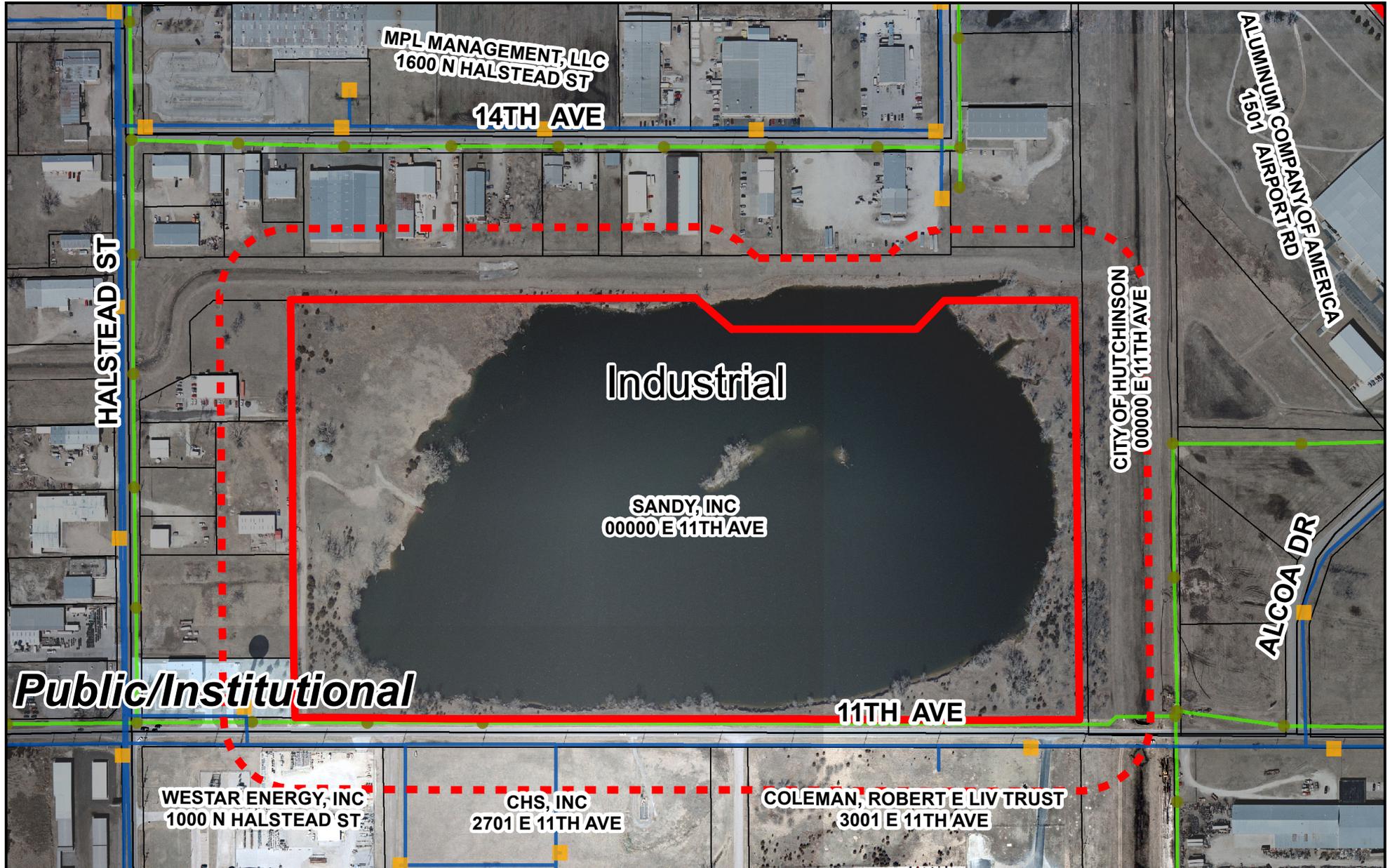


0 75 150 300 Feet

## 00000 E. 11th Ave., Hutchinson, KS



# 16-ZA-02: Future Land Use Map



0 75 150 300 Feet

## 00000 E. 11th Ave., Hutchinson, KS



## List of Property Owners Within 200 Feet

OWNER OF RECORD	MAILING ADDRESS	CITY	STATE	ZIP	SITE ADDRESS	PARCEL ID
KKB PROPERTIES LLC	PO BOX 1303	HUTCHINSON	KS	67504	1400 FAUBION ST	1320902001004000
RYDER TRUCK RENTAL, INC C/O PROPERTY TAX DEPT	PO BOX 025719	MIAMI	FL	33102	2519 E 14TH AVE	1320902003001000
WELLS, ALBERT G TRUST & HELEN M TRUST	4703 N APRICOT LN	HUTCHINSON	KS	67502	2515 E 14TH AVE	1320902003002010
TRIPLE B PROPERTIES LLC	PO BOX 1303	HUTCHINSON	KS	67504	2513 E 14TH AVE	1320902003002000
ONTJES VENDING CO, INC	2511 E 14TH AVE	HUTCHINSON	KS	67501	2511 E 14TH AVE	1320902003004000
NOLDE, JACK D & CAROL J	4120 CHARLESTON ST	HUTCHINSON	KS	67502	2511 B E 14TH AVE	1320902003003000
JAMIESON, CLARENCE T JR	PO BOX 3074	HUTCHINSON	KS	67504	2509 E 14TH AVE	1320902003005000
CONTAINER CRAFT, INC	PO BOX 752	HUTCHINSON	KS	67504	2507 E 14TH AVE	1320902003006000
WILKE WELDING & STEEL FABRICATION, INC	2606 E 49TH AVE	HUTCHINSON	KS	67502	2505 E 14TH AVE	1320902003007000
ODESSA PROPERTIES LLC	PO BOX 1129	HUTCHINSON	KS	67504	2501 E 14TH AVE	1320902003009000
KANSAS OXYGEN, INC C/O KANOX, INC	1200 GRAND ST	HUTCHINSON	KS	67501	00000 N HALSTEAD ST	1320902004007000
CITY OF HUTCHINSON	PO BOX 1567	HUTCHINSON	KS	67504	1100 N HALSTEAD ST	1320902004008000
GLOBAL ENGINEERING & TECHNOLOGY, INC C/O GEGEN, STEVE	PO BOX 780787	WICHITA	KS	67278	1200 N HALSTEAD ST	1320902004003000
GLOBAL ENGINEERING & TECHNOLOGY, INC C/O GEGEN, STEVE	PO BOX 780787	WICHITA	KS	67278	00000 N HALSTEAD ST	1320902004002000
WESTAR ENERGY, INC	818 KANSAS AVE	TOPEKA	KS	66612	1000 N HALSTEAD ST	1320903001004000
COLEMAN, ROBERT E LIVING TRUST	425 SE 8TH	NEWTON	KS	67114	3001 E 11TH AVE	1320903001001000
SANDY, INC C/O SPUD NOLTE	8503 E EALES RD	BURRTON	KS	67020	00000 E 11TH AVE	1320902004009000
CITY OF HUTCHINSON	PO BOX 1567	HUTCHINSON	KS	67504	00000 E 11TH AVE	1320900000001000
MEGGERS, SCOTT S & SHEILA D	2530 BRIARWOOD LN	HUTCHINSON	KS	67502	1121 N SANDY RD	1320902004005000
CHS, INC	PO BOX 64089	ST PAUL	MN	55164	2701 E 11TH AVE	1320903001006000
ARCHER-DANIELS-MIDLAND COMPANY	PO BOX 1470	DECATUR	IL	62526	00000 E 11TH AVE	1320903001002000

# 2016 ZONING AMENDMENT APPLICATION



**CITY OF HUTCHINSON**  
**Planning and Development Department**  
 125 E Avenue B, Hutchinson, KS 67501  
 620-694-2639 phone ~ 620-694-2673 fax

**FOR OFFICE USE ONLY**  
 DATE RECEIVED: 12/30/15 CASE #: 16ZA-02 FEE PAID (\$210):

**PROJECT INFORMATION**

Project Address 00000 E. 11<sup>th</sup> Avenue, Hutchinson

Legal Description  
Portion of 5/2, NW 1/4 Section 9, T.23S., R.5W.  
See attached description

Applicant Clarence and Susan Nolte Company Sandy, Inc.

Mailing Address 517 E. 4<sup>th</sup> Avenue, Hutchinson, KS 67501

Phone 620-665-0396 E-Mail \_\_\_\_\_

Property Owner Sandy, Inc.

Mailing Address 8503 E. Eales Road, Burrton, KS 67020

Phone 620-665-0396 E-Mail \_\_\_\_\_

Surveyor/Engineer/Architect  
Dan Garber Company Garber Surveying Service, P.A.

Mailing Address 2908 N. Plum, Hutchinson, KS 67502

Phone 620-665-7032 E-Mail dgarber@garbersurveying.com

**USE AND ZONING INFORMATION**

1. The property is currently being used for the following purposes:  
vacant; occasional boating on lake

2. I/we request that the zoning designation of the property be changed from I3 to C3

3. The Comprehensive Plan designation for the property is industrial

4. The proposed use for the property is:  
To construct a marine facility to show and demonstrate  
watercraft; to construct owners residence  
to maintain site security.



**SUBMITTAL REQUIREMENTS**

- Completed Zoning Amendment Application.
- Zoning Amendment Application Fee (\$210.00).
- A written and signed certification from the Reno County Treasurer's office that all property taxes for the property have been paid.
- Copy of the deed (available from the Reno County Register of Deeds).
- Legal description of the parcel.
- The names and mailing addresses of all property owners located within 200 feet of the boundaries of the parcel. If the parcel is adjacent to the city limits, the above list must also include all the properties located outside the city, but within 1,000 feet of the city limits. Please provide this information in print-out form from the Reno County Appraiser.
- Other documentation, as required.

Please note: If the zoning amendment is being requested in order to change the use of a property or to construct a new building, additional applications and approvals will be required. Please contact the Planning and Development Department for more information.

**ZONING AMENDMENT STATEMENT**

Applicants for zoning amendments must submit a statement justifying how the proposed zoning amendment meets the factors listed in *Sec. 27-1201.B. of the Hutchinson City Code*. The Planning Commission and City Council are required to consider these factors when reaching a decision on a zoning amendment application. The factors are listed below and space is included for applicant responses. Please feel free to attach additional pages and any other supporting documentation, such as photographs, drawings, maps, statistics, legal documents and letters of support.

1. How will the proposed development be in keeping with the character of the neighborhood?  
*Properties to west and north have mostly commercial uses. The existing lake is well suited for the proposed use.*
2. How will the proposed use be consistent with the zoning and uses on nearby parcels?  
*Although the surrounding area is zoned I-3, there is a mixture of both industrial and commercial uses.*
3. Why is the property more suited for its proposed zoning than its current zoning?  
*The existing lake has almost no potential for industrial use but will serve the intended commercial use very well.*
4. Will the proposed zoning have any detrimental effects on nearby properties?  
*No detrimental effects are foreseen.*
5. How long has the property been vacant prior to filing this application?  
*This property has always been vacant.*



6. What hardships would be faced if this application were denied?

The property owner would not be able to expand their business in Hutchinson

7. Does the proposed zoning designation conform to the Comprehensive Plan? Please explain. Yes; Stimulates economic development; supports existing business; improves housing stock; maintains trees; creates positive image for an entrance to the city; allows for cleanup of lake.

8. Are existing public utilities and facilities adequate to serve the proposed use? List any new public facilities and utilities that will be required.

All existing public utilities are in place to serve the proposed use including streets, sanitary sewer and waterlines.

9. Additional comments:

ZONING AMENDMENT APPLICATION PROCESS

- 1. Submit the Zoning Amendment Application and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 4.
2. Following receipt of a complete Zoning Amendment Application, planning staff will:
a. Set date a date for a public hearing before the Planning Commission. The public hearing must be held within 60 days of acceptance of the application.
b. Notify property owners located within the notification radius of the date, time and place of the hearing. The general public and property owners located within the notification area will be invited to comment upon the application.
c. Publish a public hearing notice in the Hutchinson News. The notice must be published a minimum of 20 days prior to the public hearing.
d. Transmit application materials to the Development Review Committee (DRC) for their review, if needed. The DRC will meet to discuss the project. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Planning Commission will hold a public hearing on the project, typically in accordance with the attached schedule. The Commission provides a recommendation to the City Council. The applicant MUST be present at the public hearing in order for the application to be considered. The application will be tabled if the applicant is not present.
4. No sooner than 14 days, nor later than 30 days after the public hearing, the City Council will consider the zoning amendment request. (The Council normally meets at 9 AM on the first and third Tuesday of each month). City Council may only override the Planning Commission's recommendation with a 2/3 majority vote.

UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 60 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct. (Signature of property owners)

Clarence Nolte
Signature

Signature

Clarence Nolte
Printed Name

Printed Name



Use Category	Use Type	ZONING											DISTRICTS								
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Manufactured home parks	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
	Multiple family dwellings	-	-	-	-	C	P	-	-	P	P	P	P	P	P	S	-	-	-	-	-
	Single family attached dwellings / Townhomes	-	-	-	C	P	P	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Single family detached dwellings	P	P	P	P	P	P	P	-	P	C	C	C	C	C	-	C	-	-	-	-
	Two family dwellings / Duplexes / Twin homes	-	-	C	C	P	P	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Upper story housing	-	-	-	-	-	-	-	-	C	-	-	-	-	C	P	-	-	-	-	-
Residential Commercial/ Institutions	Adult care homes	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Adult family homes	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Assisted living facilities	C	C	C	C	C	C	-	-	P	P	S	S	S	S	S	S	-	-	-	-
	Bed and breakfasts	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Boarding and rooming houses	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Convents	C	-	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Dormitories	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Emergency shelters	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Fraternity and sorority houses	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Group boarding homes	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Hospices	C	C	C	C	C	C	-	-	P	S	S	S	S	S	S	S	-	-	-	-
	Monasteries	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Nursing homes	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Retirement homes	C	C	C	C	C	C	-	-	P	P	S	S	S	S	S	S	-	-	-	-
Transitional housing	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-	
<b>Institutional and Civic Uses</b>																					
Community Services and Civic Uses	Animal shelters (public)	C	-	-	-	-	-	-	-	C	P	C	C	C	C	C	C	P	P	P	-
	Bus/transit garages	C	-	-	-	-	-	-	-	-	P	C	C	C	C	C	-	P	P	P	-
	Cemeteries	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
	Churches, synagogues, temples and similar uses	P	C	C	C	C	C	C	C	P	P	P	P	P	P	C	-	-	-	-	-
	Columbarium	P	-	-	-	-	-	-	-	P	P	S	S	S	S	S	-	-	-	-	-
	Community centers and buildings	P	-	-	-	C	C	C	C	P	P	P	C	C	C	C	C	-	-	-	-
	Fire and rescue facilities	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-
	Fraternal organizations	C	-	-	-	C	C	-	-	P	P	P	P	P	P	P	C	S	S	S	-
	Governmental offices and necessary secondary uses	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
	Hospitals	C	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	-	-	-	-
	Law enforcement centers including office spaces and holding areas	C	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
	Libraries and museums	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	C	C	C	-
	Planetariums	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-
	Senior citizen centers	P	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	-	-	-	-
Treatment, Rehabilitation and Incarceration Facilities	Correctional facilities (public)	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	-	-
	Drug and alcohol rehabilitation centers	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	-	-
	Half-way houses	-	C	C	C	C	C	-	-	-	C	C	C	C	C	C	-	-	-	-	-
	Jails	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
	Juvenile detention centers	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
Day Care and Educational Institutions	Prisons	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
	Adult day care facilities	C	C	C	C	C	C	C	-	C	P	-	-	-	-	-	-	-	-	-	-
	Child care centers	S	-	-	C	C	C	S	-	S	S	S	S	S	S	S	-	S	S	S	-
	Colleges and universities	C	C	C	C	C	C	-	-	C	P	C	C	C	C	C	-	-	-	-	-
	Licensed day care homes and licensed group day care homes (as a principal use)	S	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	-
	Licensed day care homes and licensed group day care homes (as a home occupation)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Preschools	C	C	C	C	C	C	S	-	S	S	S	S	S	S	S	S	-	-	-	-	

Use Category	Use Type	ZONING											DISTRICTS								
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Public and private schools (K-12)	C	C	C	C	C	C	-	-	C	P	C	C	C	C	C	C	-	-	-	-
	Trade, career and technical schools	-	C	C	C	C	C	-	-	C	P	C	C	C	C	C	C	C	C	C	-
Public Parks and Open Space	Arboretums	P	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-	-	-	-
	Athletic fields	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-
	Dog parks (not racing)	P	C	C	-	-	-	-	-	C	C	P	C	C	C	C	C	C	C	C	-
	Nature centers	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
	Public parks, trails, picnic areas and playgrounds	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C	-
	Public pools and water parks	P	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	-	-	-	-
	State Fair grounds	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
	State Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Public and Private Utilities	Amateur radio towers and antennae taller than 50 feet – see Sec. 27-922	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Amateur radio towers and antennae 50 feet and below – see Sec. 27-922	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Natural gas depots	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Oil exploration and extraction	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Public works facilities and related storage and maintenance garages	C	-	-	-	-	-	-	-	-	P	C	C	C	C	P	C	P	P	P	-
	Radio and tower transmitters (no offices)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Telecommunication Facilities	C	C	C	C	C	C	-	-	C	C	C	C	S	S	C	C	P	P	P	C
	Wind energy conversion systems (small) – see Sec. 27-923	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Wind energy conversion systems (commercial/utility grade) – see Sec. 27-924	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C
Wireless telecommunication facilities and equipment – see Sec. 27-921	Refer to Section 27-921, Wireless Communication Facilities.																				
<b>Retail, Services and Commercial Uses</b>																					
Adult Uses	Adult entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Animal Care	Animal boarding, animal shelters and kennels	P	-	-	-	-	-	-	-	C	-	-	S	P	P	S	-	P	P	P	-
	Pet cemeteries	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Pet crematoriums	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Pet grooming	P	-	-	-	-	-	-	-	C	-	-	P	P	P	P	S	P	P	P	-
	Pet training	P	-	-	-	-	-	-	-	C	-	-	S	S	S	S	S	P	P	P	-
	Veterinary clinics and hospitals	P	-	-	-	-	-	-	-	C	-	C	C	C	C	C	C	P	P	P	-
Business and Household Services	Building maintenance and cleaning services	S	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	-	
	Copying, printing, mailing and packaging services	-	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	-	
	Lawn, garden and yard maintenance services	S	-	-	-	-	-	-	-	S	-	-	-	P	-	-	-	P	P	-	
	Locksmiths and key duplication	-	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	-	
	Pest control services	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	P	P	P	-
	Small appliances and household equipment repair	S	-	-	-	-	-	-	-	S	-	-	-	P	P	P	P	P	P	-	
	Well drilling or septic tank cleaning services	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	P	P	-	
Financial Services	Banks	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Brokerages	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Credit unions	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Insurance offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	-	-
	Financial advisory services	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	-	-
	Specialty loan services	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
Food And Beverage Services	Banquet and reception facilities	-	-	-	-	-	-	-	-	S	-	P	P	P	P	P	P	-	-	-	-
	Brew pubs and micro-breweries	-	-	-	-	-	-	-	-	-	-	-	S	S	S	P	-	-	-	-	-
	Catering services	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Class A clubs	C	-	-	-	C	C	-	-	P	P	C	C	P	P	P	S	S	S	S	-

Use Category	Use Type	ZONING											DISTRICTS								
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Class B clubs	-	-	-	-	-	-	-	-	-	-	C	S	P	P	C	-	-	-	-	-
	Coffee houses and coffee shops	-	-	-	-	-	-	-	-	P	-	P	S	P	P	S	-	-	-	-	-
	Coffee kiosks	-	-	-	-	-	-	-	-	-	-	S	S	P	P	S	-	-	-	-	-
	Demonstration kitchens (not catering)	-	-	-	-	-	-	-	-	P	-	S	P	P	P	P	-	-	-	-	-
	Donut and pastry shops	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	S	-	-	-	-
	Drinking establishments, taverns and bars	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	-	-	-	-
	Restaurants with drive-in service or drive-through windows	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	-	-
Restaurants with no drive-in service and no drive-through windows	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	S	-	-	-	-	
General Commercial	Antiques and collectibles stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Art galleries	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Arts and crafts stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Artisan shops	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Bicycle sales and services	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Book stores, and music and musical instrument stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Bridal sales and services	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Camping equipment sales	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	-	-	-
	Candy stores, candy makers and kitchens	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Clothing, accessories, and costume sales and rental	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Computer hardware and software sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Crematoriums	C	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-
	Dance studios and schools	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-
	Department stores	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-
	Drug stores and pharmacies	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	-	-	-	-
	Dry cleaners	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	P	P	P	-
	Electronics and appliances sales and service	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	-
	Equipment sales and rental businesses (indoors)	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	-
	Exercise equipment sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Fabric and sewing supply stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Firearms and ammunition sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-
	Florists	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Food store, including bakeries, meat lockers, butchers, deli, and specialty markets, but not a full-service grocery	-	-	-	-	-	-	-	-	P	-	-	C	P	P	P	C	-	-	-	-
	Funeral homes and mortuaries	C	-	-	-	-	-	-	-	-	-	-	P	P	P	C	C	P	P	P	-
	Garden center	C	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	-	-	-	-
	Gift stores, novelty and souvenir stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Glassblowers	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	S	P	P	P	-
	Grocery stores and supermarkets	-	-	-	-	-	-	-	-	C	-	-	C	C	P	P	C	-	-	-	-
	Hair salons, barber shops, beauty salons and nail salons	-	-	-	-	-	-	-	-	P	-	C	P	P	P	P	P	-	-	-	-
	Hardware stores	-	-	-	-	-	-	-	-	C	-	-	C	P	P	P	C	-	-	-	-
	Heating and cooling sales and services	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	-
	Home furnishings stores, including paint and wall coverings, lamps and lighting, flooring materials and draperies	-	-	-	-	-	-	-	-	P	-	-	-	C	P	P	C	P	P	P	-
Kitchenware sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-	
Lawn and garden equipment sales and service	C	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	-	-	-	-	

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Martial arts studios and schools	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-
	Massage therapy, health spas and day spas	-	-	-	-	-	-	-	-	P	-	C	P	P	P	P	P	-	-	-	-
	Newspaper and magazine sales stands	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
	Office supplies and furniture sales	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	-
	Pawn shops with no outdoor sales or storage	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	-	-	-
	Pet stores	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	-	-	-	-
	Photographic equipment and supplies	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Pottery stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Religious books, cards and articles stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Secondhand stores, thrift stores and consignment stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Self-service laundry and Laundromats	-	-	-	-	-	-	-	-	P	-	-	C	C	P	P	C	-	-	-	-
	Shoe stores and shoe repair	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Sporting goods stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Tattoo artists and body piercing	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Toy and game stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-	
Upholstery shops	-	-	-	-	-	-	-	-	P	-	-	C	P	P	P	C	P	P	P	-	
Video, movie and game rental and sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-	
Warehouse club sales	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Specialized Commercial	Billiard halls	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
	Brick and tile sales	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	-
	Building materials sales	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	P	P	P	-
	Bus and train depots including ticket sales	-	-	-	-	-	-	-	-	-	P	-	-	C	C	C	-	P	P	P	-
	Commercial greenhouses	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	P	P	P	-
	Concrete and cinder block sales	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	P	P	P	-
	Convenience stores	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C	C	-
	Drive-in theaters	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	P	P	-
	Equipment sales and rental (outdoors)	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	P	P	P	-
	Fencing dealers	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	P	P	P	-
	Gasoline filling stations	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	C	C	C	-
	Hot tub and spa sales	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	-
	Liquor stores	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
	Lumber yards (indoor or outdoor)	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	-
	Manufactured home sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	-
	Monument sales	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	P	-
	Motels and hotels	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	-
	Movie theaters	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-
	Nurseries and related retail sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	P	P	P	-
	Pawn shop with outdoor sales or storage	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-
	Performance theaters and auditoriums	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	-	-	-	-
	Swimming pool sales	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-
	Taxi stands	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	-
Tobacco stores	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	C	-	-	-	-	
Truck stops	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	P	P	-	
Medical Uses	Chiropractor offices	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	-	
	Dental offices including orthodontics	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	-	
	Doctor offices (medical)	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	-	-	-	

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
Office Uses	Medical clinics including general practice and specialty care	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	P	-
	Rehabilitation facilities including out-patient services	C	-	-	-	-	-	-	-	P	S	C	C	P	P	P	P	P	P	P	-
	Accountant and investment counseling	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Business offices and call centers	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Consultant offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Contractors' offices with no equipment storage	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	P	-
	Counselors, psychiatrists, psychologists and social workers offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Design offices including architects, engineers, community planners, landscape architects, land surveyors and interior designers	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Lawyer/attorney offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Insurance and real estate agencies and offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Optical sales and services	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Photographic studios	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
Radio and television studios (not transmitter towers)	C	-	-	-	-	-	-	-	C	S	S	S	P	P	P	C	S	S	S	-	
Utility and telephone company offices	-	-	-	-	-	-	-	-	P	-	S	S	P	P	P	C	S	S	S	-	
Recreational Commercial	Amusement parks	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-
	Bingo parlors	-	-	-	-	-	-	-	-	C	-	-	C	P	P	P	-	-	-	-	-
	Bowling alley	-	-	-	-	-	-	-	-	C	-	-	-	C	P	P	-	-	-	-	-
	Commercial stables	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-
	Commercial swimming pools	-	-	-	-	-	-	-	-	C	-	-	C	C	C	C	-	-	-	-	-
	Public and private golf courses	C	-	-	-	-	-	-	-	C	C	-	C	C	C	C	C	-	-	-	-
	Golf driving ranges	C	-	-	-	-	-	-	-	C	C	-	C	C	C	C	-	-	-	-	-
	Gun clubs	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-
	Gymnasiums (other than school)	-	-	-	-	-	-	-	-	C	C	-	C	P	P	P	C	C	C	C	-
	Health clubs and spas including YMCA and YWCA	-	-	-	-	-	-	-	-	C	C	-	C	P	P	P	C	C	C	C	-
	Miniature golf courses	C	-	-	-	-	-	-	-	C	-	-	C	P	P	C	C	-	-	-	-
	Race tracks	C	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	P	P	P	-
	Recreational vehicle parks (RV parks)	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-
	Roller and ice skating rinks	-	-	-	-	-	-	-	-	C	-	-	C	C	P	C	C	C	C	C	-
	Sports arenas	C	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	C	C	C	-
	Stadiums	C	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	C	C	C	-
Video arcades	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	C	-	-	-	-	
Vehicular Commercial	Boat dealers, sales, rental and leasing	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	P	-
	Motor vehicle repair, painting and body shops	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C	C	-
	Motor vehicle dealers, sales, rental and leasing	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	-
	Motor vehicle washes, self-services or automatic	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C	C	-
	Motorcycle dealers, including moped and scooters	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-
Recreational vehicle sales and rentals	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	P	-	
<b>Industrial Uses</b>																					
Research and Development	General research facilities	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	C	C	P	-
	Scientific research laboratories	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	C	C	P	-
Warehousing and Storage	Bulk materials or machinery storage (fully enclosed)	-	-	-	-	-	-	-	-	P	-	-	-	-	C	C	-	P	P	P	-
	Bus garages and bus repair shops	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	C	C	P	-
	Self-service storage facilities (mini warehouses)	-	-	-	-	-	-	-	-	P	-	-	-	-	C	C	-	P	P	P	-
	Storage facilities and outdoor storage yards	-	-	-	-	-	-	-	-	S	-	-	-	-	C	C	-	P	P	P	-









# Item 5.b.



## Planning Commission Staff Report

Public Hearing: 2/2/2016

January 26, 2016

**TO:** Hutchinson Planning Commission

**FROM:** Casey Jones, AICP, CFM, *cg*  
Senior Planner

**SUBJECT:** 16-CUP-01: Request for a conditional use permit to establish a single family dwelling on property located at 00000 E 11<sup>th</sup> Avenue

**OWNER:** Sandy, Inc., c/o Clarence L. Nolte and Susan D. Nolte



**AGENT:** Dan Garber, Garber Surveying Service, P.A.

### REQUEST:

The applicant has requested conditional use permit approval for construction of a new, 2,172 square foot, single family dwelling on property located at 00000 E 11th Avenue and to be zoned C-3, *Outdoor Commercial District* (see case #16-ZA-02). According to Sec. 27-406 of the *Hutchinson Zoning Regulations*, single family dwellings require a conditional use permit in the C-3 District.

### STAFF RECOMMENDATION:

Staff recommends denial of this request because the required factors for approval are not met.

### MOTION:

Motion to recommend to the City Council (approval / denial) of this request for a conditional use permit for construction of a single family dwelling at 00000 E 11th Avenue based upon due consideration of the following factors:

#### Factors:

1. Character of the neighborhood;
2. Zoning and uses of nearby property;
3. Suitability of the property for the proposed zoning classification and use;
4. Impacts on nearby properties;
5. Length of time the property has remained vacant;
6. Relative gain to the public health, safety, and welfare, as compared with the hardship to the land owner if the application were denied;
7. Availability of public utilities to serve the development;
8. Conformance to the Comprehensive Plan; and
9. Recommendations of the professional staff.

**ANALYSIS:**

The following is staff’s analysis of development standards for the subject property. The analysis assumes the C-3, *Outdoor Commercial District* rezone request is approved. See concurrent submittal 16-ZA-01.

<i>Item</i>	<i>Standard</i>	<i>Standard Met?</i>
1. Front yard setback	Front yard: No setback is required on a non-residential collector street in the C-3 District.	<b>Met.</b> 11th Avenue is classified as a non-residential collector street. The proposed house is set back 187 feet from the 11th Avenue (front) ROW line.
2. Side and rear yard setback	Side and rear yard setbacks in the C-3 District shall be a minimum of 10 feet.	<b>Met.</b> The house is set back 90 feet from the west (side) lot line. The watercraft sales & service building is 70 feet from the west (side)lot line and 700 feet from the north (rear) lot line.
3. Height	In the C-3 District, the maximum building height is 35 feet.	<b>Met.</b> The proposed house is 28 feet in height, and the proposed watercraft sales & service building is 24 feet in
4. Driveway	A concrete or asphalt driveway is required. 2-way drives shall be a minimum of 24 feet in width.	<b>Met.</b> The applicant proposes to install a 24’ wide asphalt driveway from 11th Avenue to provide access to the house and watercraft sales & service building.
5. Parking	The single family dwelling must have 2 parking spaces. The sales and storage building must have 3 parking spaces.	<b>Met.</b> A 2-car attached garage is proposed for the dwelling, and 4 parking spaces, including 1 van-accessible space, are proposed for the commercial building.
6. Landscape Plan	Landscaping shall meet the requirements of Sec. 27-908 of the <i>Hutchinson Zoning Regulations</i> . Based on the square footage of developed area, a minimum of 3,473 landscape points are required.	<b>Met.</b> According to the calculation sheet provided by the applicant, a total of 6,695 landscape points are provided.

**PUBLIC NOTIFICATION AND COMMENTS:**

A public hearing notice was published in the *Hutchinson News* on January 11, 2016. Public hearing notices were also mailed to the owners of all 18 owners of the 19 parcels located within 200 feet of the subject property. No comments were received as of the writing of this report.

**DEVELOPMENT REVIEW COMMITTEE:**

A Development Review Committee meeting was held on January 12, 2016. No concerns, other than those from the Planning and Development Department, were expressed.

**FACTORS:**

Following is staff’s analysis of the factors that the Planning Commission must consider when making its recommendation. The analysis assumes that the C-3, *Outdoor Commercial District* rezone request is approved. See concurrent submittal 16-ZA-02. If the rezone request is not approved, the conditional use permit request must be denied, as single family dwellings are not a permitted use in the current zoning district (*I-3, Heavy Industrial District*).

**1. Character of the neighborhood.**

Not Met. This neighborhood is comprised of various industrial uses, including indoor and outdoor storage, manufacturing facilities, a food processing facility, and contractor’s offices and supply buildings. No residential dwelling units are located within the immediate neighborhood. The nearest residential dwelling is located on Duffy Road about 1,600 feet East of the subject property.

**2. Current zoning and uses of nearby property.**

Not Met. A single family dwelling is not compatible with the zoning and uses of surrounding properties, which are all industrial in nature.

	ZONING	LAND USE	OWNER
SITE	I-3 Heavy Industrial District	Undeveloped tract of land with a lake	Sandy, Inc. c/o Susan and Clarence Nolte
NORTH	I-3 Heavy Industrial District	Various light industrial uses, including contractor’s storage, mini storage, truck rental, pest control business, vending company storage, and wood pallet manufacturing and storage	10 different property owners
SOUTH	I-3 Heavy Industrial District	Electric company offices and outdoor storage; Food processing facility; Aerospace component manufacturing facility	Westar Energy; CHS, Inc.; Robert E. Coleman Living Trust
EAST	I-3 Heavy Industrial District	Drainage channel and vacant industrial park lots	City of Hutchinson; Growth, Inc.
WEST	I-3 Heavy Industrial District	Engineering consultant office; cross-fit exercise gym; trucking company and storage; communication tower; vacant lot; city fire station	Global Engineering & Technology, Inc.; Givens Family Investments, LLC; William & Lori Rountree; Robert Rountree; Kansas Oxygen, Inc.; City of Hutchinson

**3. Suitability of property for the proposed use as presently zoned.**

Not Met. The current zoning of the property is *I-3, Heavy Industrial District*. The applicant has submitted a concurrent rezone application (16-ZA-02) in order to be allowed to potentially construct a single family dwelling on the property by conditional use permit. Single family dwellings are not permitted in the *I-3, Heavy Industrial District*. The applicant is also proposing construction of a boat retail sales facility on the property, with a small service and storage shop. This use would be permitted by right in both the existing zoning district and the proposed zoning district.

**4. Extent of detrimental effects to nearby properties if the application were approved.**

Partially Met. No detrimental impacts are anticipated to nearby properties by the proposed use, however, the proposed use would experience the detrimental impacts of truck traffic, noise and dust from existing surrounding uses, which are not typically compatible with residential dwellings.



Agricultural equipment storage – south of subject property

**5. Length of time property has remained vacant.**

Met. The property has always been vacant.

**6. Relative gain to the public health, safety, and welfare compared to the hardship imposed upon the landowner if the application were denied.**

Health, safety, and welfare: No impacts of this development to health, safety and welfare are anticipated. However, adverse impacts of the existing, surrounding industrial uses to the proposed residential dwelling unit are anticipated. Partially Met.

Landowner hardship: If the application were denied, the owner would not be permitted to construct a single family residential dwelling unit on this site. The owner has indicated a desire to place a dwelling at this location for security reasons. There are other measures that could be taken – fencing, cameras, security guard, etc. – to improve security on the property. Not Met.

**7. Conformance of this request to the Comprehensive Plan.**

Not Met. The *Comprehensive Plan 2005-2010* calls for industrial uses on this property. Residential uses are not compatible with industrially designated properties.

**8. Impact on public facilities and utilities.**

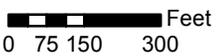
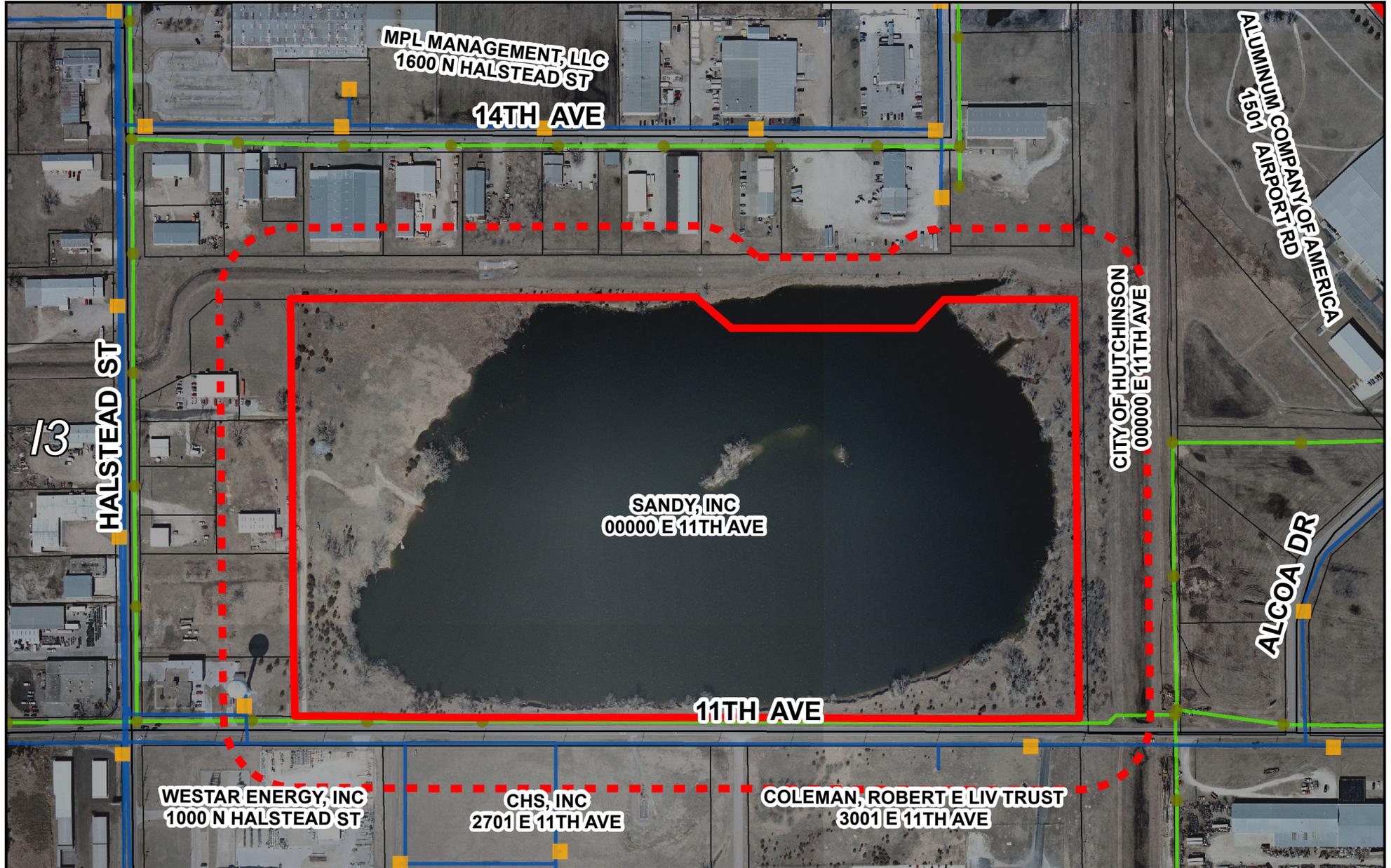
Met. The proposed use will not have a perceivable impact on public facilities and utilities. Adequate public facilities are in place to serve the proposed development.

**EXHIBITS:**

- A. Zoning Map
- B. Future Land Use Map
- C. Conditional Use Permit Application
- D. Architectural Elevation Drawings and Floor Plan
- E. Site Plan – Received 1/22/2016
- F. Landscaping Point Calculation Sheet
- G. List of Surrounding Property Owners

CC: Jana McCarron, AICP, Director of Planning and Development

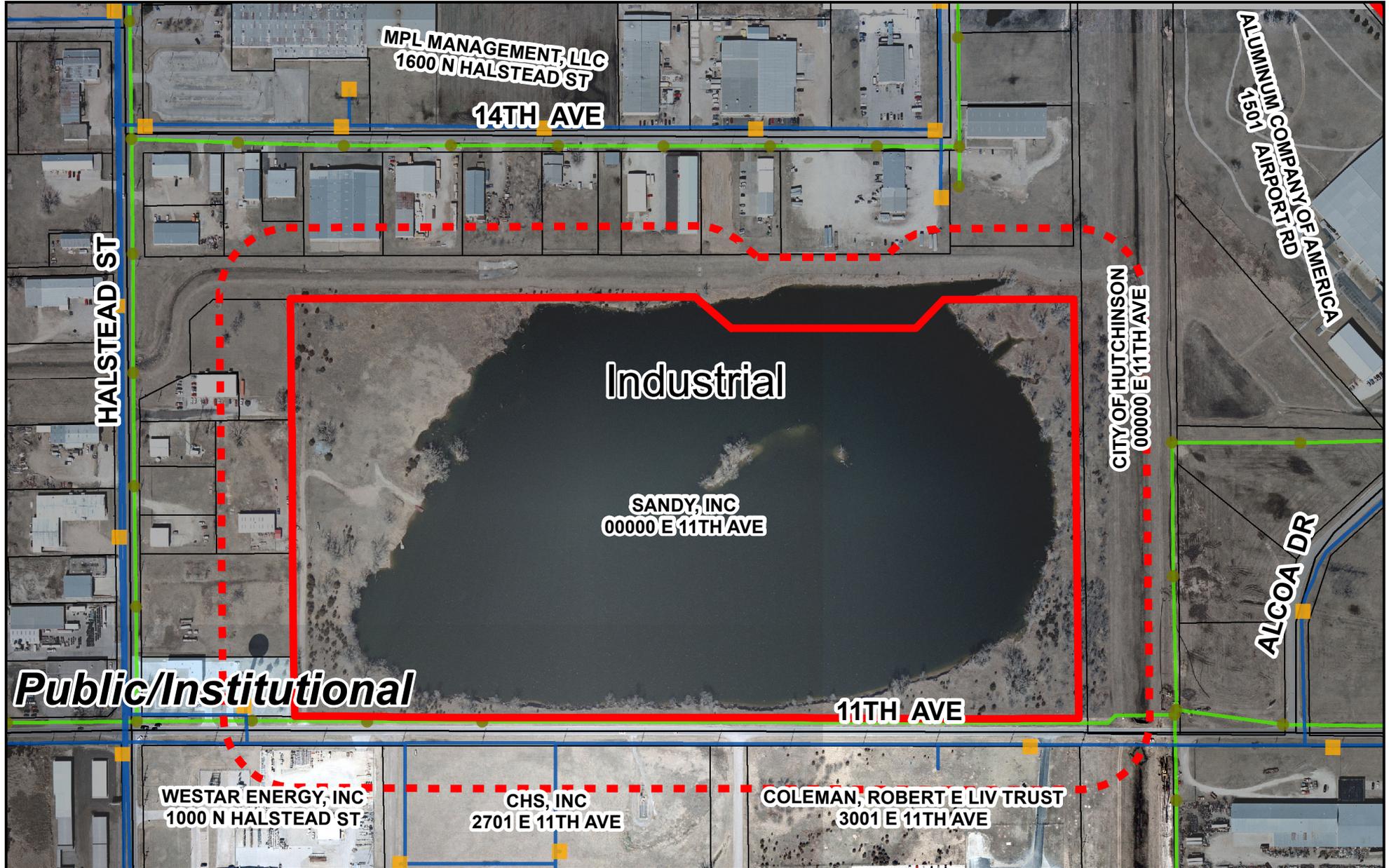
# 16-CUP-01: Zoning Map



## 00000 E. 11th Ave., Hutchinson, KS



# 16-CUP-01: Future Land Use Map



0 75 150 300 Feet

## 00000 E. 11th Ave., Hutchinson, KS



# 2016 CONDITIONAL USE PERMIT APPLICATION



**CITY OF HUTCHINSON**  
 Planning and Development Department  
 125 E Avenue B, Hutchinson, KS 67501  
 620-694-2639 phone ~ 620-694-2673 fax

**FOR OFFICE USE ONLY**  
 DATE RECEIVED: 12/30/15 CASE #: 16-CUP-01 FEE PAID (\$165):

**PROJECT INFORMATION**  
 Project Address 00000 E. 11<sup>th</sup> Avenue, Hutchinson  
 Legal Description Portion of S<sup>1</sup>/<sub>2</sub>, NW<sup>1</sup>/<sub>4</sub> Section 9, T.23S, R5W.  
See attached description  
 Applicant Clarence and Susan Nolte Company Sandy, Inc.  
 Mailing Address 517 E. 4<sup>th</sup> Avenue, Hutchinson, KS. 67501  
 Phone 620-665-0396 E-Mail \_\_\_\_\_  
 Property Owner Sandy, Inc.  
 Mailing Address 8503 E. Fales Road, Burrton, KS 67020  
 Phone 620-665-0396 E-Mail 67020  
 Surveyor/Engineer/Architect/Agent (attach additional pages, if needed)  
Dan Garber Company Garber Surveying Service, P.A.  
 Mailing Address 2908 N. Plum, Hutchinson, KS. 67502  
 Phone 620-665-7032 E-Mail garber@garbersurveying.com

**USE INFORMATION**

1. What is the current use of the property?  
vacant; occasional boating on lake.
2. What will the property be used for if the conditional use permit is approved?  
watercraft sales and service bldg. and owner's residence.
3. List all existing and proposed structures, including the square footage and height of each:  
Sales and service building: 3,750 sq.ft.; 24' height  
Residence - 1881 sq. ft.; 28' height

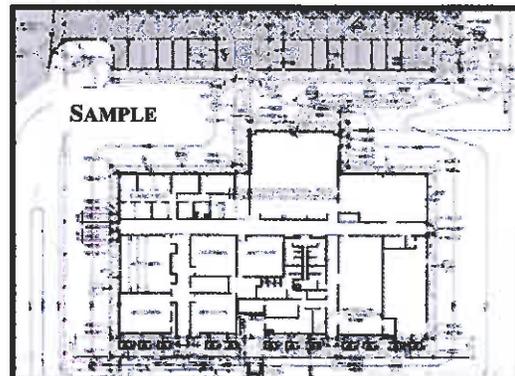
**SUBMITTAL REQUIREMENTS**

- Completed Conditional Use Permit Application.
- Conditional Use Permit Application Fee (\$165.00).
- A written and signed certification from the Reno County Treasurer's office that all property taxes for the property have been paid.
- Copy of the deed (available from the Reno County Register of Deeds).
- The names and mailing addresses of all property owners located within 200 feet of the boundaries of the parcel. If the parcel is adjacent to the city limits, the list must also include all the properties located outside the city but within 1,000 feet of the city limits. Please provide this information in print-out form from the Reno County Appraiser.
- 4 full-size copies of the Site Plan.**  
(Site plans must be on paper not less than 18 x 24 inches and drawn at a scale of not less than 1 inch: 50 feet.)
- 4 full-size copies of the Landscaping Plan.**  
(Landscaping plans must be on paper not less than 18 x 24 inches and drawn at a scale of not less than 1 inch: 50 feet.)
- 4 full-size copies of Elevation Drawings.**  
(Elevation drawings shall be scaled and shall include all elevations of the structure. Proposed materials and colors shall be included on the elevation drawings.)
- 1 reduced version (11"x17") of the Site Plan, Landscaping Plan and Elevation Drawings.**
- 1 electronic version (PDF) of all drawings (Site Plan, Landscaping Plan and Elevations) submitted via email to: Charlene@Hutchgov.com.**
- Drainage Study and/or Traffic Impact Study.** Please contact the City Engineer to determine what studies are required.
- Other documentation, as required.**

**SITE PLAN CHECKLIST**

THE SITE PLAN DRAWING SHALL CONTAIN THE FOLLOWING:

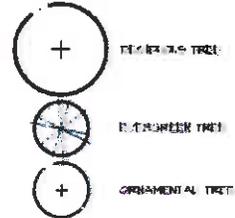
- The name and mailing address of the applicant and owner of record, if not the same as the applicant.
- The legal description of the property.
- Date, scale, north arrow, title and preparer's name.
- Location and dimensions of:
  - Property lines
  - Easements
- Location and dimensions of existing and proposed:
  - Structures
  - Parking spaces and drive aisles
  - Driveways
  - Loading areas
  - Trash receptacles
  - Fences
  - Screening
  - Signs
  - Lighting
  - Stormwater storage and conveyance facilities
  - Utilities (e.g. water, gas, electrical, sanitary sewer)
- Use of existing and proposed structures.
- The approximate location of structures on adjacent properties.
- Location and extent of outdoor display and storage areas, existing and proposed.



**LANDSCAPING PLAN CHECKLIST**

THE LANDSCAPING PLAN SHALL CONTAIN:

- The name and mailing address of the applicant and owner of record.
- Date, scale, title and preparer's name.
- Location, description and type of existing and proposed plantings.
- Description of the irrigation system, both existing and proposed.
- City of Hutchinson "Landscaping Point Calculation Sheet" available at: [www.hutchgov.com](http://www.hutchgov.com) (either on the face of the plan or as an accompanying document).



**ELEVATION DRAWINGS CHECKLIST**

THE ELEVATION DRAWINGS SHALL CONTAIN THE FOLLOWING:

- The name and mailing address of the applicant and owner of record.
- Date, scale, title and preparer's name.
- Height of the structure, both existing and proposed.
- Description of exterior materials, both existing and proposed.
- Drawings of all sides of the building.



**CONDITIONAL USE PERMIT STATEMENT**

Applicants for Conditional Use Permits must submit a statement justifying how the proposed project meets the factors listed in Sec. 27-501.D. of the Hutchinson City Code. The Planning Commission and City Council are required to consider these factors when reaching a decision on a Conditional Use Permit application. The questions below help judge these factors, and space is included for applicant responses. Please feel free to attach additional pages and any other supporting documentation, such as photographs, drawings, maps, statistics, legal documents and letters of support.

1. How will the proposed development be in keeping with the character of the neighborhood?  
*Residence will be constructed with quality materials overlooking the lake; sales and service bldg. will be metal building similar to most buildings in the neighborhood.*
2. How will the proposed use be consistent with the zoning and uses on nearby parcels?  
*Main purpose for this use is sales and service and test runs on watercraft. Residence is placed for better site security and waterfowl management.*
3. Why is the parcel suitable for the proposed use?  
*The lake is the main asset for this use and will allow focused service and sales to more customers.*
4. Will the proposed use have any detrimental effects on nearby properties, and if so, how will those effects be mitigated?  
*There should be no detrimental effects as the two proposed buildings will be behind buildings facing N. Halstead St. and will be somewhat secluded from view on 11<sup>th</sup> Avenue by existing trees.*

5. Is the property currently vacant? If so, how long has the property been vacant?

*The property is currently vacant and has always been so.*

6. If the application were denied, what hardship would the property owner face?

*The property owner would not be able to expand their business in Hutchinson.*

7. Is the proposed use consistent with the Comprehensive Plan? Please explain. *Encourages economic development; supports an existing business; improves and adds to housing stock; maintains trees; creates positive image for an entrance to the city; provides for cleanup of water supply.*

8. Are existing public facilities and utilities adequate to serve the proposed use? List any new public facilities and utilities that will be required.

*All existing public utilities are in place and are adequate to serve the proposed use including streets, sanitary sewers and water lines.*

9. Additional comments:

*This use will encourage a niche based business as outlined in the 2005-2010 Comprehensive Plan.*

#### CONDITIONAL USE PERMIT APPLICATION PROCESS

1. Submit the Conditional Use Permit Application and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 6.
2. Following receipt of a complete Conditional Use Permit Application, planning staff will:
  - a. Set date a date for a public hearing before the Planning Commission. The public hearing must be held within 60 days of acceptance of the application.
  - b. Notify property owners located within the notification radius of the date, time and place of the hearing. The general public and property owners located within the notification area will be invited to comment upon the application.
  - c. Publish a public hearing notice in the *Hutchinson News*. The notice must be published a minimum of 20 days prior to the public hearing.
  - d. Transmit application materials to the Development Review Committee (DRC) for their review.
  - e. The DRC will meet to discuss the project. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Planning Commission will hold a public hearing on the project, typically in accordance with the attached schedule. The Commission provides a recommendation to the City Council. **The applicant MUST be present at the public hearing in order for the application to be considered. The application will be tabled if the applicant is not present.**
4. The City Council will consider the application at its next, regularly scheduled meeting. (The Council normally meets at 9 AM on the first and third Tuesday of each month). City Council may only override the Planning Commission's recommendation with a 2/3 majority vote.
5. Following Conditional Use Permit approval, the applicant may proceed to the Inspection Department to obtain the appropriate building permits for the project.



**Planning and Development Department**

125 E. Avenue B, Hutchinson, KS 67501

(620) 694-2639 Fax: (620) 694-2673

**UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 60 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.**

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.

(Signature of property owners)

*Clarence Nolte*  
\_\_\_\_\_  
Signature

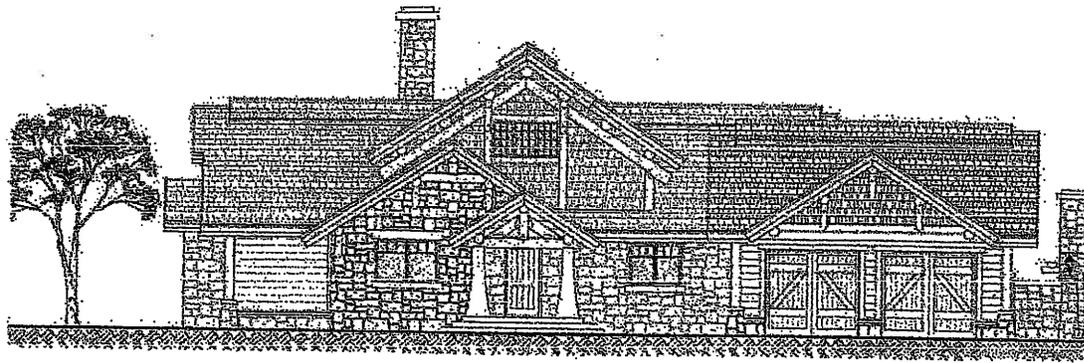
\_\_\_\_\_  
Signature

*Clarence Nolte*  
\_\_\_\_\_  
Printed Name

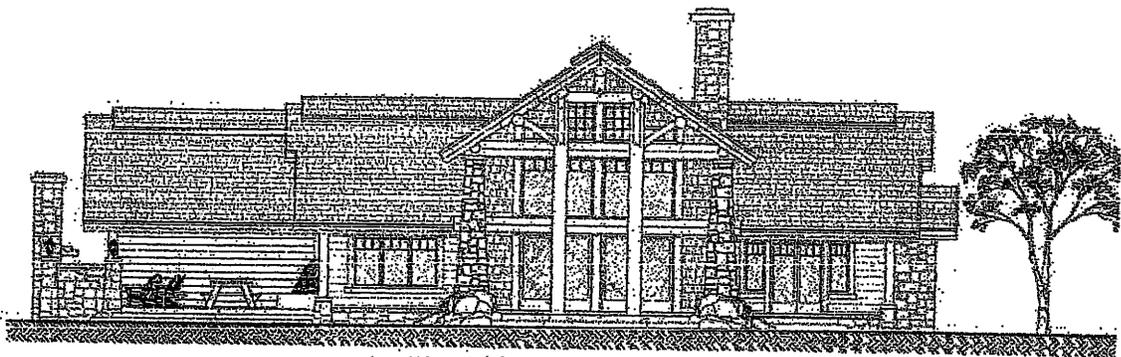
\_\_\_\_\_  
Printed Name

Westcliffe

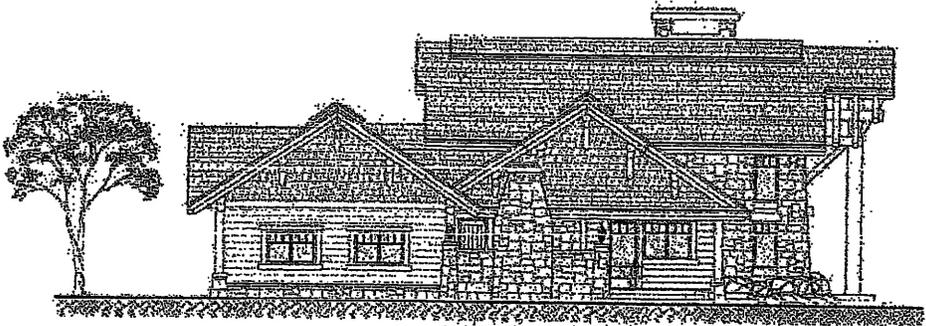
Exhibit D



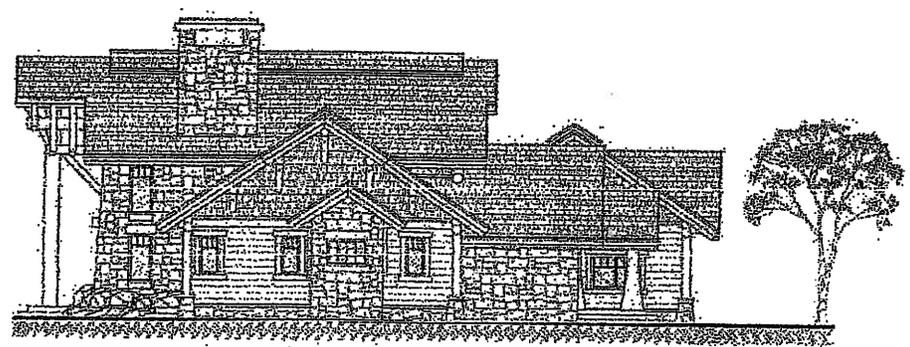
FRONT ELEVATION



REAR ELEVATION

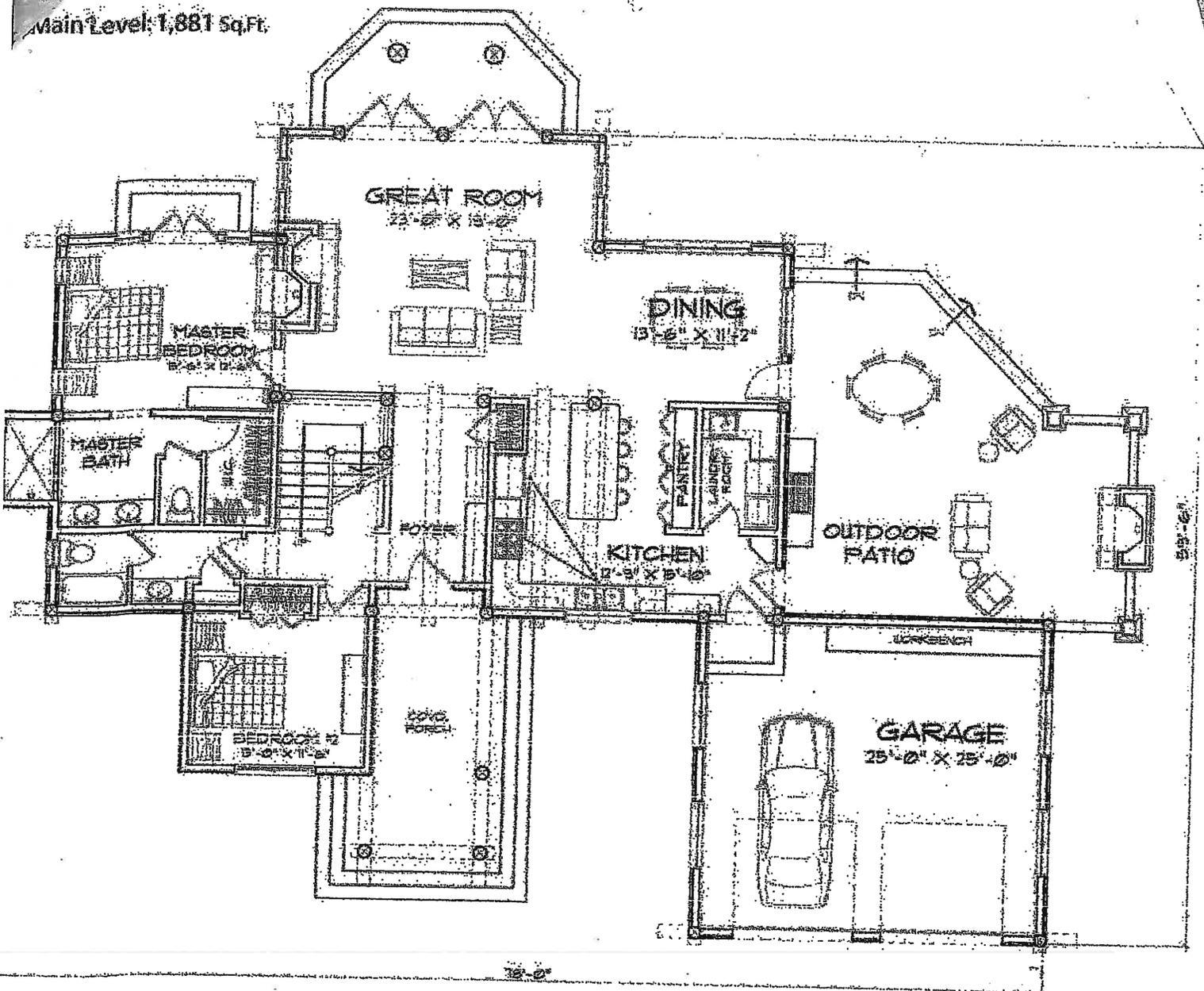


RIGHT ELEVATION

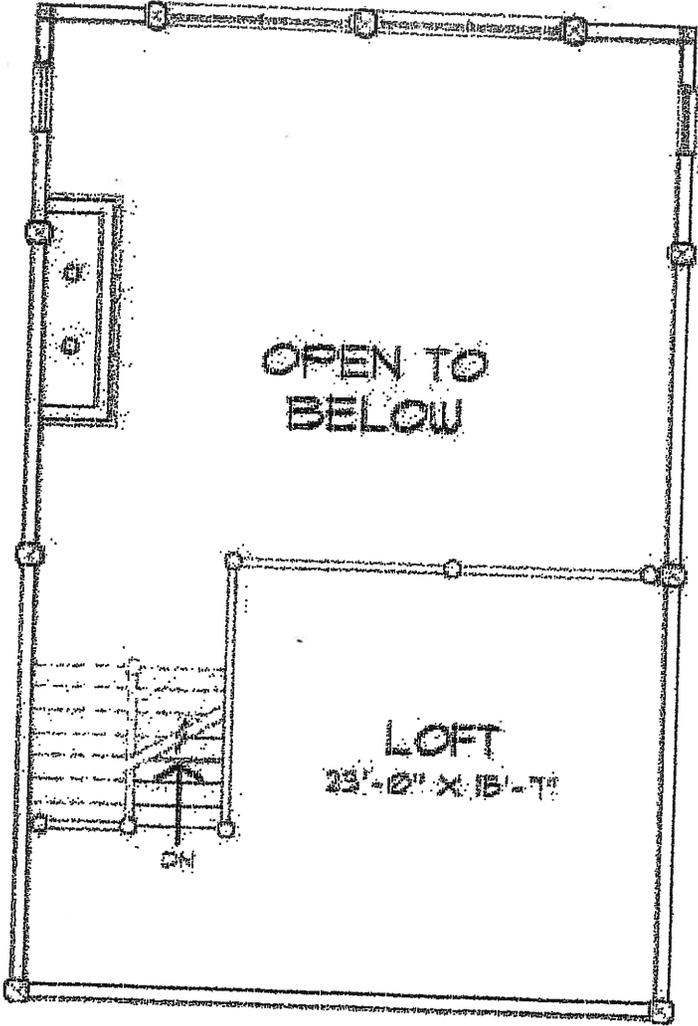


LEFT ELEVATION

Main Level: 1,881 Sq.Ft.



2nd Level: 291 Sq.Ft.



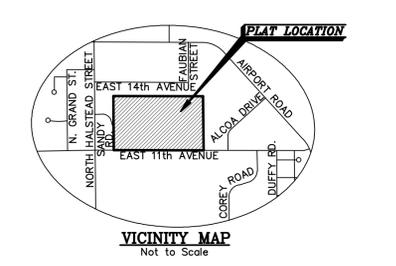
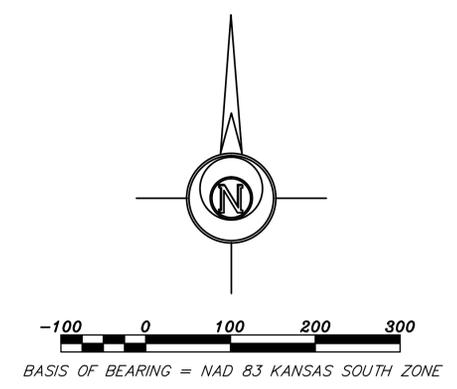
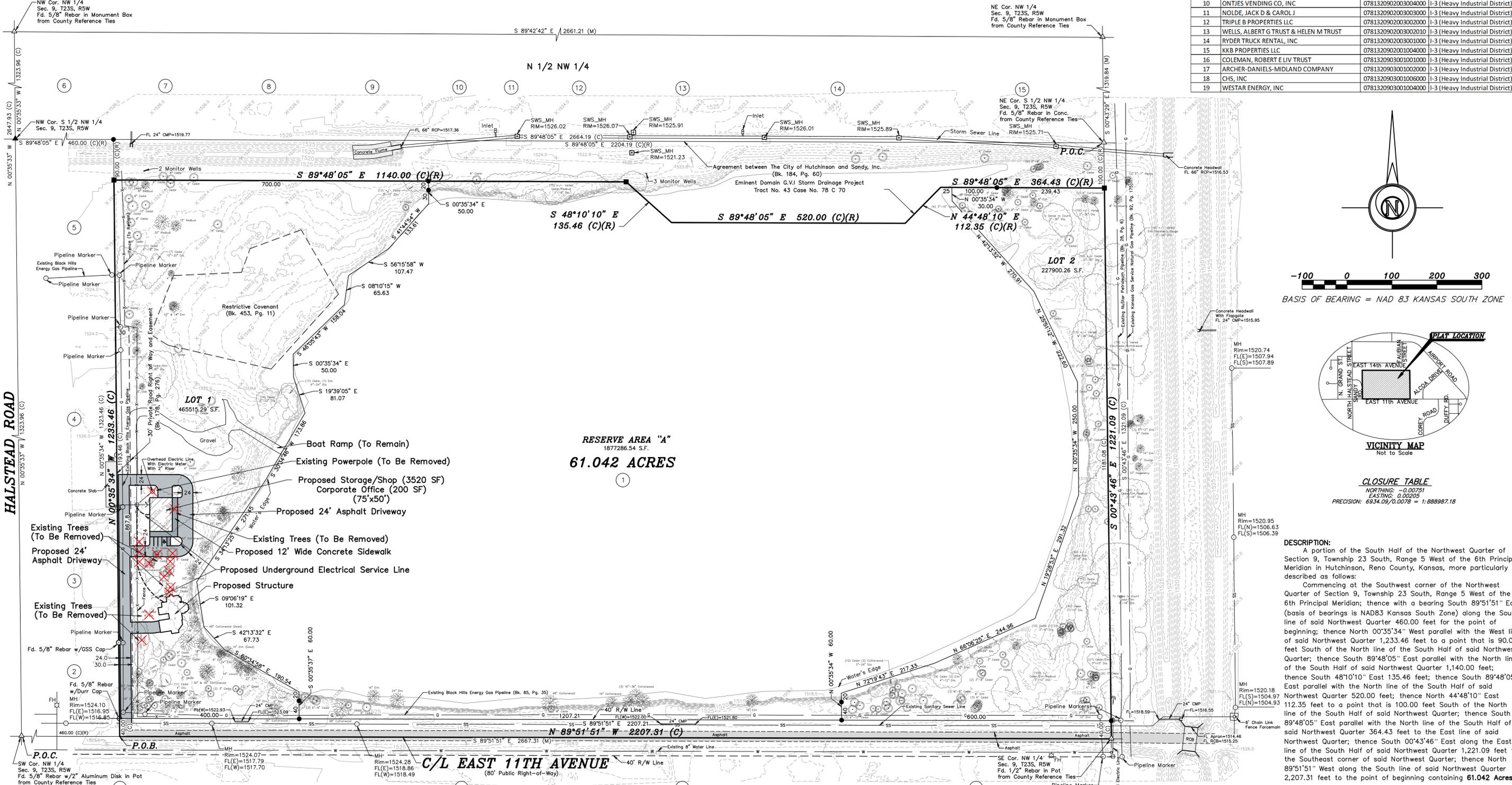
# SITE PLAN

# SANDY LAKE ADDITION

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN HUTCHINSON, RENO COUNTY, KANSAS.

Exhibit E

Adjacent Ownership			
No.	Owner	Parcel ID	Zoning
1	SANDY, INC	0781320902004009000	I-3 (Heavy Industrial District)
2	CITY OF HUTCHINSON	0781320902004008000	I-3 (Heavy Industrial District)
3	KANSAS OXYGEN, INC	0781320902004007000	I-3 (Heavy Industrial District)
4	MEGGERS, SCOTT S & SHEILA D	0781320902004005000	I-3 (Heavy Industrial District)
5	GLOBA ENGINEERING & TECHNOLOGY, INC	0781320902004002000	I-3 (Heavy Industrial District)
6	ODESSA PROPERTIES LLC	0781320902003009000	I-3 (Heavy Industrial District)
7	WILKE WELDING & STEEL FABRICATION, INC	0781320902003007000	I-3 (Heavy Industrial District)
8	CONTAINER CRAFT, INC	0781320902003006000	I-3 (Heavy Industrial District)
9	JAMIESON, CLARENCE T JR	0781320902003005000	I-3 (Heavy Industrial District)
10	ONTJES VENDING CO, INC	0781320902003004000	I-3 (Heavy Industrial District)
11	NOLDE, JACK D & CAROL J	0781320902003003000	I-3 (Heavy Industrial District)
12	TRIPLE B PROPERTIES LLC	0781320902003002000	I-3 (Heavy Industrial District)
13	WELLS, ALBERT G TRUST & HELEN M TRUST	0781320902003002010	I-3 (Heavy Industrial District)
14	RYDER TRUCK RENTAL, INC	0781320902003001000	I-3 (Heavy Industrial District)
15	KKB PROPERTIES LLC	0781320902001004000	I-3 (Heavy Industrial District)
16	COLEMAN, ROBERT ELIV TRUST	0781320903001001000	I-3 (Heavy Industrial District)
17	ARCHER-DANIELS-MIDLAND COMPANY	0781320903001002000	I-3 (Heavy Industrial District)
18	CHS, INC	0781320903001006000	I-3 (Heavy Industrial District)
19	WESTAR ENERGY, INC	0781320903001004000	I-3 (Heavy Industrial District)



**CLOSURE TABLE**

NORTHING:	-0.00751
EASTING:	0.00205
PRECISION:	69.34.09/70.0078 = 1.888987.18

**DESCRIPTION:**  
A portion of the South Half of the Northwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th Principal Meridian in Hutchinson, Reno County, Kansas, more particularly described as follows:  
Commencing at the Southwest corner of the Northwest Quarter of Section 9, Township 23 South, Range 5 West of the 6th Principal Meridian; thence with a bearing South 89°51'51" East (basis of bearings is NAD83 Kansas South Zone) along the South line of said Northwest Quarter 460.00 feet to the point of beginning; thence North 00°35'34" West parallel with the West line of said Northwest Quarter 1,233.46 feet to a point that is 90.00 feet South of the North line of the South Half of said Northwest Quarter; thence South 89°48'05" East parallel with the North line of the South Half of said Northwest Quarter 1,140.00 feet; thence South 48°10'10" East 135.46 feet; thence South 89°48'05" East parallel with the North line of the South Half of said Northwest Quarter 520.00 feet; thence North 44°48'10" East 112.35 feet to a point that is 100.00 feet South of the North line of the South Half of said Northwest Quarter; thence South 89°48'05" East parallel with the North line of said Northwest Quarter 364.43 feet to the East line of said Northwest Quarter; thence South 00°43'46" East along the East line of the South Half of said Northwest Quarter 1,221.09 feet to the Southeast corner of said Northwest Quarter; thence North 89°51'51" West along the South line of said Northwest Quarter 2,207.31 feet to the point of beginning containing 61.042 Acres.

**BENCHMARK:**  
BM-1: USGS Disk located approximately 220 feet North and 80 East of the intersection of Airport Road and East 9th Avenue. Monument is located South of the main driveway to Hutchinson Municipal Airport in the top of the East end of the South headwall of a 3x6 foot concrete culvert.  
Elevation=1517.37 (NAVD88)

**GENERAL NOTES:**  
1). Elevation information shown hereon is derived from City of Hutchinson LIDAR.  
2). It shall be the joint responsibility of all owners of property located within this plat to provide for the ongoing maintenance and upkeep of all common and reserve areas.  
**FLOOD NOTE:**  
According to Flood Insurance Rate Map No. 20155C0284F (dated January 6, 2010) published by the Federal Emergency Management Agency, the property described above lies within ZONE "X", which is defined as "Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

- LEGEND**
- △ - Sectional Monument Found
  - ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)
  - - 5/8" x 24" Iron Rebar Set in Concrete
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
  - - Found T-Post
  - ✕ - Fence
  - - Guy Anchor
  - - Storm Sewer Manhole
  - ⊕ - Adjacent Ownership (See Table)
  - ⊙ - Sanitary Sewer Manhole
  - ⊖ - Power Pole
  - (C) - Calculated
  - (M) - Measured
  - (R) - Record measurement
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement
  - ▨ - Existing Asphalt Hatch
  - ▩ - Existing Concrete Hatch
  - ▨ - Proposed Asphalt Hatch
  - ▩ - Proposed Concrete Hatch

**ENGINEER:**  
ENGINEERING CONSULTANTS, P.A.  
1227 NORTH MAIN ST.  
HUTCHINSON, KS. 67501  
(620) 665-6394

**OWNER/SUBDIVIDER:**  
SUSAN NOLTE  
517 EAST 4TH AVENUE  
HUTCHINSON, KS. 67501  
(620) 665-0396

**SURVEYOR:**  
DANIEL E. GARBER  
GARBER SURVEYING SERVICE, P.A.  
2908 NORTH PLUM ST.  
HUTCHINSON, KS. 67502

Received 1-22-2016, Hutchinson Planning Dept.

<b>SITE PLAN</b>		Description: <b>SANDY, INC.</b> <b>HUTCHINSON, KANSAS</b>	
Prepared By: <b>GSS</b>		Garber Surveying Service, P.A.	
HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-665-7401		McPHERSON (Branch Office) 115 East Main St. 67460 Ph. 620-241-4411 Fax 620-241-4158	
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073			
Drawn By: JAK	Scale: 1"=100'	Date of Field Work: March 9, 2015	Job No:
Checked By: DEG	Date: 01/22/2016	Sheet 1 of 1 Sheet(s)	G2015-104

# LANDSCAPING POINT CALCULATION SHEET

<b>Calculated by:</b>	Jason Karam	<b>Company:</b>	Garber Surveying	<b>Date:</b>	1/25/2016	<b>Design Alternative:</b>	
<b>Project:</b>	Sandy Lake Addition	<b>Project #:</b>	G15-104				
Sq. Ft. of Disturbed Site:	693,416	(1 point for every 200 sq. ft.)					
Parking Spaces (required):	3	Parking Spaces (additional):	0	<b>Points Required:</b>	<b>3473</b>		

Type of Plant Material	Minimum Size (at time of planting)		Point Value	Proposed Plantings													
	Deciduous	Evergreen		Deciduous Tree	Points	Evergreen Tree	Points	Deciduous Shrub	Points	Evergreen Shrub	Points	Perennial	Points	Turf	Points	Berm/GC	Points
Large Tree	8-inch or greater caliper	22 feet and higher	26		0		0	-	-	-	-	-	-	-	-	-	-
	7-inch caliper	19-21 feet in height	24		0		0	-	-	-	-	-	-	-	-	-	-
	6-inch caliper	16-18 feet in height	22		0		0	-	-	-	-	-	-	-	-	-	-
	5-inch caliper	13-15 feet in height	20		0		0	-	-	-	-	-	-	-	-	-	-
	4-inch caliper	11-12 feet in height	18		0		0	-	-	-	-	-	-	-	-	-	-
	3-inch caliper	9-10 feet in height	15		0		0	-	-	-	-	-	-	-	-	-	-
Medium Tree	2-inch caliper	7-8 feet in height	12		0		0	-	-	-	-	-	-	-	-	-	-
Small Tree	1.5-inch caliper	5-6 feet in height	9		0		0	-	-	-	-	-	-	-	-	-	-
Ornamental Tree	Multiple Trunk (Minimum of 3 trunks with smallest trunk 1.5-inch caliper)	5-6 feet in height	9		0		0	-	-	-	-	-	-	-	-	-	-
Large Shrub/Perennial	5 gallon	24 inches in height	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Shrub/Perennial	3 gallon	12 inches in height	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Shrub/Perennial	2 gallon	8 inches in height	2	0	0	-	-	0	0	0	0	0	0	0	0	0	0
	1 gallon		1	0	0	-	-	0	0	0	0	0	0	0	0	0	0
Groundcover (GC) & Native Grasses			1 per square yard	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Existing Significant Tree	Ornamental Tree	2-inch caliper ornamental tree	12		0		0	-	-	-	-	-	-	-	-	-	-
		2.5-inch caliper ornamental tree	15		0		0	-	-	-	-	-	-	-	-	-	-
	Non-Ornamental Tree	6-inch caliper	22	20	440	69	1518	-	-	-	-	-	-	-	-	-	-
		7-inch caliper	24	1	24	7	168	-	-	-	-	-	-	-	-	-	-
		8 to 10-inch caliper	26	29	754	41	1066	-	-	-	-	-	-	-	-	-	-
		10.1-inch caliper to 15-inch DBH	30	27	810	5	150	-	-	-	-	-	-	-	-	-	-
		15.1 to 20-inch DBH	35	25	875		0	-	-	-	-	-	-	-	-	-	-
		20.1 to 25-inch DBH	40	6	240		0	-	-	-	-	-	-	-	-	-	-
Over 25-inch DBH	50	13	650		0	-	-	-	-	-	-	-	-	-	-		
Landscape Berm	30 in. in height, 10 ft. in length, and 3:1 slope	0.2 per linear foot	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
Turf Grass	N/A	0.25 per square yard	-	-	-	-	-	-	-	-	-	-	0	-	-	-	

<b>Sub-Totals</b>	-	3793	-	2902	-	0	-	0	-	521	-	868.3	-	0
<b>Total Points:</b>	<b>6695</b>													
<b>Evergreen</b>	2902		(refer to Notes)											
<b>Turf</b>	0		(taking the least value amount from either Turf or Sub-Total Turf cells.)											
<b>Perennials</b>	0		(taking the least value amount from either Perennial or Sub-Total Perennial cells.)											

**Notes**  
 DBH = Diameter at breast height  
 Caliper = Diameter measured 6 inches above ground level for new material  
 No more than 25% of the total points may be located within the public right-of-way  
 Minimum of 60% of Site Points shall be used for landscaping in front and side yards  
 Minimum of 10% of required points shall be used for Evergreen plantings  
 Maximum of 25% of required points may be used for Turf Grass. Turf located within the street right-of-way is excluded  
 Maximum of 15% of required Site Points may be used for Perennial plantings.  
 Parking Lot Points: 2 points of landscaping for each required parking space and 1 point for each additional parking space  
 Any addition to existing building(s) or alterations to an existing site with a Developed Area exceeding 500 sq. ft. over a period of 18 months shall require 1 point of landscaping for every 200 sq. ft. of developed area, with a minimum of 10 points plus 2 points of landscaping for every parking space constructed for the building addition.

Received 1-25-2016, Hutchinson Planning Dept.



## List of Property Owners Within 200 Feet

OWNER OF RECORD	MAILING ADDRESS	CITY	STATE	ZIP	SITE ADDRESS	PARCEL ID
KKB PROPERTIES LLC	PO BOX 1303	HUTCHINSON	KS	67504	1400 FAUBION ST	1320902001004000
RYDER TRUCK RENTAL, INC C/O PROPERTY TAX DEPT	PO BOX 025719	MIAMI	FL	33102	2519 E 14TH AVE	1320902003001000
WELLS, ALBERT G TRUST & HELEN M TRUST	4703 N APRICOT LN	HUTCHINSON	KS	67502	2515 E 14TH AVE	1320902003002010
TRIPLE B PROPERTIES LLC	PO BOX 1303	HUTCHINSON	KS	67504	2513 E 14TH AVE	1320902003002000
ONTJES VENDING CO, INC	2511 E 14TH AVE	HUTCHINSON	KS	67501	2511 E 14TH AVE	1320902003004000
NOLDE, JACK D & CAROL J	4120 CHARLESTON ST	HUTCHINSON	KS	67502	2511 B E 14TH AVE	1320902003003000
JAMIESON, CLARENCE T JR	PO BOX 3074	HUTCHINSON	KS	67504	2509 E 14TH AVE	1320902003005000
CONTAINER CRAFT, INC	PO BOX 752	HUTCHINSON	KS	67504	2507 E 14TH AVE	1320902003006000
WILKE WELDING & STEEL FABRICATION, INC	2606 E 49TH AVE	HUTCHINSON	KS	67502	2505 E 14TH AVE	1320902003007000
ODESSA PROPERTIES LLC	PO BOX 1129	HUTCHINSON	KS	67504	2501 E 14TH AVE	1320902003009000
KANSAS OXYGEN, INC C/O KANOX, INC	1200 GRAND ST	HUTCHINSON	KS	67501	00000 N HALSTEAD ST	1320902004007000
CITY OF HUTCHINSON	PO BOX 1567	HUTCHINSON	KS	67504	1100 N HALSTEAD ST	1320902004008000
GLOBAL ENGINEERING & TECHNOLOGY, INC C/O GEGEN, STEVE	PO BOX 780787	WICHITA	KS	67278	1200 N HALSTEAD ST	1320902004003000
GLOBAL ENGINEERING & TECHNOLOGY, INC C/O GEGEN, STEVE	PO BOX 780787	WICHITA	KS	67278	00000 N HALSTEAD ST	1320902004002000
WESTAR ENERGY, INC	818 KANSAS AVE	TOPEKA	KS	66612	1000 N HALSTEAD ST	1320903001004000
COLEMAN, ROBERT E LIVING TRUST	425 SE 8TH	NEWTON	KS	67114	3001 E 11TH AVE	1320903001001000
SANDY, INC C/O SPUD NOLTE	8503 E EALES RD	BURRTON	KS	67020	00000 E 11TH AVE	1320902004009000
CITY OF HUTCHINSON	PO BOX 1567	HUTCHINSON	KS	67504	00000 E 11TH AVE	1320900000001000
MEGGERS, SCOTT S & SHEILA D	2530 BRIARWOOD LN	HUTCHINSON	KS	67502	1121 N SANDY RD	1320902004005000
CHS, INC	PO BOX 64089	ST PAUL	MN	55164	2701 E 11TH AVE	1320903001006000
ARCHER-DANIELS-MIDLAND COMPANY	PO BOX 1470	DECATUR	IL	62526	00000 E 11TH AVE	1320903001002000