



PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING AGENDA

Tuesday, July 29, 2025
7:00 PM

THE PLANNING AND ZONING BOARD SHALL HOLD ITS REGULAR MEETING IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN AVE., BEGINNING AT 7:00 P.M. (MEETING WILL ALSO BE BROADCASTED ON CITY'S YOUTUBE CHANNEL AND/OR COX PUBLIC ACCESS CHANNEL 7)

1) CALL TO ORDER THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

___ Gary Janzen	___ Steve Conway	___ Dalton Wilson
___ Paul Spranger	___ Rick Shellenbarger	
___ Amy Bradley	___ Scot Phillips	

4) SET/AMEND AGENDA

Motion made by (_____). Seconded by (_____). For ___ Against ___

5) APPROVAL OF DRAFT MINUTES

May 27th, 2025 DRAFT meeting minutes

Motion made by (_____). Seconded by (_____). For ___ Against ___

6) COMMUNICATIONS

7) PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS

1. Review of V-2025-03, application of Carlos Torres & Sonnee Fisher, pursuant to City Code 17.10.08, who is petitioning for a variance to construct an accessory structure prior to a principal structure on property addressed as 2525 E Ford St. Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I _____ make a motion to (**approve**, **deny**, or **table**) V-2025-03. Seconded by _____. For ___ Against ___

2. Review of RZ-2025-05, application of City of Valley Center, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned R-1B, which is the City's designation for a Single-Family Residential District, to R-2, which is the City's designations for Two-Family Residential District. The property is currently un-addressed, located between 409 N Meeds and 431 W 3rd, Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) RZ-2025-05. Seconded by _____. For ____ Against ____
3.

8) OLD/UNFINISHED BUSINESS

9) NEW BUSINESS

1. Consider changing the September meeting dates.
2. Review Sketch Plat for ValePointe

10) STAFF REPORTS

11) ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

____ Gary Janzen	____ Steve Conway	____ Dalton Wilson
____ Paul Spranger	____ Rick Shellenbarger	
____ Amy Bradley	____ Scot Phillips	

12) ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BZA

Motion made by _____. Seconded by _____. For ____ Against ____

Note to Planning and Zoning Board Members: If you are unable to attend this meeting, please contact Kyle Fiedler (316-755-7320) prior to the meeting.

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at communitydevelopment@valleycenterks.org or by phone at (316)755-7320. For additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7320.

**PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING
MINUTES
CITY OF VALLEY CENTER, KANSAS**

Tuesday, May 27, 2025 7:00 P.M.

CALL TO ORDER: Chair, Gary Janzen, called the meeting to order at 7:02 P.M. with the following board members present: Amy Bradley, Paul Spranger, Steve Conway and Dalton Wilson.

Members Absent: Rick Shellenbarger and Scot Phillips

City Staff Present: Kyle Fiedler, Brittney Ortega, and Brent Clark

Audience: Dale Langer, Sonnee Fisher, Carlos Torres, Kevin Moler, Mary Aspenson, Barb Farrington, Bret Loibl, Munashe Chipezeze, June Blanton, Bob Blanton, Diane Spranger, Gina & Jim Gregory, and Kirk Miller.

AGENDA: A motion was made by Janzen and seconded by Wilson to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Janzen made a motion to approve April 22, 2025, meeting minutes. The motion was seconded by Bradley. Motion passed unanimously.

COMMUNICATIONS: none

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:

1. Review of V-2025-03, application of Carlos Torres & Sonnee Fisher, pursuant to City Code 17.10.08, who is petitioning for a variance to construct an accessory structure prior to a principal structure on property addressed as 2525 E Ford St. Valley Center, KS 67147.

Janzen opened the hearing for comments from the public: 7:05 PM

Fiedler reviewed his staff report and noted that the applicant stated they were going to use the accessory structure for business use and were not planning to build a principal structure on the property for five years. Fiedler only received one inquiry about this case, and they only requested a copy of the application. Valley Center zoning code allows home occupations in residential settings; however, the home must be occupied by the owner. Staff do not recommend approval of the variance, due to the timeframe submitted where a business would occupy the building/property for 5-years before a principal structure is built. Staff shared if a shorter timeframe was established that they would be more favorable towards the variance.

The board and staff engaged in a discussion regarding the significance and value of established zoning codes.

Applicant, Sonnee Fisher, addressed the board and presented a couple of options she would consider to be granted the variance. One option included the addition of living quarters within the proposed building. Another option discussed was the possibility of reducing the time frame required to construct the primary structure.

Janzen closed the hearing for comments from the public: 7:15 PM

Fiedler provided an overview of the building permit process, including document submission, internal plan review and compliance with building and zoning codes. Wilson inquired about the options, process and implications of tabling or denying the application. Fiedler explained that if building plans came before the Community Development Department that met code requirements to have living space in the same building that staff could approve the plans without Planning and Zoning approval.

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Wilson made a motion to table the variance for V-2025-03 until the July 22nd, 2025 PZB Meeting. Motion was seconded by Conway. The vote was unanimous. Motion passed.

2. Review of V-2025-04, application of Dale Langer & Susan Bair, pursuant to City Code 17.10.08, who is petitioning for a variance to use a shipping container as an accessory structure. The property is addressed as 2116 E Ford St., Valley Center, KS 67147

Fiedler reviewed his staff report and noted that the applicant has already placed the shipping container on his property. Shipping containers are not allowed on any residential lot in Valley Center, unless it is temporary in nature and tied to construction or moving, etc. Fiedler did not receive any communications on this variance. Valley Center zoning code does allow shipping containers as accessory structures on industrial and commercial zoned lots, we do have regulations in place to appropriately anchor these as a structure. Fiedler did share that the City of Valley Center Building Inspector would inspect anchoring and any work completed on the container, if the variance is approved. Staff do recommend approval of the variance, siting that this is a large RR-1 lot where the container will have little impact on surrounding properties.

Janzen opened the hearing for comments from the public: 7:33 PM

Dale Langer, applicant, addressed the board and was available to answer questions. He explained how he came into possession of the container and described how it would serve as a benefit to his family by providing storage space and a workshop for hobbies. Mr. Langer also noted his intention to modify the container by adding windows and a door, and to finish it in a manner that would resemble a stick-built structure.

Janzen closed the hearing for comments from the public: 7:37 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve V-2025-04. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

3. Review of SD-2025-02, application of KE Miller Engineering, pursuant to City Code 16.04, who is petitioning for approval of a final plat for land currently un-addressed, located

Northwest of the intersection of High Point Rd and East Point Rd in Valley Center, KS 67147.

Janzen opened the hearing for comments from the public: 7:38 PM

Fiedler reviewed his staff report and noted that staff had a few comments on the final plat that the applicant was able to address and were reflected in the plat before the planning commission. The main change in the final plat from the preliminary plat was the addition of two utility easements, one along High Point Road and one along the west side of lot 1 north of East Point Road. During the public hearing for the preliminary plat the blind curve on East Point was mentioned several times, staff shared that when a permit is applied for on Lot 1 that we would work with them to determine the most appropriate location for the driveway. Staff also shared a map prepared to address the concerns from neighbors about the proposed lot sizes compared to those around this parcel to show what the County records have for each lot size, the proposed lots are not the smallest, nor the largest in this area. Fiedler reported that the plat meets our subdivision regulations for the RR-1 zoning and staff recommend approval of the Final Plat.

Paul Spranger shared that some residents in the area had met and created a petition and Diane Spranger distributed copies.

Kevin Moler addressed the board in opposition stating concerns of neighborhood consistency in lot size.

Bret Loibl addressed the board in opposition, also stating concerns of lot size consistency.

Diane Spranger addressed the board and spoke regarding the petition that had been created by area residents. She expressed concerns about the current setback requirements and requested that the board consider implementing a larger front yard setback for new homes built on these lots. Mrs. Spranger emphasized the importance of preserving the country look and character of the neighborhood.

Conversation was held between staff and the board regarding the current setback requirements in RR-1 zoned districts being 30 feet, the depth of the proposed lots, and how potential changes to setback regulations would impact the proposed lots as well as other vacant lots in the future.

Mr. Chipezeze addressed the board in opposition stating concerns about the potential placement of future septic lines near his water source.

Bob Blanton addressed the board with concerns that the board is obligated to approve anything that meets current codes and regulations.

Janzen addressed the public comments. He noted that many of the concerns being raised are zoning issues and are not the subject of the current discussion. He stated that the obligation of the board is to follow the rules first and foremost.

Janzen closed the hearing for comments from the public: 8:06 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Spranger made a motion to table SD-2025-02, there was not a second. Motion

died for lack of a second. Janzen made a motion to approve SD-2025-02. Motion was seconded by Bradley. Motion passed 4 to 1 with Spranger opposed.

OLD/UNFINISHED BUSINESS: none

NEW BUSINESS: none

STAFF REPORTS: There were no applications received for our next meeting. No meeting in June.

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen - none

Paul Spranger - none

Rick Shellenbarger - absent

Scot Phillips - absent

Steve Conway - none

Dalton Wilson – Asked about the Farmer’s Market. It’s been a successful start to the season so far. There are a lot of new vendors participating this year.

Amy Bradley – none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 8:25 P.M., a motion was made by Janzen to adjourn and seconded by Wilson. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Gary Janzen, Chairperson



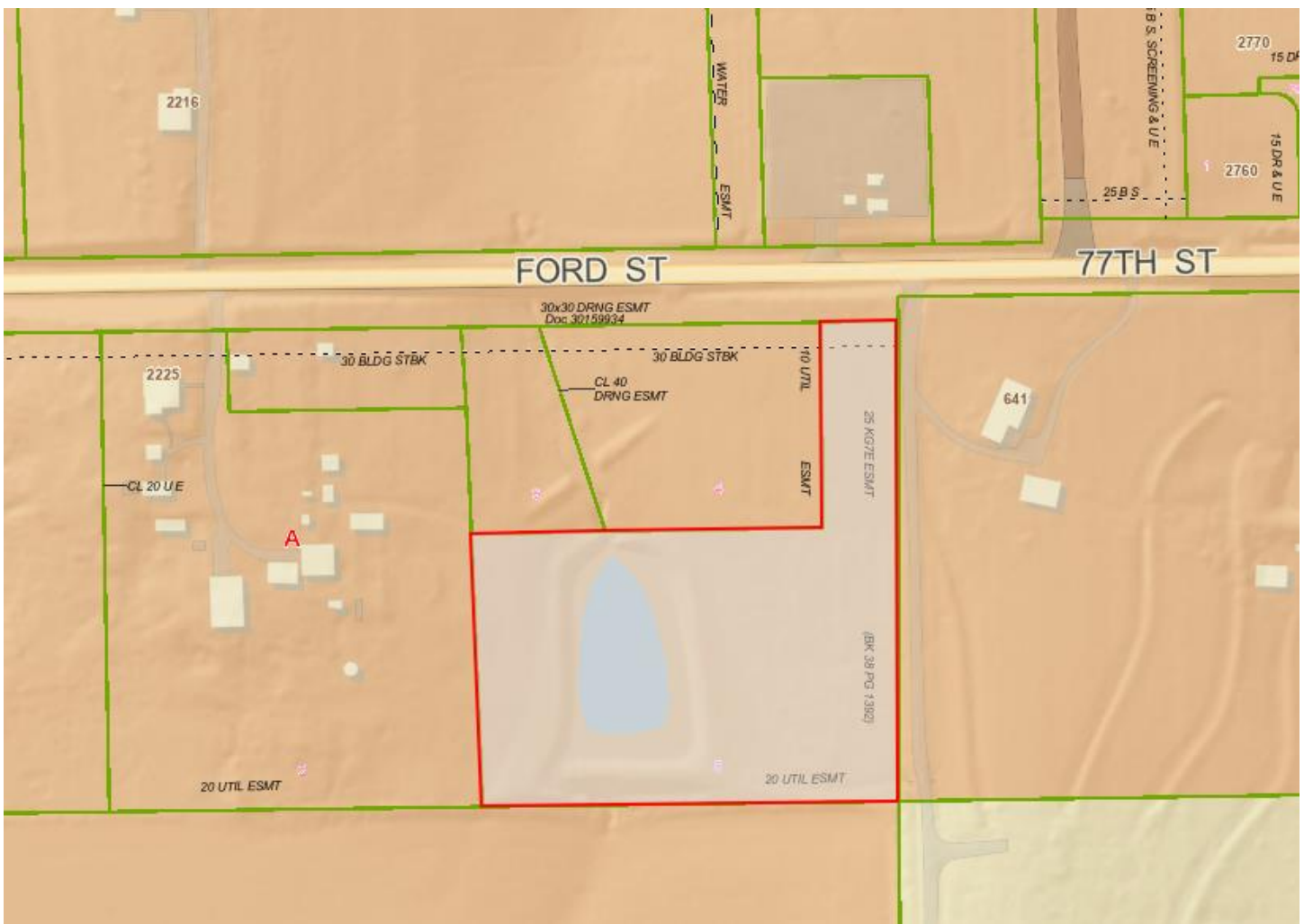
Date: May 27th, 2025

Present Zoning: RR-1 (Suburban Residential District)

Variance Request: The applicants, Carlos Torres & Sonnee Fisher, pursuant to City Code 17.10.08, are petitioning for an accessory building to be constructed and used prior to the construction of a principal structure. Accessory building will be 2,400 square feet.

Applicants: Carlos Torres & Sonnee Fisher

Property Address: 2525 E Ford St., Valley Center, KS 67147 (outlined in red below)



Applicant's Reasons for Variance Request:

Per the City of Valley Center's Zoning Code (17.06.01.D.), no accessory structure shall be constructed and occupied, or use started on any zoning lot prior to the time construction begins on the principal structure or use to which it is accessory, except for airplane hangars built on lots, etc. The applicant is requesting to construct a 2,400 square foot accessory

building prior to constructing their principal dwelling to store equipment and materials for their small business. The applicant indicated that their construction timeline for the primary residence would be in 5 years.

Review Standards for a Variance per 17.10.08.D. (*standards in italics*):

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

This variance request is unique to this property and is not the result of any actions already taken by the property owner. The surrounding neighborhood is comprised of single-family homes on acreage; most have an accessory building and vacant lots for future residential development. Once completed there will be a single-family home and accessory building on this lot.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will more than likely not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries within city limits and 1,000 feet from the boundary outside of the city limits. To date, one inquiry has been made, they did not share if they were in favor or against the variance. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the May 27th, 2025 board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The property owner will experience hardship in the fact that not allowing this building to be constructed will result in having to construct the principal structure first or in a different way than they are planning. They would also have to store items elsewhere or outside in the elements on a property they already own.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general. If the variance request is approved, there will still be adequate codes that the property owners will have to comply with to avoid the creation of an eye sore to adjacent property owners. Building setback requirements will also still be met.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The granting of this variance will allow the property owner to build an accessory structure and use it for business use for 5 years prior to the principal structure being constructed. While home-occupations are allowed in most circumstances, the use of the land and building for business purposes for 5 years without a principal structure is not the intent of the zoning regulations.

Staff Recommendation: Staff do not recommend that the Board of Zoning Appeals grants the variance allowing for a 2,400 sq. ft. accessory building to be built prior to the principal structure as the structure will be used for business use for 5-years based on the timeline provided, prior to the residence being constructed at 2525 E Ford St., Valley Center, KS 67147. Staff would be in favor, if a shorter timeframe was establish to build the principal structure.

City of Valley Center

Case No. VAR _____ - _____

VARIANCE APPLICATION

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Carlos Torres & Sonnee Fisher

Phone 316 806 0511 fax# 2525 E Ford St 67147

Petitioners Name & Address 316 249 0296

Phone _____ fax# _____

Contact email address sonnee.jordan@gmail.com Contact Cell Phone _____

Relationship of applicant to property is that of X Owner _____ Tenant _____ Lessee _____ Other _____

Variance Requested: Build an accessory structure prior to
principal structure

Address/Location of Request 2525 E Ford St 67147

Parcel number(s) 30028268

Property Zoning is now _____

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

Carlos Almas Torres 4/22/2025 _____
Applicant Date Agent (If any) Date

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.

Kyle Fiedler

From: sonnee.jordan@gmail.com
Sent: Tuesday, April 22, 2025 2:32 PM
To: Kyle Fiedler
Subject: Re: Variance

Kyle,

We are requesting a variance for the property at 2525 E Ford St in valley center. The property was purchased almost 1 year ago and we are needing to build an accessory structure prior to a principal structure.

We will need this accessory structure to store equipment and materials for our small business. The equipment for our small business requires protection from outside elements and this will need to be done prior to building the principal structure so we have a safe and secure building to store Equipment and materials.

Thank you,

Carlos Torres
Sonnee Fisher
316-806-0511

Sent from my iPhone

On Apr 22, 2025, at 1:09 PM, Kyle Fiedler <KFiedler@valleycenterks.gov> wrote:

Please reply to this email.

<image001.jpg>

Kyle Fiedler

Community Development
Director

Phone: 316-755-7320

Fax: 316-755-7324

Email:

kfiedler@valleycenterks.gov

City of Valley Center

545 W. Clay

P.O. Box 188

Valley Center, KS 67147

www.valleycenterks.gov

Kyle Fiedler

From: sonnee.jordan@gmail.com
Sent: Thursday, May 22, 2025 4:23 PM
To: Kyle Fiedler
Subject: Re: Variance

40x60

Sent from my iPhone

On May 22, 2025, at 7:42 AM, Kyle Fiedler <KFiedler@valleycenterks.gov> wrote:

Do you know approximately what size of building you are wanting to build?

<image001.jpg>

Kyle Fiedler

Community Development
Director

Phone: 316-755-7320

Fax: 316-755-7324

Email:

kfiedler@valleycenterks.gov

City of Valley Center

545 W. Clay
P.O. Box 188
Valley Center, KS 67147

www.valleycenterks.gov

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From: Kyle Fiedler
Sent: Thursday, May 15, 2025 2:30 PM
To: sonnee.jordan@gmail.com
Subject: RE: Variance

Thank you for sharing that. I'll let you know if I need anything else as I prepare for the meeting.

<image001.jpg>

Kyle Fiedler

Community Development
Director

Phone: 316-755-7320

Fax: 316-755-7324

Email:

kfiedler@valleycenterks.gov

City of Valley Center

545 W. Clay

P.O. Box 188

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www.valleycenterks.gov

<image002.png>

<image003.jpg>

<image004.png>

From: sonnee.jordan@gmail.com <sonnee.jordan@gmail.com>

Sent: Wednesday, May 14, 2025 8:14 AM

To: Kyle Fiedler <KFiedler@valleycenterks.gov>

Subject: Re: Variance

Thank you Kyle! We plan start building the primary residence in 5 years

Sent from my iPhone

On May 8, 2025, at 2:15 PM, Kyle Fiedler <KFiedler@valleycenterks.gov> wrote:

I know we discussed timeline on this when you were in my office. After looking at the most recent variance for a principal structure to be built prior to the principal structure, the timeline for when the principal structure was planning to be build was necessary for the decision. I don't know that I can recommend approval without some sort of timeline for when the principal structure is anticipated to be built.

<image001.jpg>

Kyle Fiedler

Community Development
Director

Phone: 316-755-7320

Fax: 316-755-7324

Email:

kfiedler@valleycenterks.gov

City of Valley Center
545 W. Clay
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<image002.png>

<image003.jpg>

<image004.png>

From: sonnee.jordan@gmail.com <sonnee.jordan@gmail.com>

Sent: Tuesday, April 22, 2025 2:32 PM

To: Kyle Fiedler <KFiedler@valleycenterks.gov>

Subject: Re: Variance

Kyle,

We are requesting a variance for the property at 2525 E Ford St in valley center. The property was purchased almost 1 year ago and we are needing to build an accessory structure prior to a principal structure.

We will need this accessory structure to store equipment and materials for our small business. The equipment for our small business requires protection from outside elements and this will need to be done prior to building the principal structure so we have a safe and secure building to store Equipment and materials.

Thank you,

Carlos Torres
Sonnee Fisher
316-806-0511

Sent from my iPhone

On Apr 22, 2025, at 1:09 PM, Kyle Fiedler
<KFiedler@valleycenterks.gov> wrote:

Please reply to this email.

<image001.jpg>

Kyle Fiedler
Community Development
Director

Phone: 316-755-7320
Fax: 316-755-7324
Email:
kfiedler@valleycenterks.gov

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<image003.jpg>

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Date: July 29th, 2025

Present Zoning: R-1B (Single-Family Residential District)

Proposed Zoning: R-2 (Two-Family Residential District)

Rezoning Application Case Number: RZ-2025-05

Applicant: K2 Investments LLC

Property Address: Unaddressed, located between 409 N Meeds and 431 W 3rd, Valley Center, KS 67147 (outlined in red below)



Applicant's Reasons for Rezoning: The applicant is requesting a rezoning from R-1B (single-family) to R-2 two-family) to build a new two-family structure. The applicant's request letter is attached to the end of this staff report.

Review Criteria for a Zoning Amendment per 17.11.01.H (*criteria in italics*)

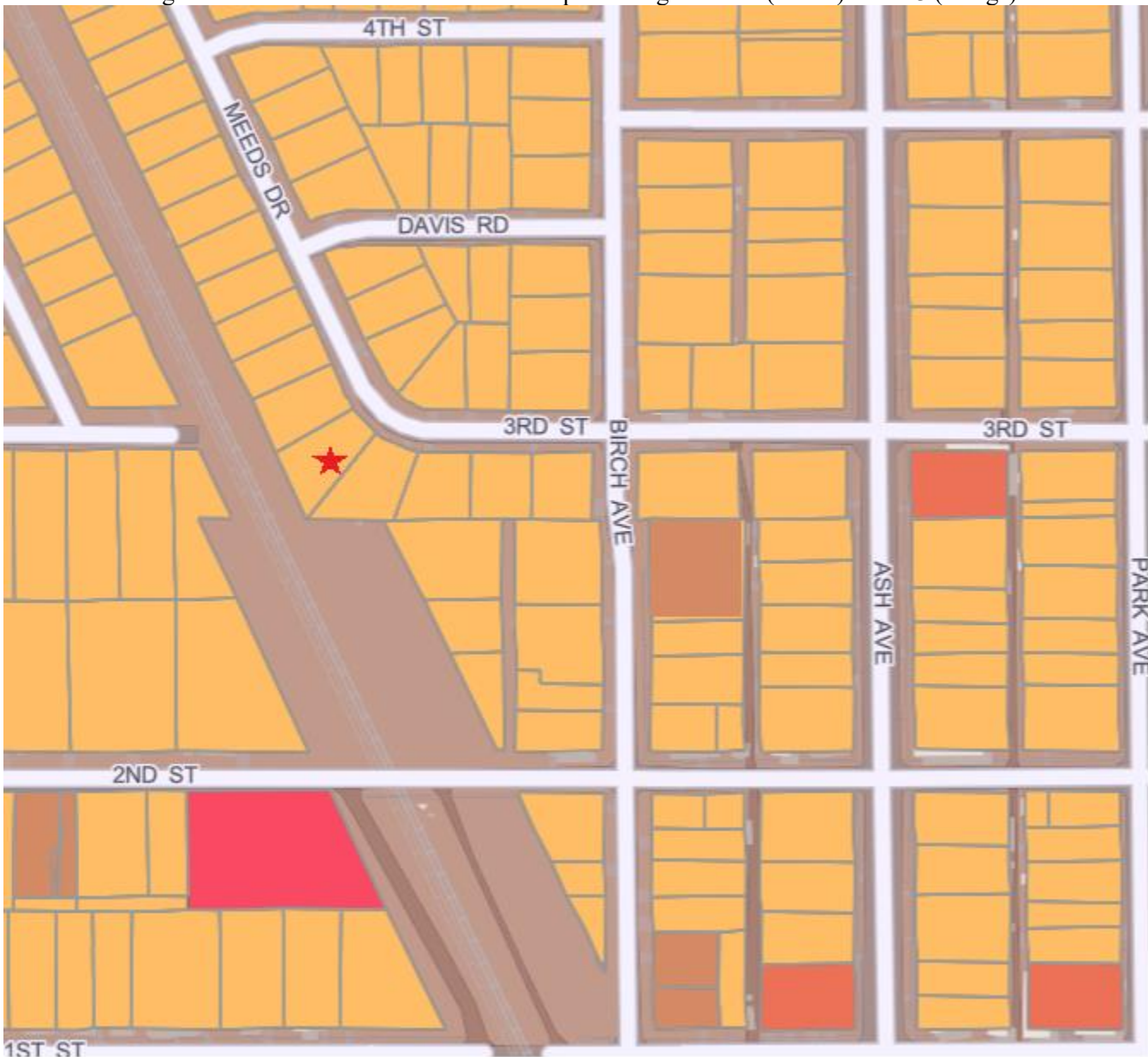
1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

The subject property currently is vacant. Adjacent are all R-1B.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning of the subject property is R-1B (Single-Family Residential District). The surrounding zoning and land uses are as follows (see map below, subject property denoted by red star):

- Adjacent properties to in all directions are R-1B (Golden-yellow).
- Neighborhood to the east and southeast has spot-zoning with R-2 (brown) and R-3 (orange).



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

Yes, this property has either never been developed, or has been vacant for at least 20 years based on County tax records.

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

No

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

No, the property is in a residential neighborhood and the applicant wants to keep the property in residential use. The applicant is requesting R-2, to be able to place a duplex on the lot.

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

Yes, public water, sanitary sewer, paved street, storm sewer and waste services are available to the subject property.

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

N/A, the subject property has already been platted and does not need to be replatted.

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

No

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

While there is a new development coming with R-2 zoning, this property in an existing residential neighborhood is unique.

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

N/A

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

Yes

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

The rezoning request will not have a negative impact on the surrounding properties. This neighborhood has spot-zoning with multiple types of residential-use properties.

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

Yes

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

Yes, the Plan calls for additional housing variety.

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

- City staff supports this rezoning. The standard public notice was published in *The Ark Valley News* and notices were sent out to surrounding property owners. As of the date of this report, there have been no contact in opposition or in favor of the rezoning.
- Other public comments in support or opposition will not be known until the public hearing. Any comments received by staff between the day the packet is sent and the hearing will be shared with the Board.

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

No

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

No

City staff recommends approval of this rezoning application.

REZONING/LAND USE AMENDMENT APPLICATION

This application is for a Rezoning/Land Use Amendment before the City Planning Commission. The form must be completed and filed with the Zoning Administrator at Public Works, 545 W Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310, ext. 103.

Property owner(s) Name & Address R2 Properties LLC

Phone 316-390-2219 fax# 316-223-1251

Petitioner's Name & Address Kirk Richards, 7255 W. Northwind Suite 100 Wichita 67205

Phone 316-390-2219 fax# 316-223-1251

Contact email address KirkApex@yahoo.com Contact Cell Phone 316-390-2219

Relationship of applicant to property is that of ☒ Owner ☐ Tenant ☐ Lessee ☐ Other

Property Zoning/Land Use Plan is now R1B

Proposed Rezoning/Land Use Plan Amendment R2

Property shown on Valley Center Land Use Plan is now R1B

Address/Location of Request Lot 21 Block A needs Replat of Part of Corner lots Addition

Justification for Rezoning/Land Use Plan Amendment (attach narrative to application)

The undersigned petitioner understands the following conditions of this application:

1. That he/she has been advised of the fee requirements established and that the fee accompanies this application for a Rezoning/Land Use Amendment.
2. That the Planning Commission can only recommend action and the City Council must ratify the Planning Commission's decision as the final decision of the City.

[Signature] 6/12/25
Applicant Date Agent (If any) Date

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Planning Commission and City Council. It has been checked and found to be complete. Nonrefundable fee varies, depending upon the zoning classification being requested.

Zoning Application fee for a rezoning is \$300 other than a PUD, which is \$500

K2 Properties, LLC.
7255 W. Northwind Suite 100
Wichita. KS. 67205
316-390-2219
kirk@k2propertieswichita.com

06/12/2025

To the members of the Zoning and Planning Committee, Valley Center, KS. 67147

Re: Rezoning Request – Lot 21 Block A Needs Replat of part of Carpenters Addition

Dear Zoning Committee Members,

My name is Kirk Richards and I am the managing member of K2 Properties, a local development company with a longstanding history of constructing and maintaining high-quality residential communities throughout Wichita and the surrounding areas. I write to respectfully request your consideration and approval of a rezoning application for property we own in Valley Center, currently zoned for single-family residential use, which we seek to rezone to multi-family residential.

We Understand that zoning decisions are made with thoughtful consideration of community impact, infrastructure, aesthetics, and long-term development goals. With this in mind, I would like to offer the Committee some background on K2 Properties and the vision we have for this site.

K2 Properties has developed numerous multi-family communities that are recognized for their exceptional construction quality, beautiful landscaping, ongoing maintenance, and positive community impact. We take pride in designing developments that blend seamlessly with surrounding neighborhoods while providing much-needed housing options for growing populations. Our properties attract families, working professionals, and retirees, contributing to neighborhood diversity and local economic vitality.

The proposed project in Valley Center would follow the same successful model: attractive, well-managed multi-family housing designed to enhance-not disrupt-the surrounding area. We are committed to working closely with the city, neighbors, and planning staff to address concerns and ensure that our development aligns with the community's character and values.

Rezoning this parcel to allow for multi-family housing supports broader regional goals of responsible growth, increased housing accessibility, and sustainable land use. Valley Center is a growing community, and high-quality multi-family developments can serve as important asset in meeting housing needs, supporting local businesses, and enhancing overall livability.

We respectfully ask the Zoning Committee to consider our proven track record, our commitment to quality, and our willingness to collaborate with stakeholders. We are confident that this project will be a long-term benefit to Valley Center and a development the community can be proud of.

Thank you for your time and consideration. I welcome the opportunity to discuss this request further and answer any questions you may have.

Sincerely,

Kirk Richards

K2 Properties

316-390-2219

kirk@k2propertieswichita.com



September Meeting Date:

Due to scheduled training, Kyle Fiedler will not be present for the meeting scheduled for September 23, 2025. Fiedler is requesting rescheduling the meeting for Thursday September 18th or Thursday September 25th.

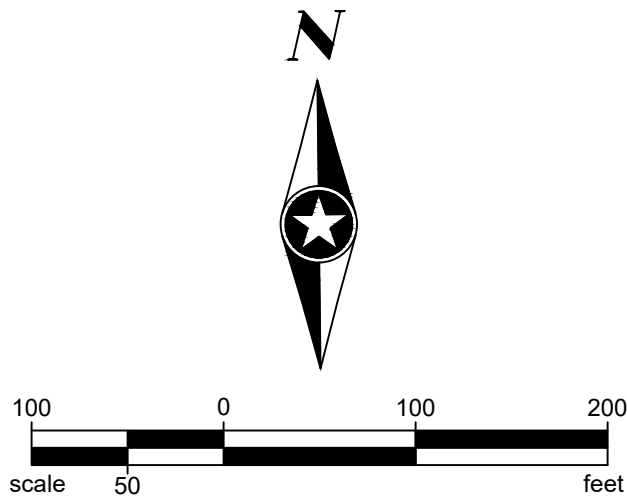


ValePointe Sketch Plat:

SEH has submitted the attached sketch plat for the proposed ValePointe subdivision. They requested that Planning and Zoning look at this plat and provide feedback prior to a preliminary plat being filed.

Please note that this is proposed to be R-2 zoning and appears to meet the size regulations for the lot minimum in that zoning classification.

Save: 6/25/2025 9:57 AM rsnyder Plot: 6/25/2025 9:56 AM X:\F\FFFROM185529\5-final-dsgn\51-drawings\10-Civil\cd\wg\FF_185445_RW.dwg



PLAT INFORMATION

PROPOSED ZONING: R-2
PROPOSED MIN. LOT WIDTH: 60'
GOFF RD. ROW WIDTH: 70'
OTHER LOCAL STREET ROW WIDTH: 64'
TYPICAL LOT DEPTH: 110'

PROPOSED
INTERURBAN 100' ROW
DEDICATION

N 64°43'55" E
120.29 (P) 120.27 (M)

M 00°46'56" W (839.92 (P) 839.94 (M)

N 55°47'05" W 915.38 (P) 915.43 (M)



PROJECT NO.
185529
DATE:
6/25/2025

LOT LAYOUT
INTERURBAN
VALLEY CENTER, KANSAS

FIGURE
NO. 1

