



Planning and Urban Design

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www.wycokck.org/planning

To: City Planning Commission
From: Planning and Urban Design Staff
Date: May 10, 2021
Re: COZ2021-008

GENERAL INFORMATION

Applicant:
Olivia Dylan Moore

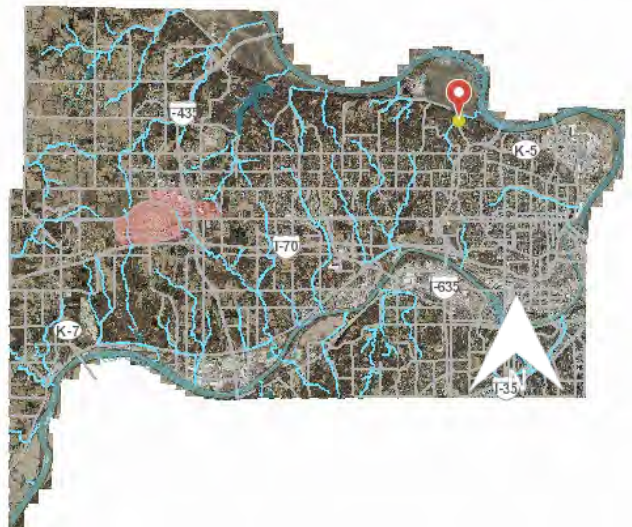
Status of Applicant:
Property Owner
3860 Bell Crossing Drive
Kansas City, Kansas 66104

Requested Action:
Approval of a Change of Zone.

Date of Application:
March 26, 2021

Purpose:
Change of Zone from R-1 Single Family District to A-G Agriculture District.

Property Location:
3860 Bell Crossing Drive
Kansas City, Kansas 66104



Commission Districts:	Commissioner At Large: Melissa Bynum District #1 Commissioner: Gayle E. Townsend
Existing Zoning:	R-1 Single Family District
Adjacent Zoning:	North: R-1 Single Family District South: A-G Agriculture District East: R-1 Single Family District West: R-1 Single Family District
Adjacent Uses:	North: Undeveloped Land South: Undeveloped Land East: Undeveloped Land West: Undeveloped Land
Total Tract Size:	29.19 Acres
Master Plan Area:	The City-Wide Master Plan
Master Plan Designation:	The City-Wide Master Plan designates this area as Rural-Density Residential. This allows for agriculture, ranches, and large lot residential development.
Major Street Plan:	The Major Street Plan classifies Bell Crossing Drive as a Local Street.
Parking Requirement:	Section 27-454 states that in districts that are zoned R-1 Single Family District, two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. The property currently has no paved parking areas. Section 27-452 states that in districts that are zoned AG Agriculture District, two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling.
Advertisement:	<u>The Wyandotte Echo</u> – April 15, 2021 Letters to Property Owner – April 16, 2021
Public Hearing:	May 10, 2021
Public Support:	One (1) neighbor has expressed support.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Olivia Dyan Moore, is seeking the approval of a Change of Zone from R-1 Single Family District to A-G Agriculture District for the purpose of keeping four (4) horses and 24 chickens at 3860 Bell Crossing Drive on 29.19 acres.

City Ordinance Requirements: 27-592 through 27-606

Code Enforcement History: There is no Code Enforcement History on this property.

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The neighborhood is rural and agricultural in nature, with a few detached single-family homes on large lots. The area is heavily wooded with several undeveloped parcels.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The proposed use is expected to be compatible with the zoning and uses of nearby properties because there are several large lots that are agriculture in nature.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

The property is suitable for Agricultural Zoning because it is 29.19 acres and the minimum acreage requirement for the zoning district is five (5) acres. Removal of the restrictions will not detrimentally affect nearby property if properly managed.

4. *The length of time the property has remained vacant as zoned.*

There is no record of a home being built on the property.

5. *The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.*

The proposed use is not reasonably necessary for the convenience and welfare of the public and will not substantially injure the appropriate use, visual quality or marketability of nearby property if managed properly.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

The proposed use will not increase traffic to the area because no development is being proposed.

7. *The degree of conformance to the Master Plan.*

The City-Wide Master Plan designates this area as Rural-Density Residential. These areas are comprised of agriculture, ranches and large lot residential development. The proposed use conforms to the Master Plan because it is for the keeping of animals.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

The proposed use may cause environmental harm if animal waste and/or overgrazing is not properly managed. The proposed use could enhance the environment if its natural resources are protected. There is a creek that runs through the property that should be preserved and protected.

9. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Municipal water service is not available.

b. *Sanitary sewer service*

Municipal sanitary sewer services are not available.

c. *Storm water control*

Municipal storm water control is available.

d. *Police*

Police services is provided by Midtown Patrol, District #443.

e. *Fire*

Fire service is provided by Station #14.

f. *Transit*

KCATA does not provide transportation to this location.

g. *Schools*

Public education is provided by Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

10. The economic impact of the proposed use on the community.

The proposed use will have minimal economic impact on the community because no business or development is being proposed.

11. The capability of the proposed use to meet applicable ordinance requirements.

Based on aerial imagery, it appears that there are two (2) accessory structures on the property and no primary structure. Approval of a Change of Zone to Agricultural District will bring these structures into compliance with the ordinance.

12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The gain to the public health, safety, and welfare is minimal. If denied, the landowner could still have animals on the property because it is larger than five (5) acres. If denied, the property owner could not build an accessory structure on the property without first building a primary structure.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held an in-person neighborhood meeting on April 19, 2021. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Animal Best Management
Conservation of the Creek

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

- 1) Is there currently a home on the property? If not, do you intend to build one?

Applicant Response: No.

- 2) Are there accessory structures on the property? If so, how many and what are they used for?

Applicant Response: Yes, there are two (2) accessory structures on the property; one (1) barn approximately 40ft x 25ft that is used to store hay and feed, one (1) barn approximately 30ft x 20ft where horses are able to get out of the weather.

- 3) Provide a scaled and dimensioned site plan showing access, parking, and any structures on the property.

Staff Response: Applicant has provided a diagram. Staff notes that it is not scaled and dimensioned. It is attached below.

- 4) Provide site photographs of the property.

Staff Response: Applicant has provided site photographs. They are attached below.

- 5) What kind of animals do currently have on the property?

Applicant Response: There are currently three (3) horses and 12 chickens.

- 6) What kind of animals do you plan to keep on the property?

Staff Response: The applicant has stated that they intend to have four (4) horses and 24 chickens.

- 7) Do you intend to sell agricultural products from your property?

Applicant Response: No.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Conservation District Comments:

- 1) Must adhere to the Conservation Department comments for Best Practices, which are:
 - a. Seeding of pasture land; and,

- b. Pasture areas need to be completely fenced to protect the woodland area.

See all Conservation District Comments. Attached below.

STAFF RECOMMENDATION

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2021-008** subject to all comments and suggestions outlined in this staff report:

- 1) **Must adhere to the Conservation Department comments for Best Practices, which are:**
 - a. **Seeding of pasture land; and,**
 - b. **Pasture areas need to be completely fenced to protect the woodland area;**
- 2) **No buildings or trees are allowed to be located on the ground above the existing gas easement;**
- 3) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable;**
- 4) **A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department 913-573-8620 if construction is proposed;**
- 5) **According to Sec. 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process at 913-573-5750;**
- 6) **Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sec. 8-610 through Sec. 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, 7th Floor Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,**
- 7) **Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

Zoning Map
Land Use Map
Aerial Map
Conservation District Comments
Site Photographs Provided by Staff, Dated April 20, 2021
Neighborhood Meeting Documentation
Site Diagram
Site Photographs Provided by Applicant

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 10, 2021	May 27, 2021
Special Use		

STAFF CONTACT: **Shana Kelly**
 skelly@wycokck.org

MOTIONS

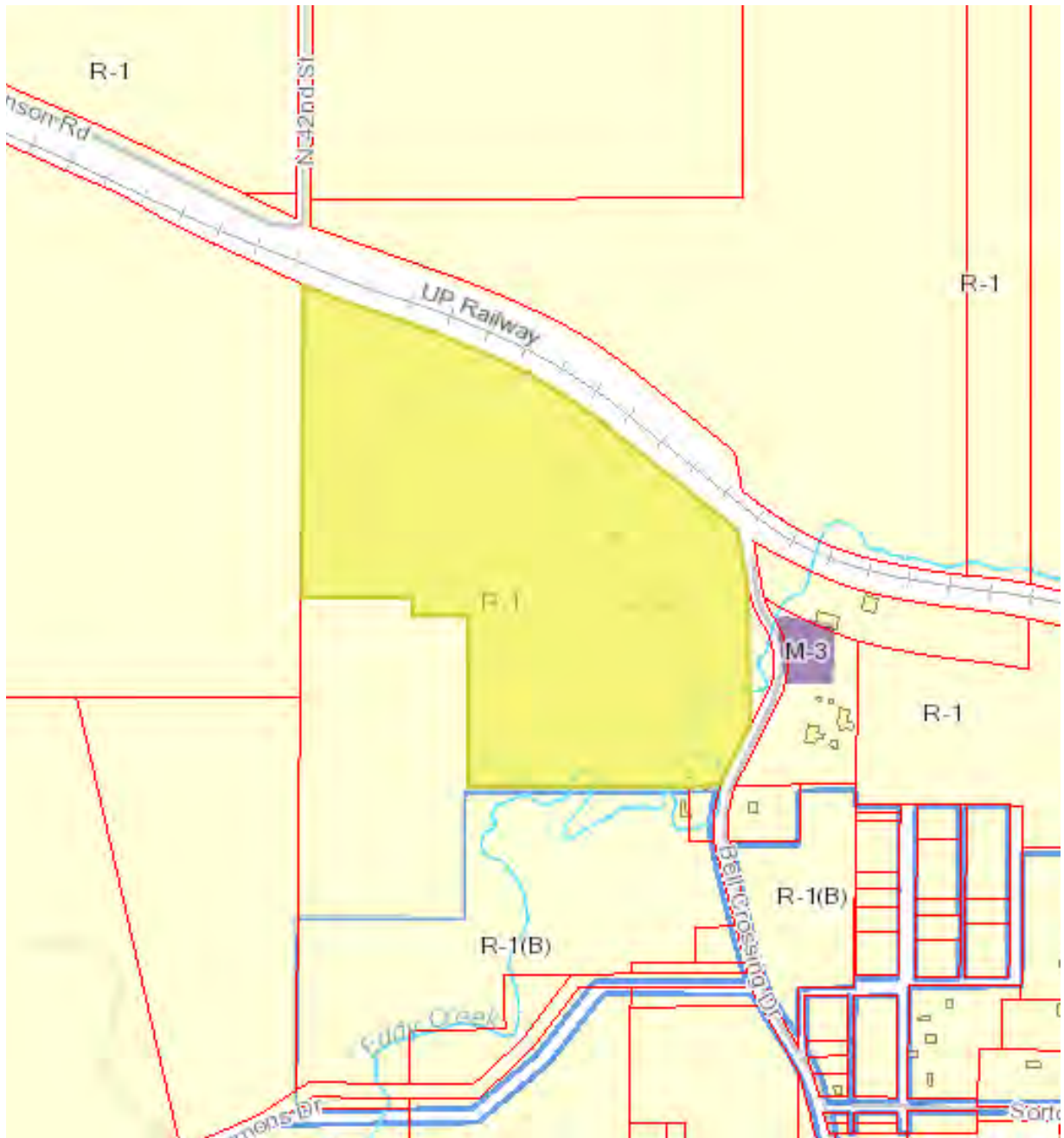
I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2021-008** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

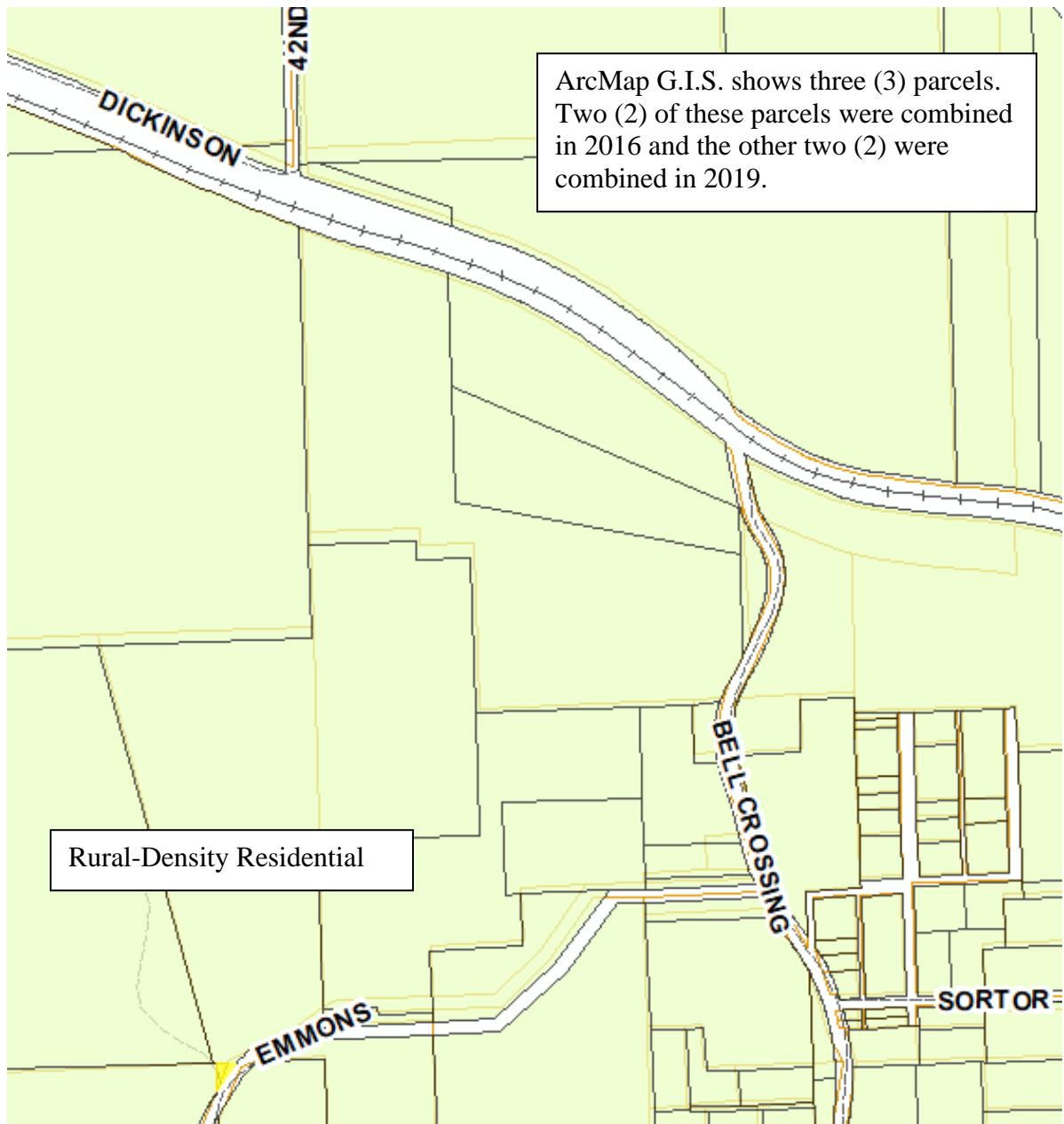
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2021-008**, to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Zoning Map:



Land Use Map:



Aerial Map:



Conservation District Comments:



Wyandotte County Conservation District

1214 N. 79th Street • Kansas City, KS 66113 • Phone (913) 414-0539
www.conservatdist@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

April 13, 2021

RE: COZ2021-008 Olivia Dyan Moore for horses and chickens Bell Crossing Drive

Dear Mr. Hand:

The Wyandotte County Conservation District has completed an environmental review of the: COZ2021-008 Olivia Dyan Moore for horses and chickens Bell Crossing Drive.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are four major soil types identified: Kennebec silt loam, occasionally flooded, Gosport-Sogn complex, 7 to 35 percent slopes, Knox silt loam, 7 to 12 percent slopes and Knox silt loam, 18 to 30 percent slopes. These soil types are considered very erodible when the surface is denuded of a protective cover.
- This area is currently being used for agricultural.
- Practices to help make the property sustainable include:
 - Seeding of pasture land
 - Pasture areas need to be completely fenced to protect the woodland area.
 - There is a potential for timber stand improvement to enhance the value of the timber resource. There may be funds available for help with timber stand improvement.

- Technical help with timber stand improvement is available through the Conservation District.

Technical assistance is available from our office. Limitation maps, detail soil reports and a conservation plan can also be requested for this site from our office;

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact; therefore, on site investigation is needed for site specific planning.

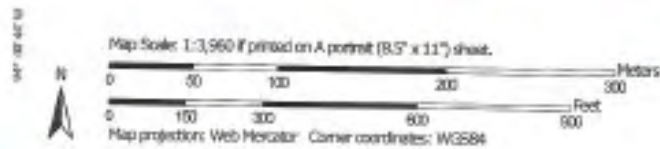
If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures

Map Unit Name—Wyandotte County, Kansas
(COZ2021-008 3860 Bell Crossing)



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/7/2021
Page 1 of 3

MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Scale
 - 1:24,000
- Soil Rating Polygons
 - Duster-Sign complex, 7 or 2C percent slopes
 - Mariposa all loam, occasionally flooded
 - Nixa complex, (8 to 20) percent slopes
 - Nixa all loam, 7 to 12 percent slopes
 - New rated or not available
- Soil Rating Labels
 - Duster-Sign complex, 7 or 2C percent slopes
 - occasionally flooded
 - Nixa complex, 18 to 20 percent slopes
 - Nixa all loam, 7 to 12 percent slopes
 - Not rated or not available
- Soil Rating Points
 - Duster-Sign complex, 7 or 2C percent slopes
- Known Features
 - Streets and Curves
- Transportation
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
 - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misinterpretation of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL: <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/>

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if you require accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data of the version listed below:

Soil Survey Area: Wyandotte County, Kansas
Soil Survey Area Date: Revision 14, Jun 10, 2020
Soil map units are listed (as space allows) for map scales 1:50,000 or larger.

Digital aerial images were photographed: Jul 17, 2019—Sept 26, 2019

The orthophoto or other base map on which the soil lines were overlaid and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Name

Map unit symbol	Map unit name	Rating	Area in AOI	Percent of AOI
7000	Kennelbec silt loam, occasionally flooded	Kennelbec silt loam, occasionally flooded	2.3	7.8%
7250	Gosport-Segn complex, 7 to 35 percent slopes	Gosport-Segn complex, 7 to 35 percent slopes	4.1	14.1%
7955	Knox silt loam, 7 to 12 percent slopes	Knox silt loam, 7 to 12 percent slopes	6.5	22.1%
7857	Knox complex, 18 to 30 percent slopes	Knox complex, 18 to 30 percent slopes	16.4	56.0%
Totals for Area of Interest			29.3	100.0%

Description

A soil map unit is a collection of soil areas or nonsoil areas (miscellaneous areas) delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in a particular soil survey area.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, provide information on the composition of map units and properties of their components.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief, Generated)

Wyandotte County, Kansas

Map Unit: 7050—Kennebec silt loam, occasionally flooded

Component: Kennebec (85%)

The Kennebec component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on flood plains on river valleys. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 80 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very high. Shrink-swell potential is moderate. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 42 inches during February, March, April, May. Organic matter content in the surface horizon is about 3 percent. This component is in the R106XY070NE Loamy Terrace ecological site. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Muscotah (5%)

Generated brief soil descriptions are created for major soil components. The Muscotah soil is a minor component.

Component: Wabash (3%)

Generated brief soil descriptions are created for major soil components. The Wabash soil is a minor component.

Component: Reading (3%)

Generated brief soil descriptions are created for major soil components. The Reading soil is a minor component.

Component: Colo (2%)

Generated brief soil descriptions are created for major soil components. The Colo soil is a minor component.

Component: Olmitz (2%)

Generated brief soil descriptions are created for major soil components. The Olmitz soil is a minor component.

Map Unit: 7250—Gosport-Sogn complex, 7 to 35 percent slopes**Component: Gosport (50%)**

The Gosport component makes up 50 percent of the map unit. Slopes are 7 to 35 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from shale. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R106XY015K5 Loamy Upland (ps 30-37) ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Sogn (35%)

The Sogn component makes up 35 percent of the map unit. Slopes are 7 to 20 percent. This component is on hillslopes on uplands. The parent material consists of loamy residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 4 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is very low. Available water to a depth of 80 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R1D6XY028KS Shallow Limy (pe 30-37) ecological site. This soil does not meet hydric criteria.

Component: Oska (5%)

Generated brief soil descriptions are created for major soil components. The Oska soil is a minor component.

Component: Elmont (5%)

Generated brief soil descriptions are created for major soil components. The Elmont soil is a minor component.

Component: Martin (5%)

Generated brief soil descriptions are created for major soil components. The Martin soil is a minor component.

Map Unit: 7955—Knox silt loam, 7 to 12 percent slopes

Component: Knox (80%)

The Knox component makes up 80 percent of the map unit. Slopes are 7 to 12 percent. This component is on hillslopes on uplands. The parent material consists of fine-silty loess. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 80 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R107BY003MO Deep Loess Exposed Backslope Savanna Quercus Macrocarpa-quercus Alba/amoipha Canescens/schizachyrium Scoparium-dalea Candida Bur Oak-white Oak/leadplant/little Bluestem-white Prairie Clover, Deep Loess Protected Backslope Woodland Quercus Rubra/lilja Americana/simina Trilobe-tilmus Rubra/carex Jamesii-sanguinaria Canadensis Northern Red Oak-american Basswood/pawpaw-slippery Elm/james' Sedge-bloodroot ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Component: Armster, eroded (5%)

Generated brief soil descriptions are created for major soil components. The Armster, eroded soil is a minor component.

Component: Similar soil (5%)

Generated brief soil descriptions are created for major soil components. The Similar soil soil is a minor component.

Component: Ladoga (5%)

Generated brief soil descriptions are created for major soil components. The Ladoga soil is a minor component.

Component: Welda (5%)

Generated brief soil descriptions are created for major soil components. The Welda soil is a minor component.

Map Unit: 7957—Knox complex, 18 to 30 percent slopes**Component:** Knox (66%)

The Knox component makes up 65 percent of the map unit. Slopes are 18 to 30 percent. This component is on hillslopes on uplands. The parent material consists of fine-silty loess. Depth to a root restrictive layer is greater than 80 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 80 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R107BY003MD Deep Loess Exposed Backslope Savannah Quercus Macrocarpa-quercus-Alba/morpha Canescens/schizachyrium Scoparium-dalea Candida Bur Oak-white Oak/leadplant/little Bluestem-white Prairie Clover; Deep Loess Protected Backslope Woodland Quercus Rubra-like Americana/asirina Triloba-elmus Rubra/carex Jamesii-sanguinaria Canadensis Northern Red Oak-american Basswood/pawpaw-slippery Elm/james' Sedge-bloodroot ecological site. Nonirrigated land capability classification is 5e. This soil does not meet hydric criteria.

Component: Sogn (35%)

The Sogn component makes up 35 percent of the map unit. Slopes are 18 to 20 percent. This component is on hillslopes on uplands. The parent material consists of loamy residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 4 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is very low. Available water to a depth of 80 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R107XY028KS Shallow Liny (pe 35-37) ecological site. This soil does not meet hydric criteria.

Data Source Information

Soil Survey Area: Wyandotte County, Kansas
Survey Area Date: Version 14, Jun 10, 2020

Prime and other Important Farmlands

This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air, it is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be *farmland of local importance* for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Report—Prime and other Important Farmlands

Prime and other Important Farmlands—Wyandotte County, Kansas		
Map Symbol	Map Unit Name	Farmland Classification
7052	Kansas silt loam, occasionally flooded	All areas are prime farmland.
7250	Gosport-Sogn complex, 7 to 35 percent slopes	Not prime farmland.
7955	Knox silt loam, 7 to 12 percent slopes	Farmland of statewide importance.
7957	Knox complex, 18 to 30 percent slopes	Not other farmland.

Data Source Information

Soil Survey Area: Wyandotte County, Kansas
 Survey Area Date: Version 14, Jun 10, 2020

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer; both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (K_{sat}), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
7050—Kearnsboro silt loam, occasionally flooded		Low-Pyk Hgh	Range In		Low Hgh	Low Hgh			
Karnesitic					0		High	Moderate	Low
7250—Gorport Sogr complex, 7 to 35 percent slopes									
Clayport	Parallelic bedrock	20- 30-40		Weakly cemented			Moderate	High	High
Sogr	Litic bedrock	4-15-20		Unrated	0		Moderate	Moderate	Low
7955—Knox silt loam, 7 to 12 percent slopes									
Knox							High	Moderate	Low
7963—Knox complex, 18 to 20 percent slopes									
Knox							High	Moderate	Low
Sogr	Litic bedrock	4-15-20		Unrated	0		Moderate	Moderate	Low

Data Source Information

Soil Survey Area: Wyandotte County, Kansas
Survey Area Data Version 14, Jun 10, 2020



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Site Photographs Provided by Staff, Dated April 20, 2021:





Neighborhood Meeting Documentation:

Patrick Dunn contacted me on April 17, 2021 in support of my petition to change zoning from R1 to AG.

No one showed at the community meeting held April 19, 2021.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Olivia Dyan Moore, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2021-008.
2. That I conducted a neighborhood meeting on April 19, 2021.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Olivia Dyan Moore

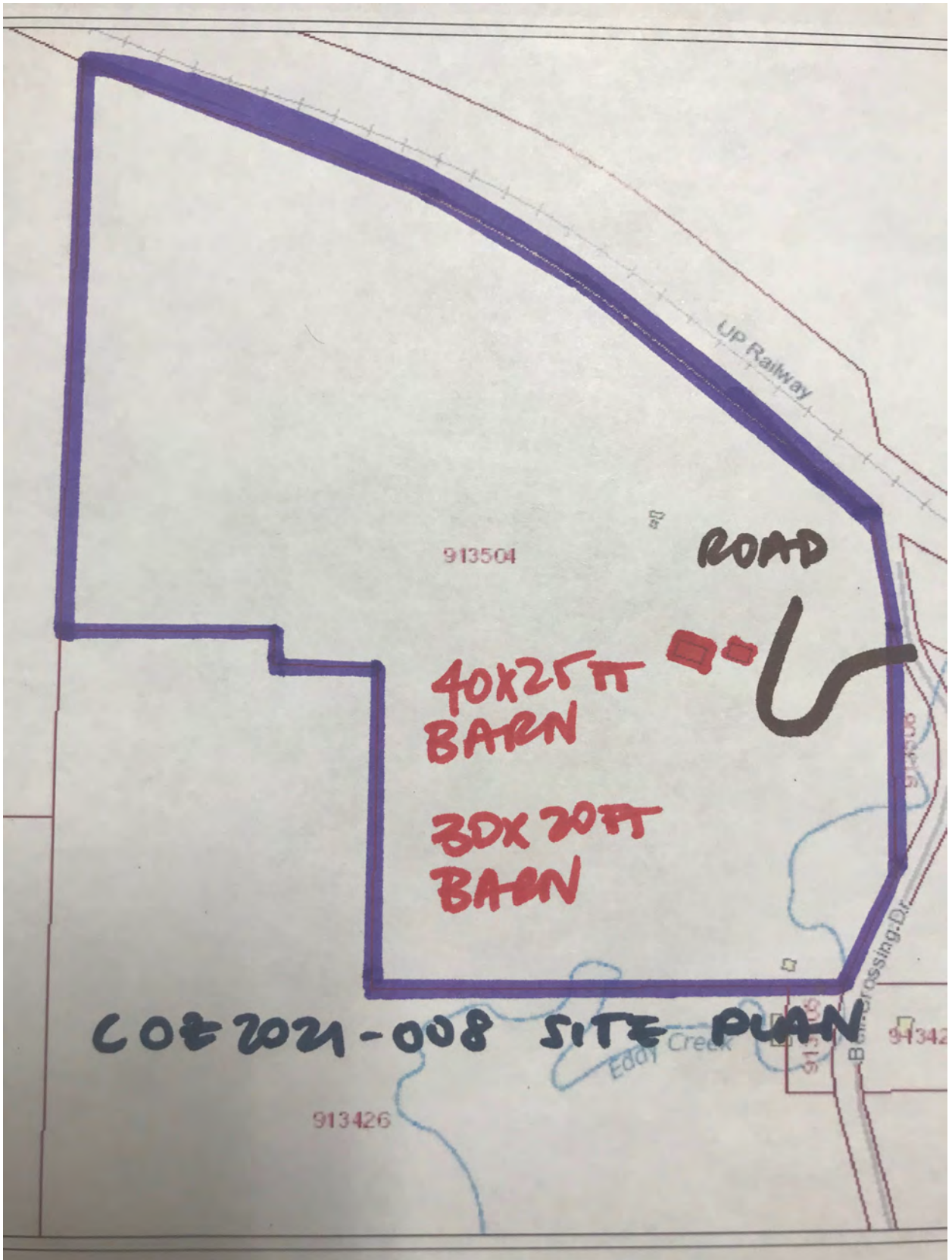
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this _____ day of _____, 200_.

My commission expires _____ of _____, 200_.

Notary Public

Site Diagram:



Site Photographs Provided by Applicant:









