

**EXCERPT MINUTES OF THE JANUARY 5, 2012 WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION HEARING**

**Case No.: PUD2011-05** - Camp Hyde, Inc. (owner); and MKEC Engineering Consultants, c/o Brian Lindebak (agent) request a County Planned Unit Development (PUD #36) on property described as:

The Northwest Quarter of Section 3, Township 29 South, Range 3 West of the 6th P.M., EXCEPT the East 38 rods thereof, Sedgwick County, Kansas.

**BACKGROUND:** The applicant proposes PUD #36 Camp Hyde Planned Unit Development (“PUD”), generally located east of South 263 Street West and south of West 71<sup>st</sup> Street South. Current zoning on this property is RR Rural Residential (“RR”). Camp Hyde has existed at this location prior to zoning regulations in the county; several buildings, stables, and a pond exist on the site. In addition to the proposed PUD, the applicant is in the process of platting the property.

The proposed PUD is 119 acres with one parcel and one floodway reserve for Clearwater Creek, see the attached PUD document. On Parcel 1, the applicant proposes 35% building coverage, 35-foot arterial street setbacks, 15-foot interior setbacks, all uses permitted in the RR district and the following permitted uses: overnight cabins, group residences, multi-family housing, bed and breakfast, hotel, RV park, church, memorial facility, community assembly, auditorium, amphitheater, arts and crafts center, camp lodge/conference center allowing event rentals, day care general, school, storage buildings, retail convenience store for guests, ATM, gift shop, restaurant and dining hall, general retail, museum/library, outdoor and indoor recreation for sports and activities, swimming pool, animal care general, and outdoor storage of camp equipment. Proposed parking is to be gravel, light poles are limited to 30 feet and 15 feet within 200 feet of residential use, and screening is to be per the Unified Zoning Code. Proposed signage is limited to two pole, monument, or pylon signs per arterial frontage, with an incorporated arch sign permitted on the north property line. No signs are to exceed 150 square feet in size or 20 feet in height, and no flashing, moving, or billboard signs are permitted. Portable and pennant signs are allowed for events only.

The surrounding area is all zoned RR and mostly used for agriculture. Residences exist immediately north of the site, across 71<sup>st</sup> Street South, and immediately west of the site, across 263<sup>rd</sup> Street West. Several other residences exist within a half-mile of the site to the south, east, and west.

**CASE HISTORY:** The property is unplatted.

**ADJACENT ZONING AND LAND USE:**

NORTH:	RR	Agriculture, single-family residential
EAST:	RR	Agriculture, single-family residential
SOUTH:	RR	Agriculture, single-family residential
RR		Agriculture, single-family residential

**PUBLIC SERVICES:** 71st Street South and 263rd Street West are both paved, two-lane section-line roads with a 40-foot half-width right-of-way at the application area. Both of these streets are classified as Rural Major Collectors. The 2030 Transportation Plan identifies both of these roads as remaining in the current two-lane configuration. On-site water and sewer are available at the site.

**CONFORMANCE TO PLANS/POLICIES:** The "2030 Wichita Functional Land Use Guide," of the *Wichita-Sedgwick County Comprehensive Plan* identifies this site as "Rural" and not within any small city growth areas.

**RECOMMENDATION:** Camp Hyde has existed on this site for many years without any apparent negative effects on surrounding property owners. This PUD allows a variety of land uses and development controls customized for this unique site. Paved section-line road access to the site is adequate and should not detract from surrounding property owners' use of those roads. Based on these comments and information available prior to the public hearing, Staff recommends that PUD #36 be **APPROVED subject to platting within one year and subject to the following conditions:**

1. Development shall be in substantial conformance with the PUD plan and all conditions and requirements as shown on the PUD.
2. General Provision #3.A. shall be amended to include the following: "All residential development shall be limited to the SF-20 density on the overall site"; and, "All retail and restaurant uses shall be Camp Hyde accessory uses for guest and visitor use only."
3. General Provision #8 shall be amended to state: "Signs: As permitted under the current Sedgwick County Sign Code. Additionally the following conditions shall apply:"
4. General Provision #13 shall be added to the PUD stating "All building and development on this property shall conform to all applicable codes to include but not limited to zoning, building, health, and fire codes."
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Planned Unit Development, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the PUD is null and void.
6. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
7. The transfer of title of all or any portion of the land included within the Planned Unit Development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors and assigns, unless amended.
8. Prior to publishing the resolution establishing the PUD zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD #36) includes special conditions for development on this property.
9. The applicant shall submit 4 revised copies of the PUD to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Camp Hyde has existed at this location prior to zoning regulations in the county; several buildings, stables, and a pond exist on the site. The surrounding area is all zoned RR and mostly used for agriculture. Residences exist immediately north of the site, across 71<sup>st</sup> Street South, and immediately west of the site, across 263<sup>rd</sup> Street West. Several other residences exist within a half-mile of the site to the south, east, and west.
2. The suitability of the subject property for the uses to which it has been restricted: The site could be developed with residential or agricultural uses under the current RR zoning. However, the mix of recreational and assembly uses on the site will be best managed through a PUD.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Camp Hyde has existed on this site for many years without any apparent negative effects on surrounding property owners. This PUD allows a variety of land uses and development controls customized for this unique site. The recommended conditions will ensure that the level of development, lighting, signage, and screening will ensure continued compatibility with surrounding property owners.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The “2030 Wichita Functional Land Use Guide,” of the *Wichita-Sedgwick County Comprehensive Plan* identifies this site as “Rural” and not within any small city growth areas.
5. Impact of the proposed development on community facilities: Increased development on this site will increase traffic on the adjacent roads; these roads will be able to accommodate increased traffic. Also, increased development on this site could increase the need for emergency services in this lightly populated portion of the county.

**JESS MCNEELY**, Planning Staff presented the Staff Report.

**MOTION:** To approve subject to staff recommendation.

**MCKAY** moved, **FOSTER** seconded the motion, and it carried (11-0).