

1-22-15 MAPC

HAND OUT

ITEM #1

Protest of Case # 2014-0003
 Planned Unit Development on 21 acres
 on property zoned Rural Residential

Factor 1

Properties in this area have, for a number of years past, been transitioning from agricultural use to rural residential use. The residential parcels tend to have large lot sizes - at least 5 acres. However, there are still many properties dedicated to agricultural use. The requested change is inconsistent generally with the existing character of the surrounding neighborhood.

Factor 2

The property covered by this case is subject to periodic flooding. Heavy flooding might be expected every 20 years. In the last such case, the dam at Lake Waltanna was compromised by heavy rain, resulting in downstream flooding and erosion. Periodically

Factor 3

The County has requested and received from me permission to remove trees and debris from Clearwater Creek in order to protect the structural integrity of the bridge on 63rd South. With heavy rain, water backs up above and below the bridge, and I believe applicant's property is particularly subject to periodic flooding.

Factor 3

The requested change will result in increased traffic in the neighborhood, and the potential for increased occurrences of trespass. Climbing in Clearwater Creek is dangerous, as the banks are steep in places. There will be increased fire hazard on my property, particularly during the month of June when wheat is drying, and of wheat stubble catching fire from careless handling of cigarettes. This has already happened once. There will be increased amount of trash as a result of heavy use during wedding events. Generally such heavy business use envisioned by the applicant is inconsistent with the continued peaceable enjoyment of their properties by the surrounding owners.

Factor 8

Application is protested by some neighbors.

Gregory B. Van Der Werff, Trustee

(JBW)

Crockett, Maryann

From: Aaron Pauly <asap@sktc.net>
Sent: Wednesday, January 21, 2015 11:14 AM
To: Crockett, Maryann
Subject: Re: Protest Petition
Attachments: Image (30).jpg; Image (31).jpg; Image (32).jpg

Attached are the written comments from adjacent landowner Greg VanDerWerff for the PUD Hearing Case #2014-00003 to be included in the public record file for the property.

On Tue, Jan 6, 2015 at 9:29 AM, Crockett, Maryann <MCrockett@wichita.gov> wrote: