

2016 ZONING AMENDMENT APPLICATION

 <p>CITY OF HUTCHINSON</p>	<p>CITY OF HUTCHINSON Planning and Development Department 125 E Avenue B, Hutchinson, KS 67501 620-694-2639 phone ~ 620-694-2673 fax</p>
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FOR OFFICE USE ONLY
DATE RECEIVED: 11/17/16 CASE #: ZA16-000004 FEE PAID (\$210): pd 4/17

PROJECT INFORMATION

Project Address 2714 N. Waldron

Legal Description
-Attached

Applicant Chase Rein Company Nuns Construction
Mailing Address 1700 E. 30th Ave Hutchinson, KS 67502
Phone 620-663-6626 E-Mail chase@jimnunsconstruction.com

Property Owner Arlene Joyce Regier
Mailing Address 9517 E. 108 Ave Inman, KS 67546
Phone 620-899-1950 E-Mail _____

Surveyor/Engineer/Architect
Garber Company _____
Mailing Address _____
Phone _____ E-Mail _____

USE AND ZONING INFORMATION

1. The property is currently being used for the following purposes:
None
2. I/we request that the zoning designation of the property be changed from R3 to C2.
3. The Comprehensive Plan designation for the property is R3.
4. The proposed use for the property is:
Medical office



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?

We will incorporate the required site/landscape elements to keep the appear of this neighborhood.

2. How will the proposed use be consistent with the zoning and uses on nearby parcels?

It will be used as a medical office, similar to areas close by.

3. Why is the property more suited for its proposed zoning than its current zoning?

There is currently an old vacant home on the lot, the new medical office can help revitalize the neighborhood.

4. Will the proposed zoning have any detrimental effects on nearby properties?

NO

5. How long has the property been vacant prior to filing this application?

Unknown, vacant for over 2 years



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

The practice would open in another location. Loss of revenue

7. Does the proposed zoning designation conform to the Comprehensive Plan? Please explain.

This development will improve the current neighborhood while allowing added opportunity for small business.

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

Yes

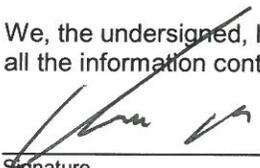
9. Additional comments:

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)



Signature

Chase Rein

Printed Name

Signature

Printed Name

Zoning Amendment Application

Submittal Deadlines and Meeting Schedule

Application Deadline	Development Review Committee Meeting 8:30 AM	Planning Commission Meeting	City Council Meeting 9:00 AM
November 23, 2015	December 8, 2016	January 5, 2016	February 2, 2016
December 14, 2015	December 22, 2016	January 19, 2016	February 16, 2016
December 30, 2015	January 12, 2016	February 2, 2016	March 1, 2016
January 13, 2016	January 26, 2016	February 16, 2016	March 15, 2016
January 27, 2016	February 9, 2016	March 1, 2016	April 5, 2016
February 10, 2016	February 23, 2016	March 15, 2016	April 5, 2016
February 24, 2016	March 8, 2016	April 5, 2016	May 3, 2016
March 9, 2016	March 22, 2016	April 19, 2016	May 17, 2016
March 30, 2016	April 12, 2016	May 3, 2016	June 7, 2016
April 13, 2016	April 26, 2016	May 17, 2016	June 7, 2016
April 27, 2016	May 10, 2016	June 7, 2016	July 5, 2016
May 11, 2016	May 24, 2016	June 21, 2016	July 19, 2016
June 1, 2016	June 14, 2016	July 5, 2016	August 2, 2016
June 15, 2016	June 28, 2016	July 19, 2016	August 16, 2016
June 29, 2016	July 12, 2016	August 2, 2016	September 6, 2016
July 13, 2016	July 26, 2016	August 16, 2016	September 6, 2016
July 27, 2016	August 9, 2016	September 6, 2016	October 4, 2016
August 10, 2016	August 23, 2016	September 20, 2016	October 18, 2016
August 31, 2016	September 13, 2016	October 4, 2016	November 1, 2016
September 14, 2016	September 27, 2016	October 18, 2016	November 15, 2016
September 28, 2016	October 11, 2016	November 1, 2016	December 6, 2016
October 12, 2016	October 25, 2016	November 15, 2016	December 6, 2016
October 26, 2016	November 8, 2016	December 6, 2016	January 3, 2017
November 9, 2016	November 22, 2016	December 20, 2016	January 17, 2017
November 30, 2016	December 13, 2016	January 3, 2017	February 7, 2017
December 14, 2016	January 10, 2017	January 17, 2017	February 7, 2017

PLEASE NOTE:

The applicant or agent must be present at the scheduled Public Hearing. If the applicant is not present, the public hearing will not take place.

STATE OF KANSAS }
RENO COUNTY

W
his instrument was filed for record on
the 20 day of OCT A.D. 2016
at 1:00 o'clock P.M. and duly
recorded in Book 653 on Page 379
for \$15.00 (1)
Bonnie Ruelhe
REGISTER OF DEEDS

Pursuant to K.S.A. 79-1437 a real estate validation questionnaire is not required due to exception No. 3

STATUTORY WARRANTY DEED

(Joint Tenancy)

Grantor(s): **Arlene Joyce Regier and James Arthur Regier, wife and husband**

Convey(s) and Warrant(s) to **Arlene Joyce Regier and Jason Arlan Regier**, as joint tenants with the right of survivorship, and not as tenants in common.

The following described premises, to-wit:

✓ Lot 20, EXCEPT the West 18 feet and EXCEPT a tract of land for right of way purposes commencing at the southeast corner of Lot 20; thence west along the south line of said Lot bearing N89°23'38"W a distance of 52.50 feet; thence north bearing N00°34'00"E a distance of 137.80 feet to a point on the north line of said Lot; thence east along said north line bearing S89°23'30"E a distance of 52.50 feet to the northeast corner of said Lot; thence south along the east line of said Lot bearing S00°34'00"W a distance of 137.80 feet to the point of beginning, all in Block 1, King's Garden No. 3 a subdivision of the North half of the Northeast Quarter of Section 5, Township 23 South, Range 5 West of the 6th P.M., Reno County, Kansas.

For the sum of One Dollar and other good and valuable consideration.

Subject to: easements and restrictions of record, if any

Dated this 7th day of October, 2016

Entered in Transfer Record in My
Office the 20
Day of Oct-16
County Clerk

Donna Patton

Arlene Joyce Regier
Arlene Joyce Regier

James Arthur Regier
James Arthur Regier

State of Kansas, Reno County} ss.

This instrument was acknowledged before me on October 7, 2016 by Arlene Joyce Regier, wife of James Arthur Regier.

NOTARY PUBLIC - State of Kansas
HOPE M. SWARTZ
My Appt. Exp. 11-21-19

Hope M. Swartz
Hope M. Swartz Notary Public

My appointment expires: 11-21-2019

State of Kansas, Reno County} ss.

This instrument was acknowledged before me on October 20, 2016 by James Arthur Regier, husband of Arlene Joyce Regier.

Sharon K. Weber
Notary Public

My appointment expires:

NOTARY PUBLIC - State of Kansas
SHARON K. WEBER
My Appt. Exp. 12-12-18

 Security 1st Title

File No. 2184434



RENO COUNTY TREASURER

125 W 1st Ave
Hutchinson, Kansas 67501
620-694-2937
Fax: 620-694-2766

TDD: Kansas Relay Center 1-800-766-3777

November 14, 2016

To Whom It May Concern:

I hereby certify that as of the date of this notice, taxes on the following property or properties are paid and are not delinquent:

<u>Parcel ID #</u>	<u>Tax ID#</u>	<u>Description</u>
133050100301200001	19336	2714 N Waldron 67502

If you have any questions, please feel free to contact this office.

Sincerely,

Jan Hull
Reno County Treasurer
125 W 1st Ave
Hutchinson KS 67501
Phone (620) 694-2937
Fax (620) 694-2766
Jan.hull@renogov.org

