

lot width less than 35 feet on several proposed lots in the Sunflower Valley Addition. The parcels are 1A, 3A, 21A, 41A, 43A and 45A, part of Lot 1, Block B Sunflower Valley Addition. 492 E. Harper 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-2026-02. Seconded by _____. For ___ Against ___

3. Review of V-2026-03, application of Philip Ruffo, pursuant to City Code 17.10.08, who is petitioning for a variance to have a minimum lot width less than 35 feet on several proposed lots in the Sunflower Valley Addition. The parcels are CD, EF and GH, part of Lot 5, Block B, Sunflower Valley Addition. 844 S. Jay 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-2026-03. Seconded by _____. For ___ Against ___

4. Review of LS-2026-01, application of Eric Gilbert and Air Capitol Land Company, pursuant to City Code 16.09.01, who is petitioning for lot splits involving the splitting of property the applicant owns and is currently addressed as 429 E. Harper St., Valley Center, KS 67147. Parcels: 1A, 3A, 21A, 41A, 43A, & 45A.

- 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 & Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) LS-2026-01. Seconded by _____. For ___ Against ___

5. Review of LS-2026-02, application of Philip Ruffo and RMC LLC, pursuant to City Code 16.09.01, who is petitioning for lot splits involving the splitting of property the applicant owns and is currently addressed as 844 S. Jay St., Valley Center, KS 67147. Parcels: CD, EF & GH.

- 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**) LS-2026-02. Seconded by _____. For ___ Against ___

8) OLD/UNFINISHED BUSINESS

9) NEW BUSINESS

10) STAFF REPORTS

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

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Steve Conway	<input type="checkbox"/> Dalton Wilson
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Rick Shellenbarger	
<input type="checkbox"/> Amy Bradley	<input type="checkbox"/> 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 kfiedler@valleycenterks.gov or by phone at (316)755-7320. For additional information on any item on the agenda, please visit www.valleycenterks.gov or call (316) 755-7320.

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

Tuesday, December 18, 2025 7:00 P.M.

CALL TO ORDER: Gary Janzen, called the meeting to order at 7:16 P.M. with the following board members present: Paul Spranger, Dalton Wilson, Amy Bradley (phone).

Members Absent: Steve Conway, Rick Shellenbarger, Scot Phillips

City Staff Present: Kyle Fiedler, Barry Arbuckle, Sabrina Young

Audience: Bill Arneson, Bob Rogers, Colby Rogers, Makayla Rogers, Dan Frazier, Nancy Hunter, Tammy Kasselmann, Martin Navarrete, Philip Ruffo, Ryan McKnight, Art Stevens, Eric Gilbert, Tim McNeeley

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 November 25, 2025, meeting minutes. The motion was seconded by Wilson. Motion passed unanimously.

COMMUNICATIONS: None

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

1. Review of V-2025-08, application of Dan Frazier, pursuant to City Code 17.10.08, who is petitioning for a variance to have a 896 sq ft accessory structure, 176 sq ft bigger than code allows on property addressed as 501 E. Valley Park Dr. Valley Center, KS 67147.

Fiedler reviewed his staff report, this item was before the board last month for the setback. The variance is for the size which is just under 200 square feet larger than allowed. Notice was published in the paper and mailed to the neighbors. No comments on the item. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:18 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:19 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve V-2025-08. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

2. Review of V-2025-11, application of William Arneson, pursuant to City Code 17.10.08, who is petitioning for a variance to have side and rear yard setbacks less than code requires for an accessory structure on property addressed as 317 N. Park Ave., Valley Center, KS 67147.

Fiedler reviewed his staff report, the shed is already on the property, the variance is to allow the shed to stay where it is placed. It is currently approximately seven feet from the south property line and four feet from the west property line when it is supposed to be fifteen feet from the south and ten feet from the west. Neighbors were notified and the notice was published in the paper. There was no opposition. There are other structures in the neighborhood that are within the same distance of the property line of this shed, so it is not out of the ordinary. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:20 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:21 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve V-2025-11. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

3. Review of V-2025-12, application of Robert Rogers, pursuant to City Code 17.10.08, who is petitioning for a variance to have side and rear yard setbacks less than code requires for an accessory structure on property addressed as 425 W. Albert St., Valley Center, KS 67147.

Fiedler reviewed his staff report, this is for an accessory structure to be about eight feet from the rear property line and five feet from the side property line. The code requires ten feet from the rear and fifteen from the side. The notice was published in the paper and neighbors were notified. There were several calls on this one, however, everyone was just questioning why they were notified. It was explained it is because they live within 200 feet of the property. No one was in opposition. Almost every other lot along the rear easement has a shed within that proximity. The reason for the eight-foot rear setback is due to an eight-foot easement that the shed cannot be built on. The five-foot side setback does not cause concern as there are no other structures within the five feet that cause fire code issues. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:22 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:24 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve V-2025-12. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

4. Review of CU-2025-01, application of Tim McNeeley, pursuant to City Code 17.10, who is petitioning for a conditional use application for an electrical (trade) facility on property currently unaddressed, located just north of 1150 S. Meridian Ave., Valley Center, KS 67147.

Fiedler reviewed his staff report, this is a conditional use permit so the applicant can build an electrical business. The lot is zone C-2 which allows the business with a conditional use permit. The site plan shows where the building, parking lot, and lateral field for the septic system will be. Based on the size of the building, the applicant is required to have 5 parking stalls. There is an easement on the property that would need to be vacated before any permits can be issued. One call was received by a neighbor who is primarily concerned about the screening with this being across the street from a residential area.

Because the lot is zoned C-2, a trade shop, electrical, plumbing, HVAC, all must have a conditional use in C-2. The applicant could request to rezone the lot to industrial but decided to try for the conditional use first.

The area to the south is a mix of C-2 and I (industrial), the north is industrial and across the street is RR-1. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:25 PM

Resident Art Stevens asked about screening and suggested a berm and some trees or something with some height.

Fiedler stated that there are screening requirements but no requirement on height of the screening. It just must be 100% blocked. The applicant plans to have a total of 20 shrubs along the road to block the view of the two homes at the parking lot.

Janzen closed the hearing for comments from the public: 7:31 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve CU-2025-01. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

5. Review of SP-2025-06, application of Tim McNeeley, pursuant to City Code 17.12, who is petitioning to build a commercial building for his electrical shop at property currently unaddressed, just north of 1150 S. Meridian Ave., Valley Center, KS 67147.

Fiedler reviewed his staff report and gave an overview of the landscaping plans that satisfy the screening requirements. 100% coverage is not required on day one due to plants needing time to grow, but as long as the plants are there, occupancy would be allowed. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:32 PM

Wilson asked about the fabrication of the building and what the façade might look like.

Applicant Tim McNeele stated it will likely be a metal building similar to the one to the south only smaller. The plan is for 40x40 or 40x60 depending on the quotes. The plan is to add landscaping to make the area look nice and to clean up a fenced area that is currently a hazard. Applicant stated he's open to adding whatever type of screening is necessary to accommodate.

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

Wilson stated that encouraging applicants to consider curb appeal, especially on main roads like this is important. He appreciates that the applicant has thought of this.

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve SP-2025-06. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

6. Review of LS-2025-02, application of Tammy Kasselmann, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 2641 E Ford St., Valley Center, KS 67147.

Fiedler reviewed his staff report, the applicant wants to split off about 4.5 acres to sell to the neighboring property. The requested split would allow her to keep her outbuildings. Regulations do not allow for a lot to be internal by itself, it has to have road frontage, however, the buyer of this lot owns the lot directly west and they have been told that in order to have this, they will have to do a merger on the lots. Only one call was received, and she came to the meeting, but when she realized that this didn't touch her property, she was completely fine with it and left. Staff recommends approval with the caveat that the buyer proceed with the merger.

There is no time period set for the merger to occur, however, the other person does intend to build on the property and that will not be allowed until the merger is complete.

Janzen opened the hearing for comments from the public: 7:39 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:42 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve LS-2025-02. Motion was seconded by Spranger. The vote was unanimous. Motion passed.

7. Review of LS-2025-03, application of Eric Gilbert, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 429 E. Harper St., Valley Center, KS 67147.

Fiedler reviewed his staff report, this is the first in a series of three lot split requests that will be happening in the development. This lot is primarily filled with duplexes and is not completely built out yet. This request is to split the lot into 36 lots. All 36 lots meet our regulations for R-4 zoning. The neighboring property owners were notified but did not receive any opposition. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:43 PM

Wilson asked, what is the intention for the lot split?

Fiedler replied, so that they can offer each side for sale individually. The property will be under a single HOA.

No public spoke.

Janzen closed the hearing for comments from the public: 7:45 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve LS-2025-03. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

8. Review of LS-2025-04, application of Phillip Ruffo, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 814 S. Jay St., Valley Center, KS 67147.

Fiedler reviewed his staff report, the applicant wants to subdivide this lot into eight lots and all do meet our R-4 zoning regulations. The neighbors were notified and we did not receive any comments or inquiries about this. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:46 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:47 PM

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

9. Review of LS-2025-05, application of Phillip Ruffo, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 844 S. Jay St., Valley Center, KS 67147.

Fiedler reviewed his staff report, this request is to split the lot into seven lots. No opposition was raised by the neighbors who were notified. The lots that are proposed this evening do meet our R-4 regulations. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:47 PM

Spranger asked if these meet the floodplain requirements.

Fiedler stated that the entire area has been brought out of the floodplain.

No public spoke.

Janzen closed the hearing for comments from the public: 7:49 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve LS-2025-05. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. None

STAFF REPORTS:

1. Officer elections – will happen in April.

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen - none
Paul Spranger - none
Rick Shellenbarger - absent
Scot Phillips - absent
Steve Conway - absent
Dalton Wilson – none
Amy Bradley – none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:54 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: January 27th, 2026

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

Variance Requests: The applicant, Tim McNeeley, pursuant to City Code 17.10.08, is petitioning for a variance to have side yard setback less than code requires for an accessory structure.

Applicant: Tim McNeeley

Property Address: 950 N. Gayle St., Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:

The applicant is requesting the variance to place a shed along the side property line so that it does not sit in the middle of the back yard as they are very limited with the current setbacks established on their lot.



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, as this parcel was platted with 30' setbacks on Gayle St and 20' setback on Goff Rd. The home to the southeast of theirs has the same setbacks, but the home northwest of them has 15' setbacks on Gayle St. and 25' setbacks on Goff Rd. These setbacks leave very little buildable area on the property.

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

The granting of this variance will 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 in the City limits. To date there has been one contact with the City Staff regarding this variance request. The person was just asking how this would affect them, but had no concerns. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the January 27th, 2026, 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 variance requested would allow the property owner to have an accessory shed with a 0' setback, allowing them to place the shed in their side yard, meet fire code and not place it in the middle of their backyard.

- 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.

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

The variance will allow for one setback abutting a street on a corner lot to be less than required. The home meets the platted setbacks on both sides, they are just asking for the accessory shed to be less.

Staff Recommendation: Staff recommend approval to have a building setback of 0' for an accessory shed on the property addressed as 950 N. Gayle St., Valley Center, KS 67147. Staff will make sure placement of the shed will not interfere with sight lines for the intersection of Gayle St. and Goff Rd.

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 Tim Meneckel

Phone 316-210-3906 fax# _____

Petitioners Name & Address _____

Phone _____ fax# _____

Contact email address [REDACTED] Contact Cell Phone 316-210-3906

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

Variance Requested:

SIDE YARD SET BACK OF ZERO FEET FOR SHED

Address/Location of Request 950 WAYLE DR

Parcel number(s) 00316489

Property Zoning is now R1B

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.

<u>[Signature]</u>	<u>11-10-2025</u>	_____	_____
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.



Date: January 27th, 2026

Present Zoning: R-4 (High-Density Multiple Family Residential District)

Variance Requests: The applicant, Eric Gilbert with Air Capitol Land Company, pursuant to City Code 17.10.08, is petitioning for a variance to have lot widths less than the minimum required by code.

Applicant: Eric Gilbert, Air Capitol Land Company

Property Address: 492 E. Harper St., Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:

The applicant is requesting the variance to be able to split lots into two to be able to offer townhouses for sale instead of one duplex building.



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 because of changes requested by the property owner. Originally these were going to remain under the same ownership as rentals. The owner has changed course and wants to be able to sell them individually.

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

The granting of this variance will 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 in the City limits. To date there has been one contact with the City Staff regarding this variance request. The person was just asking how this would affect them, but had no concerns. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the January 27th, 2026, 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 variance requested would allow the property owner to split duplex units into individual parcels to sell. The lots will meet the minimum lot size for the zoning district, they will just be narrower than what code requires in the district.

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.

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

The variance will allow for the minimum lot width on several lots to be smaller than code requires. All other requirements in the zoning district will be met.

Staff Recommendation: Staff recommend approval to have front lot widths be narrower than code requires at several lots included under the overall address of 492 E. Harper St. Valley Center, KS 67147.

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 Air Capitol Land Company

Phone _____ fax# _____

Petitioners Name & Address Eric Gilbert

Phone 316-650-7536 fax# _____

Contact email address [REDACTED] Contact Cell Phone _____

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

Variance Requested:

Reduce front lot width by up to 10% to allow individual parcels for each address. This entire subdivision is made up of duplexes that are being split to be sold individually.

Address/Location of Request Lot 1, Block B, Sunflower Valley Addition - Southeast of Meridian Ave and Ford St

Parcel number(s) 30021226

Property Zoning is now R-4

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.

Applicant	Date	Agent (If any)	Date

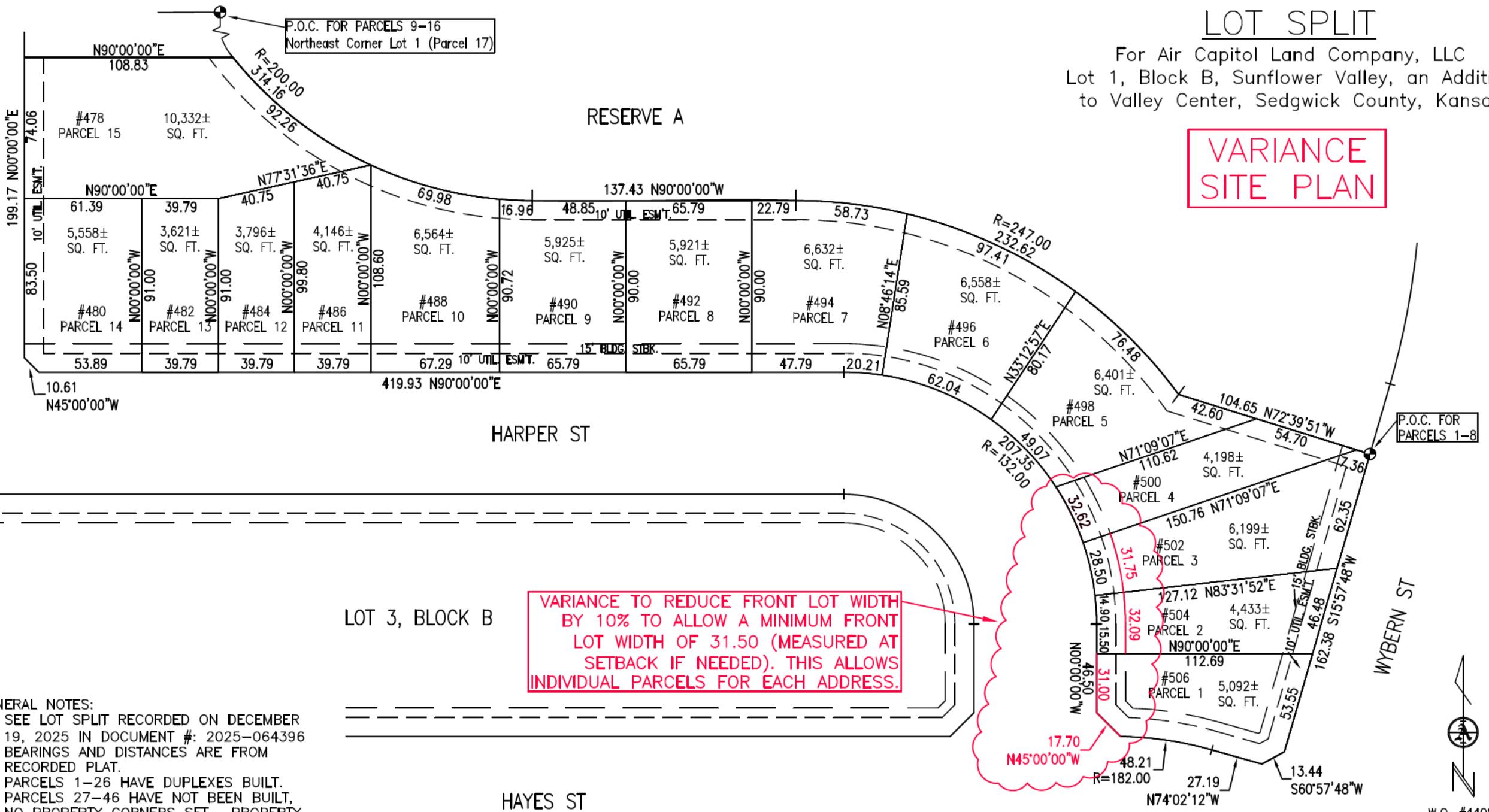
Office use only

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**.

LOT SPLIT

For Air Capitol Land Company, LLC
 Lot 1, Block B, Sunflower Valley, an Addition
 to Valley Center, Sedgwick County, Kansas

VARIANCE
 SITE PLAN



VARIANCE TO REDUCE FRONT LOT WIDTH BY 10% TO ALLOW A MINIMUM FRONT LOT WIDTH OF 31.50 (MEASURED AT SETBACK IF NEEDED). THIS ALLOWS INDIVIDUAL PARCELS FOR EACH ADDRESS.

- GENERAL NOTES:
1. SEE LOT SPLIT RECORDED ON DECEMBER 19, 2025 IN DOCUMENT #: 2025-064396
 2. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
 3. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
 4. SEE INDIVIDUAL PAGES 6-9 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
 5. SEE PAGES 1-4 FOR NEW LEGAL DESCRIPTIONS.



W.O. #44087
 Page 6 of 9

Date of Survey: December 22, 2025

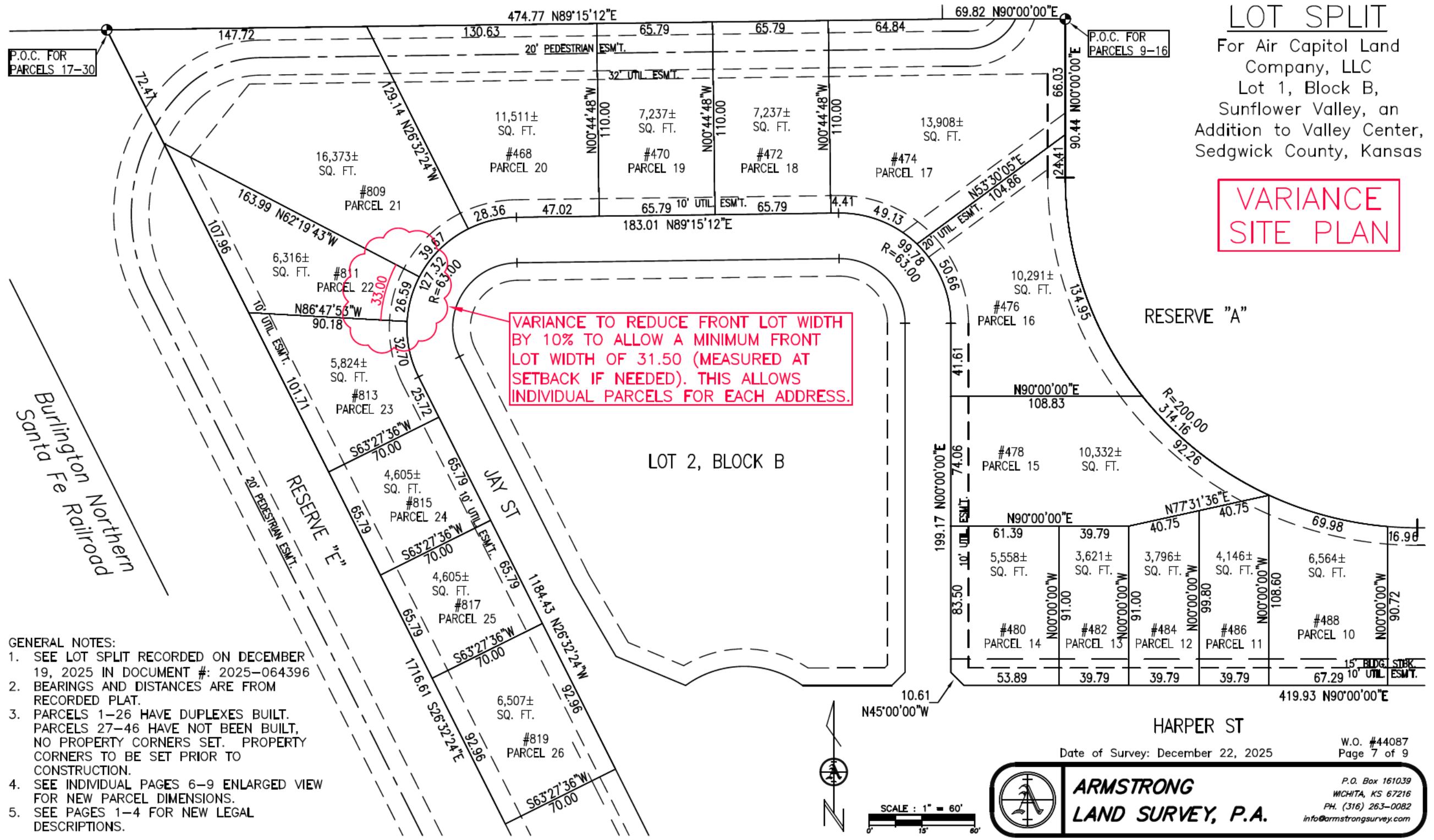
ARMSTRONG
LAND SURVEY, P.A.

P.O. Box 161039
 WICHITA, KS 67216
 PH. (316) 263-0082
 info@armstrongsurvey.com

LOT SPLIT

For Air Capitol Land Company, LLC
 Lot 1, Block B,
 Sunflower Valley, an
 Addition to Valley Center,
 Sedgwick County, Kansas

**VARIANCE
 SITE PLAN**



- GENERAL NOTES:**
1. SEE LOT SPLIT RECORDED ON DECEMBER 19, 2025 IN DOCUMENT #: 2025-064396
 2. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
 3. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
 4. SEE INDIVIDUAL PAGES 6-9 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
 5. SEE PAGES 1-4 FOR NEW LEGAL DESCRIPTIONS.

Date of Survey: December 22, 2025
 W.O. #44087
 Page 7 of 9

**ARMSTRONG
 LAND SURVEY, P.A.**

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VARIANCE SITE PLAN

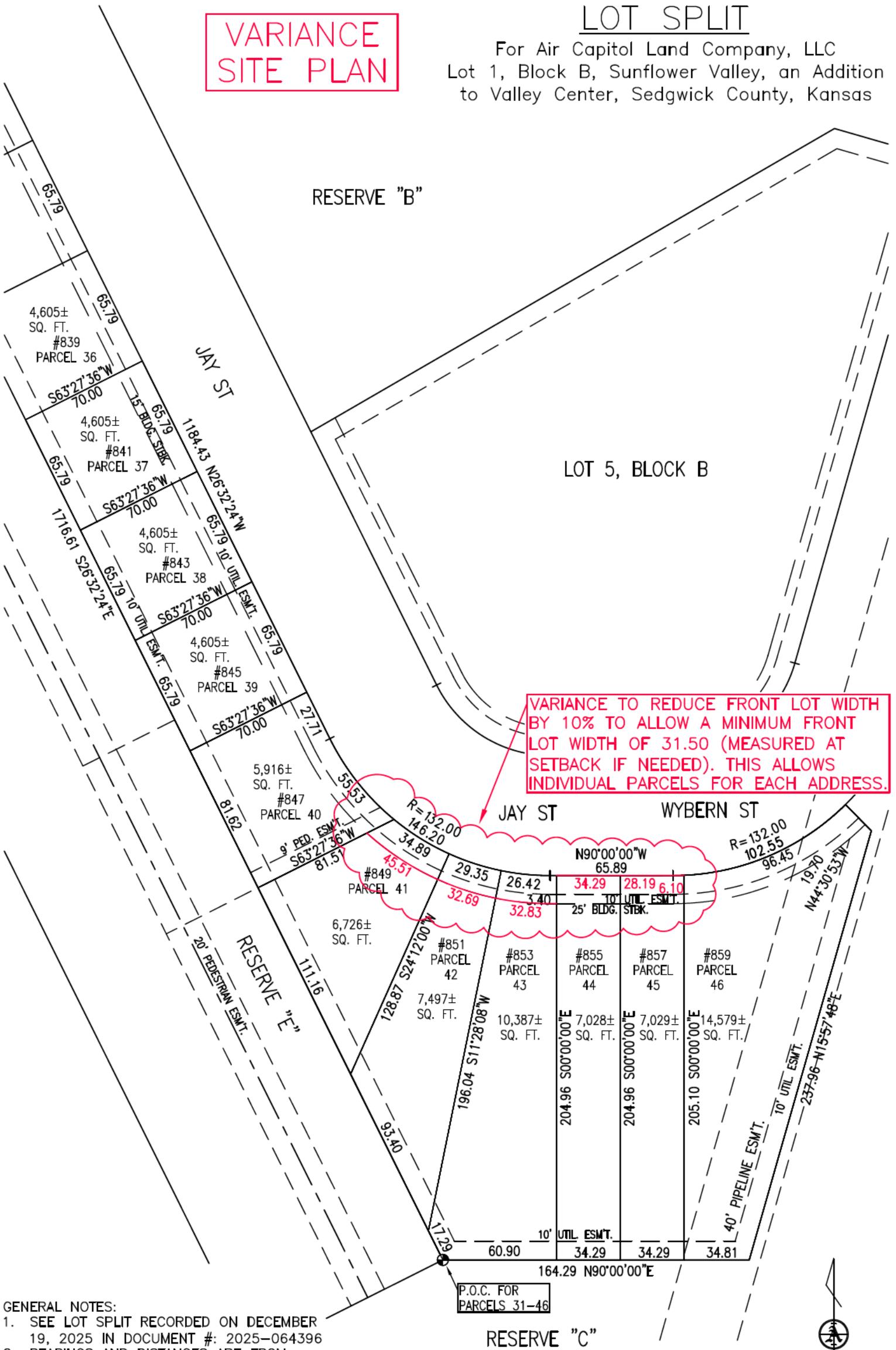
LOT SPLIT

For Air Capitol Land Company, LLC
 Lot 1, Block B, Sunflower Valley, an Addition
 to Valley Center, Sedgwick County, Kansas

RESERVE "B"

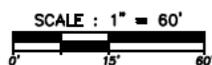
LOT 5, BLOCK B

VARIANCE TO REDUCE FRONT LOT WIDTH BY 10% TO ALLOW A MINIMUM FRONT LOT WIDTH OF 31.50 (MEASURED AT SETBACK IF NEEDED). THIS ALLOWS INDIVIDUAL PARCELS FOR EACH ADDRESS.



GENERAL NOTES:

1. SEE LOT SPLIT RECORDED ON DECEMBER 19, 2025 IN DOCUMENT #: 2025-064396
2. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
3. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
4. SEE INDIVIDUAL PAGES 6-9 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
5. SEE PAGES 1-4 FOR NEW LEGAL DESCRIPTIONS.



P.O.C. FOR PARCELS 31-46

RESERVE "C"

Date of Survey: December 22, 2025

W.O. #44087
 Page 9 of 9



**ARMSTRONG
 LAND SURVEY, P.A.**

P.O. Box 161039
 WICHITA, KS 67216
 PH. (316) 263-0082
 info@armstrongsurvey.com



Date: January 27th, 2026

Present Zoning: R-4 (High-Density Multiple Family Residential District)

Variance Requests: The applicant, Philip Ruffo with RMC LLC, pursuant to City Code 17.10.08, is petitioning for a variance to have lot widths less than the minimum required by code.

Applicant: Eric Gilbert, Air Capitol Land Company

Property Address: 844 S. Jay St., Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:

The applicant is requesting the variance to be able to split lots into two to be able to offer townhouses for sale instead of one duplex building.



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 because of changes requested by the property owner. Originally these were going to

remain under the same ownership as rentals. The owner has changed course and wants to be able to sell them individually.

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

The granting of this variance will 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 in the City limits. To date there has been no contact with the City Staff regarding this variance request. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the January 27th, 2026, 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 variance requested would allow the property owner to split duplex units into individual parcels to sell. The lots will meet the minimum lot size for the zoning district, they will just be narrower than what code requires in the district.

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.

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

The variance will allow for the minimum lot width on several lots to be smaller than code requires. All other requirements in the zoning district will be met.

Staff Recommendation: Staff recommend approval to have front lot widths narrower than code requires at several lots included under the overall address of 844 S. Jay St. Valley Center, KS 67147.

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 RMC LLC

Phone _____ fax# _____

Petitioners Name & Address Philip Ruffo

Phone 316-734-4152 fax# _____

Contact email address [REDACTED] Contact Cell Phone _____

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

Variance Requested:

Reduce front lot width by up to 10% to allow individual parcels for each address. This entire subdivision is made up of duplexes that are being split to be sold individually.

Address/Location of Request Lot 5, Block B, Sunflower Valley Addition - Southeast of Meridian Ave and Ford St

Parcel number(s) 30021230

Property Zoning is now R-4

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.

Applicant	Date	Agent (If any)	Date

Office use only

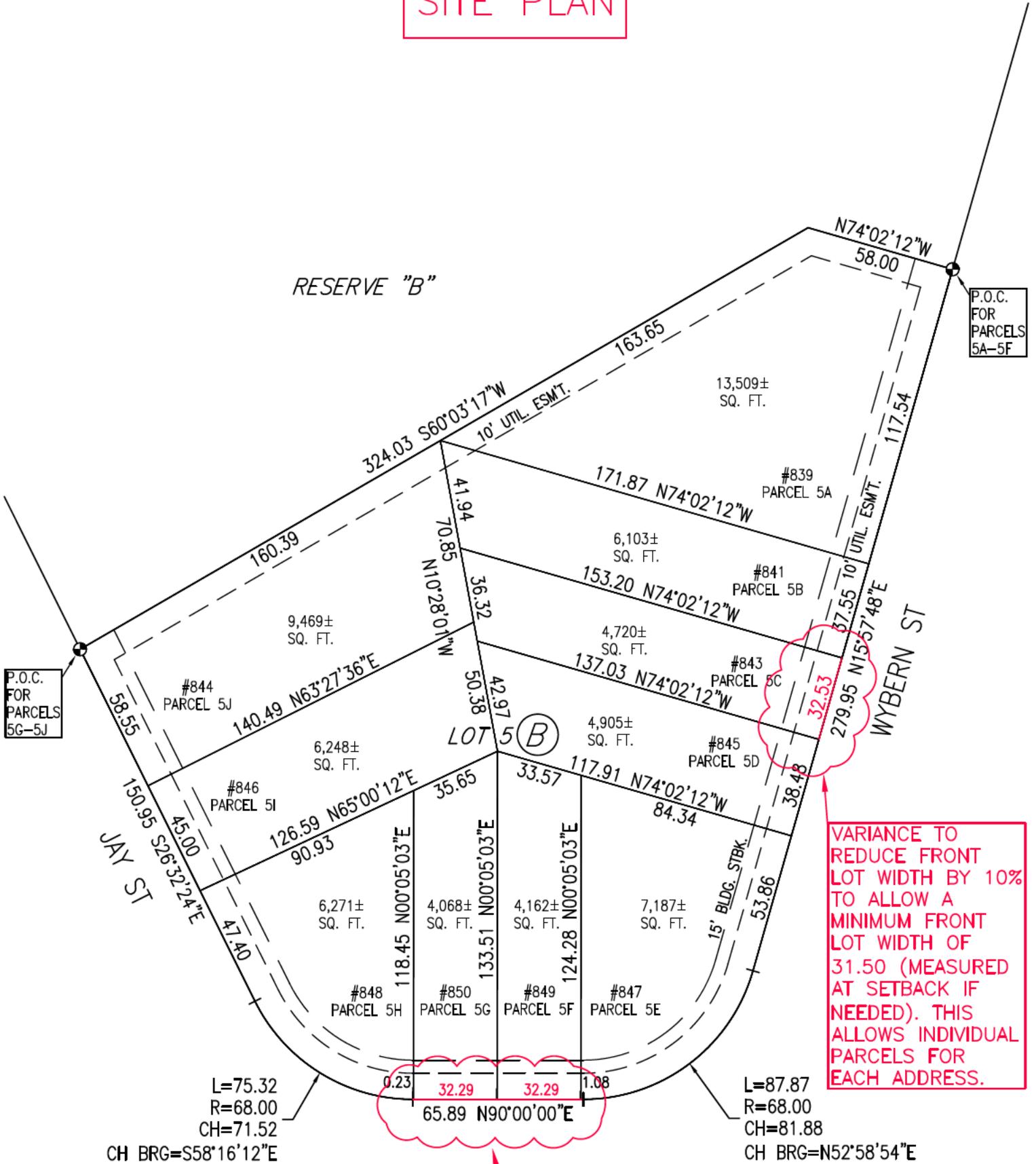
A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable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

LOT SPLIT

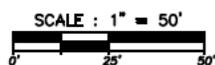
RMC, LLC

Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas

VARIANCE SITE PLAN



- GENERAL NOTES:**
- SEE LOT SPLIT RECORDED ON DECEMBER 19, 2025 IN DOCUMENT #: 2025-064398
 - BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
 - PARCELS 5A-5J HAVE DUPLEXES BUILT, NO PROPERTY CORNERS SET.
 - SEE PAGES 1-2 FOR NEW LEGAL DESCRIPTIONS.



**ARMSTRONG
LAND SURVEY, P.A.**

W.O. #44165-5
Page 3 of 3

P.O. Box 161039
WICHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com

Date: January 27th, 2026

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

RE: Lot Split Application (LS-2026-01)

Petition: Eric Gilbert is petitioning for a lot split to divide the parcel of land located at 429 E. Harper St., Valley Center, KS 67147, into 12 lots as shown in the image below:





Armstrong Land Survey, P.A.

P.O. Box 161039
WICHITA, KS 67216

Ph. (316)263-0082
info@armstrongsurvey.com

DUPLEX SPLITS

Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas

See Lot Split recorded on December 19, 2025 in Document #: 2025-064396 for additional legal descriptions.

State of Kansas)
County of Sedgwick) SS

We, Armstrong Land Survey, P.A., registered and authorized to practice Land Surveying in said state and county, do hereby certify that we caused to be surveyed and described the following to split Parcels 1A, 3A, 21A, 41A, 43A, and 45A from Lot Split recorded in Document #:2025-064396:

Original Parcel from Document #: 2025-064396:

Parcel 1A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve "A"; THENCE S15°57'48"W, a distance of 62.35 feet to the **Point of BEGINNING**; THENCE S15°57'48"W, a distance of 100.03 feet; THENCE S60°57'48"W, a distance of 13.44 feet; THENCE N74°02'12"W, a distance of 27.19 feet; THENCE with a curve turning to the left having a radius of 182.00 feet, with an arc distance of 48.21 feet, having a chord bearing of N81°37'32"W, and a chord distance of 48.07 feet; THENCE N45°00'00"W, a distance of 17.70 feet; THENCE N00°00'00"E, a distance of 46.50 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 14.90 feet, having a chord bearing of N03°14'04"W, and a chord distance of 14.90 feet; THENCE N83°31'52"E, a distance of 127.12 feet to the **Point of BEGINNING**.

New Parcels:

Parcel 1:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve "A"; THENCE S15°57'48"W, a distance of 108.83 feet to the **Point of BEGINNING**; THENCE S90°00'00"W, a distance of 112.69 feet; THENCE S00°00'00"E, a distance of 31.00 feet; THENCE S45°00'00"E, a distance of 17.70 feet; THENCE with a curve turning to the right having a radius of 182.00 feet, with an arc distance of 48.21 feet, having a chord bearing of S81°37'32"E, and a chord distance of 48.07 feet; THENCE S74°02'12"E, a distance of 27.19 feet; THENCE N60°57'48"E, a distance of 13.44 feet; THENCE N15°57'48"E, a distance of 53.55 feet to the **Point of BEGINNING**.

Parcel 2:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve "A"; THENCE S15°57'48"W, a distance of 62.35 feet to the **Point of BEGINNING**; THENCE S15°57'48"W, a distance of 46.48 feet; THENCE S90°00'00"W, a distance of 112.69 feet; THENCE N00°00'00"E, a distance of 15.50 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 14.90 feet, having a chord bearing of N03°14'04"W, and a chord distance of 14.90 feet; THENCE N83°31'52"E, a distance of 127.12 feet to the **Point of BEGINNING**.

Original Parcel from Document #: 2025-064396:

Parcel 3A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve "A"; THENCE S15°57'48"W, a distance of 62.35 feet; THENCE S83°31'52"W, a distance of 127.12 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 61.13 feet, having a chord bearing of N19°44'06"W, and a chord distance of 60.58 feet; THENCE N71°09'07"E, a distance of 110.62 feet; THENCE S72°39'51"E, a distance of 62.05 feet to the **Point of BEGINNING**.

New Parcels:

Parcel 3:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve "A"; THENCE S15°57'48"W, a distance of 62.35 feet; THENCE S83°31'52"W, a distance of 127.12 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 28.50 feet, having a chord bearing of N12°39'18"W, and a chord distance of 28.45 feet; THENCE N71°09'07"E, a distance of 150.76 feet; THENCE S72°39'51"E, a distance of 7.36 feet to the **Point of BEGINNING**.

Parcel 4:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve "A"; THENCE N72°39'51"W, a distance of 7.36 feet to the **Point of BEGINNING**; THENCE S71°09'07"W, a distance of 150.76 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 32.62 feet, having a chord bearing of N25°55'16"W, and a chord distance of 32.54 feet; THENCE N71°09'07"E, a distance of 110.62 feet; THENCE S72°39'51"E, a distance of 54.70 feet to the **Point of BEGINNING**.

Original Parcel from Document #: 2025-064396:

Parcel 21A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 180.43 feet; THENCE S86°47'53"E, a distance of 90.18 feet; THENCE with a curve turning to the right having a radius of 63.00 feet, with an arc distance of 66.26 feet, having a chord bearing of N33°19'51"E, and a chord distance of 63.25 feet; THENCE N26°32'24"W, a distance of 129.14 feet; THENCE S89°15'12"W, a distance of 147.72 feet to the **Point of BEGINNING**.

New Parcels:

Parcel 21:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 72.47 feet; THENCE S62°19'43"E, a distance of 163.99 feet; THENCE with a curve turning to the right having a radius of 63.00 feet, with an arc distance of 39.67 feet, having a chord bearing of N45°25'18"E, and a chord distance of 39.02 feet; THENCE N26°32'24"W, a distance of 129.14 feet; THENCE S89°15'12"W, a distance of 147.72 feet to the **Point of BEGINNING**.

Parcel 22:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 72.47 feet to the **Point of BEGINNING**; THENCE S62°19'43"E, a distance of 163.99 feet; THENCE with a curve turning to the left having a radius of 63.00 feet, with an arc distance of 26.59 feet, having a chord bearing of S15°17'34"W, and a chord distance of 26.39 feet; THENCE N86°47'53"W, a distance of 90.18 feet; THENCE N26°32'24"W, a distance of 107.96 feet to the **Point of BEGINNING**.

Original Parcel from Document #: 2025-064396:

Parcel 41A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 17.29 feet to the **Point of BEGINNING**; THENCE N26°32'24"W, a distance of 204.56 feet; THENCE N63°27'36"E, a distance of 81.51 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 64.25 feet, having a chord bearing of S64°35'15"E, and a chord distance of 63.62 feet; THENCE S11°28'08"W, a distance of 196.04 feet to the **Point of BEGINNING**.

New Parcels:

Parcel 41:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 110.69 feet to the **Point of BEGINNING**; THENCE N24°12'00"E, a distance of 128.87 feet; THENCE with a curve turning to the right having a radius of 132.00 feet, with an arc distance of 34.89 feet, having a chord bearing of N58°13'00"W, and a chord distance of 34.79 feet; THENCE S63°27'36"W, a distance of 81.51 feet; THENCE S26°32'24"E, a distance of 111.16 feet to the **Point of BEGINNING**.

Parcel 42:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 17.29 feet to the **Point of BEGINNING**; THENCE N11°28'08"E, a distance of 196.04 feet; THENCE with a curve turning to the right having a radius of 132.00 feet, with an arc distance of 29.35 feet, having a chord bearing of N72°09'37"W, and a chord distance of 29.29 feet; THENCE S24°12'00"W, a distance of 128.87 feet; THENCE S26°32'24"E, a distance of 93.40 feet to the **Point of BEGINNING**.

Original Parcel from Document #: 2025-064396:

Parcel 43A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Southwest Corner of said Lot 1; THENCE N90°00'00"E, a distance of 95.19 feet; THENCE N00°00'00"W, a distance of 204.96 feet; THENCE N90°00'00"W, a distance of 37.69 feet; THENCE with a curve turning to the right having a radius of 132.00 feet, with an arc distance of 26.42 feet, having a chord bearing of N84°15'56"W, and a chord distance of 26.38 feet; THENCE S11°28'08"W, a distance of 196.04 feet; THENCE S26°32'24"E, a distance of 17.29 feet to the **Point of BEGINNING**.

New Parcels:

Parcel 43:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Southwest Corner of said Lot 1; THENCE N90°00'00"E, a distance of 60.90 feet; THENCE N00°00'00"W, a distance of 204.96 feet; THENCE N90°00'00"W, a distance of 3.40 feet; THENCE with a curve turning to the right having a radius of 132.00 feet, with an arc distance of 26.42 feet, having a chord bearing of N84°15'56"W, and a chord distance of 26.38 feet; THENCE S11°28'08"W, a distance of 196.04 feet; THENCE S26°32'24"E, a distance of 17.29 feet to the **Point of BEGINNING**.

Parcel 44:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N90°00'00"E, a distance of 60.90 feet to the **Point of BEGINNING**; THENCE N90°00'00"E, a distance of 34.29 feet; THENCE N00°00'00"W, a distance of 204.96 feet; THENCE N90°00'00"W, a distance of 34.29 feet; THENCE S00°00'00"E, a distance of 204.96 feet to the **Point of BEGINNING**.

Original Parcel from Document #: 2025-064396:

Parcel 45A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N90°00'00"E, a distance of 95.19 feet to the **Point of BEGINNING**; THENCE N90°00'00"E, a distance of 69.10 feet; THENCE N15°57'48"E, a distance of 237.96 feet; THENCE N44°30'53"W, a distance of 19.70 feet; THENCE with a curve turning to the right having a radius of 132.00 feet, with an arc distance of 102.55 feet, having a chord bearing of S67°44'34"W, and a chord distance of 99.99 feet; THENCE N90°00'00"W, a distance of 28.19 feet; THENCE S00°00'00"E, a distance of 204.96 feet to the **Point of BEGINNING**.

New Parcels:

Parcel 45:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N90°00'00"E, a distance of 95.19 feet to the **Point of BEGINNING**; THENCE N90°00'00"E, a distance of 34.29 feet; thence N00°00'00"W, a distance of 205.10 feet; THENCE with a curve turning to the right having a radius of 132.00 feet, with an arc distance of 6.10 feet, having a chord bearing of S88°40'34"W, and a chord distance of 6.10 feet; THENCE N90°00'00"W, a distance of 28.19 feet; THENCE S00°00'00"E, a distance of 204.96 feet to the **Point of BEGINNING**.

Parcel 46:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N90°00'00"E, a distance of 129.48 feet to the **Point of BEGINNING**; THENCE N90°00'00"E, a distance of 34.81 feet; THENCE N15°57'48"E, a distance of 237.96 feet; THENCE N44°30'53"W, a distance of 19.70 feet; THENCE with a curve turning to the right having a radius of 132.00 feet, with an arc distance of 96.45 feet, having a chord bearing of S66°25'07"W, and a chord distance of 94.32 feet; THENCE S00°00'00"E, a distance of 205.10 feet to the **Point of BEGINNING**.

The accompanying sketch is a true and correct exhibit of said survey.

Date of Survey: December 22, 2025

Jordan M. Doom P.S. #1723

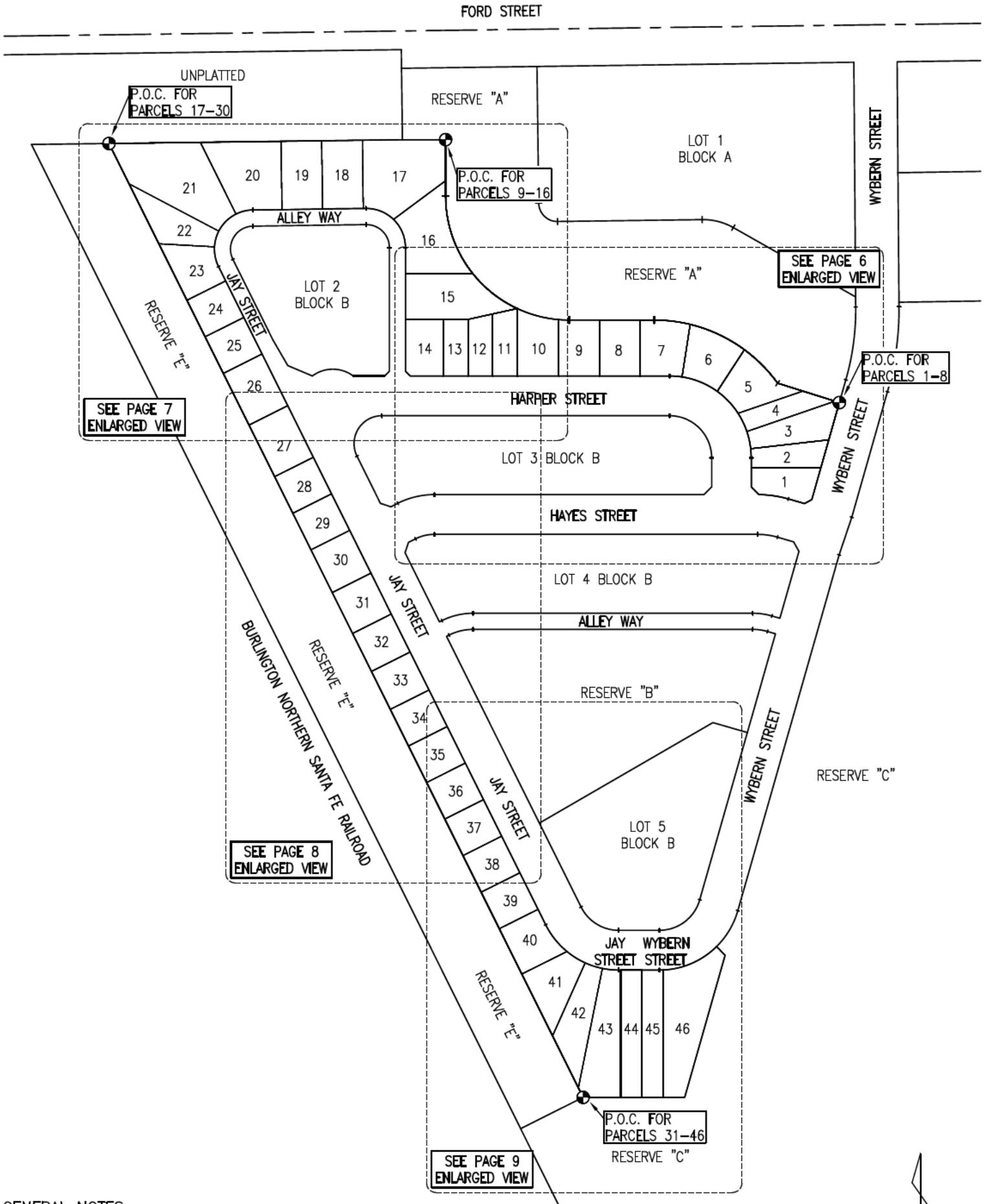
Reviewed in accordance with K.S.A. 58-2005 on
this ___ day of _____, 2025.

Tricia Robello P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

LOT SPLIT

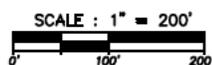
For Air Capitol Land Company, LLC

Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas



GENERAL NOTES:

1. SEE LOT SPLIT RECORDED ON DECEMBER 19, 2025 IN DOCUMENT #: 2025-064396
2. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
3. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
4. SEE INDIVIDUAL PAGES 6-9 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
5. SEE PAGES 1-4 FOR NEW LEGAL DESCRIPTIONS.



Date of Survey: December 22, 2025

W.O. #44087
Page 5 of 9

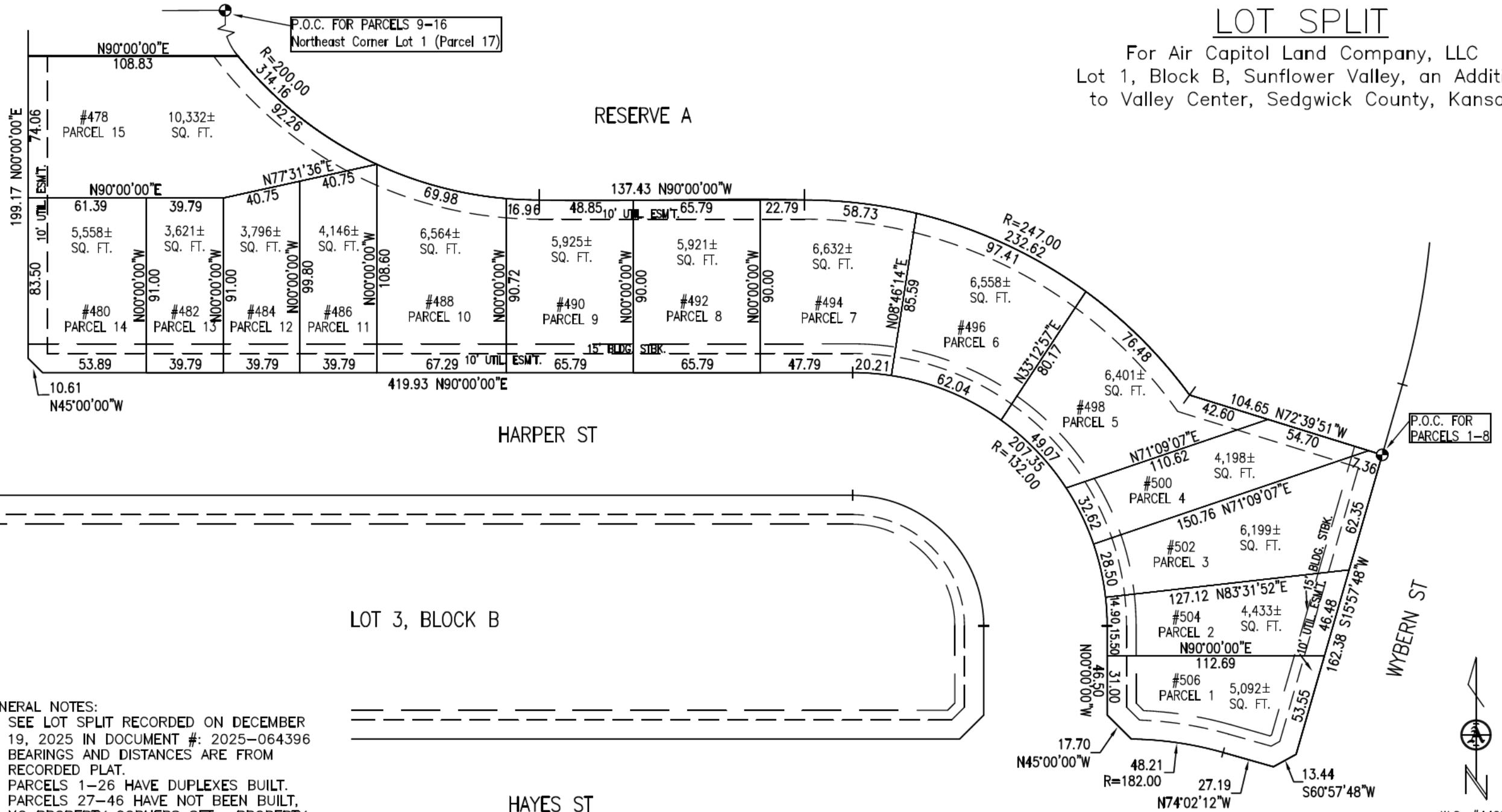


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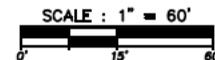
P.O. Box 161039
WICHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com

LOT SPLIT

For Air Capitol Land Company, LLC
 Lot 1, Block B, Sunflower Valley, an Addition
 to Valley Center, Sedgwick County, Kansas



- GENERAL NOTES:**
- SEE LOT SPLIT RECORDED ON DECEMBER 19, 2025 IN DOCUMENT #: 2025-064396
 - BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
 - PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
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Date of Survey: December 22, 2025

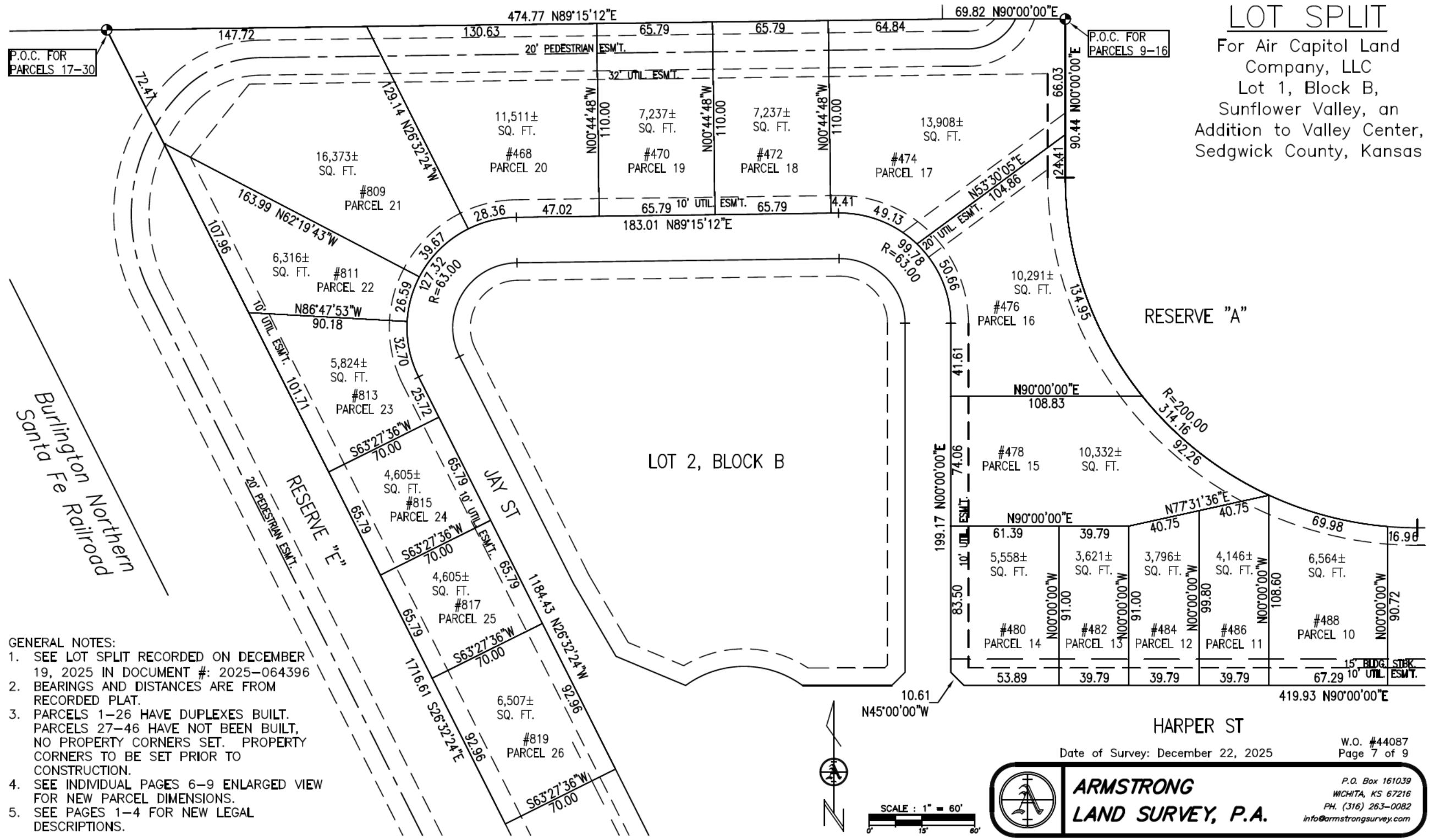
W.O. #44087
 Page 6 of 9

ARMSTRONG LAND SURVEY, P.A.

P.O. Box 161039
 WICHITA, KS 67216
 PH. (316) 263-0082
 info@armstrongsurvey.com

LOT SPLIT

For Air Capitol Land Company, LLC
 Lot 1, Block B,
 Sunflower Valley, an
 Addition to Valley Center,
 Sedgwick County, Kansas



- GENERAL NOTES:**
1. SEE LOT SPLIT RECORDED ON DECEMBER 19, 2025 IN DOCUMENT #: 2025-064396
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Date of Survey: December 22, 2025
 W.O. #44087
 Page 7 of 9



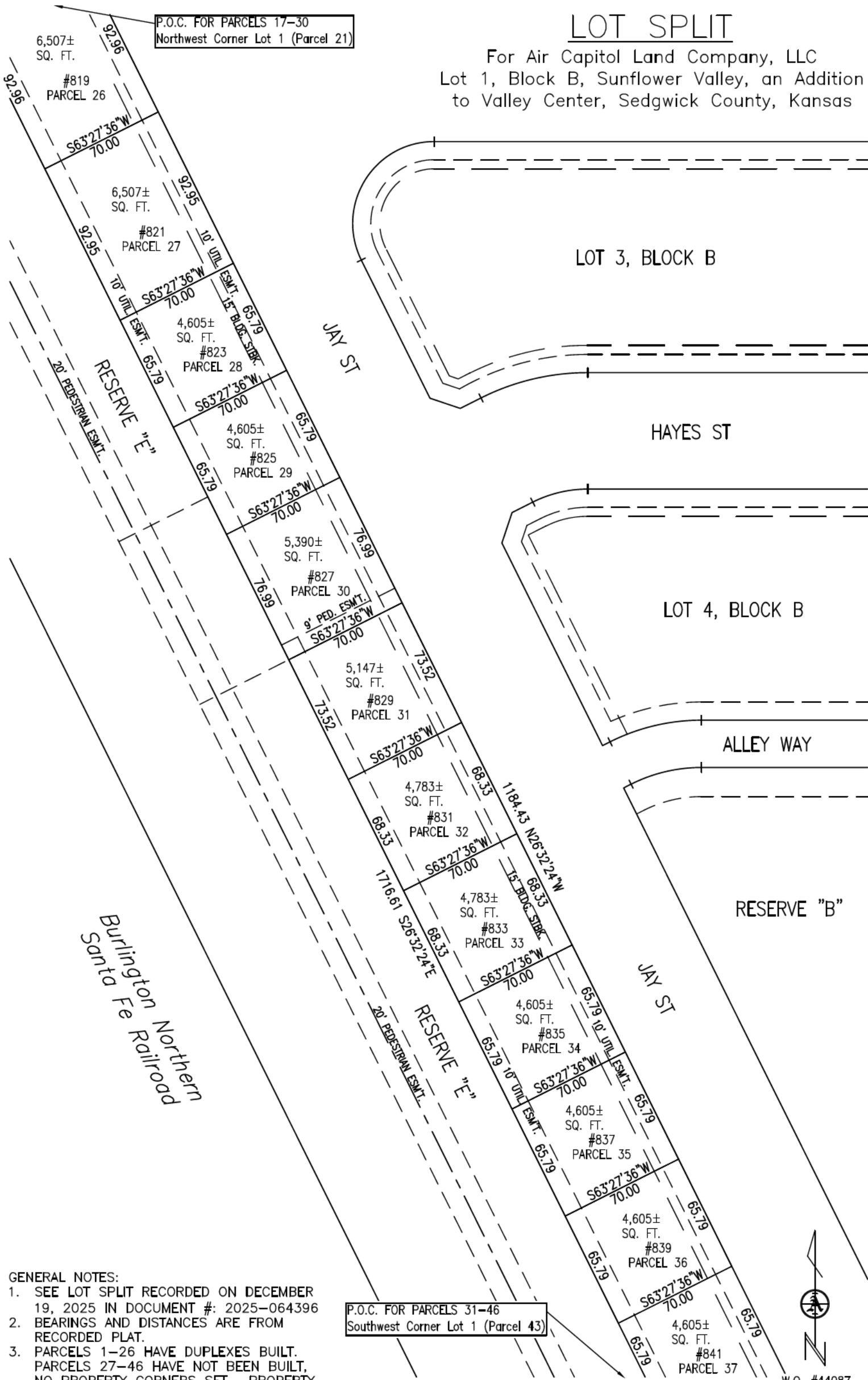
**ARMSTRONG
 LAND SURVEY, P.A.**

P.O. Box 161039
 WICHITA, KS 67216
 PH. (316) 263-0082
 info@armstrongsurvey.com

LOT SPLIT

For Air Capitol Land Company, LLC
 Lot 1, Block B, Sunflower Valley, an Addition
 to Valley Center, Sedgwick County, Kansas

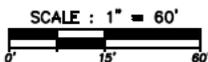
P.O.C. FOR PARCELS 17-30
 Northwest Corner Lot 1 (Parcel 21)



GENERAL NOTES:

1. SEE LOT SPLIT RECORDED ON DECEMBER 19, 2025 IN DOCUMENT #: 2025-064396
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3. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
4. SEE INDIVIDUAL PAGES 6-9 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
5. SEE PAGES 1-4 FOR NEW LEGAL DESCRIPTIONS.

P.O.C. FOR PARCELS 31-46
 Southwest Corner Lot 1 (Parcel 43)



Date of Survey: December 22, 2025

W.O. #44087
 Page 8 of 9



ARMSTRONG
LAND SURVEY, P.A.

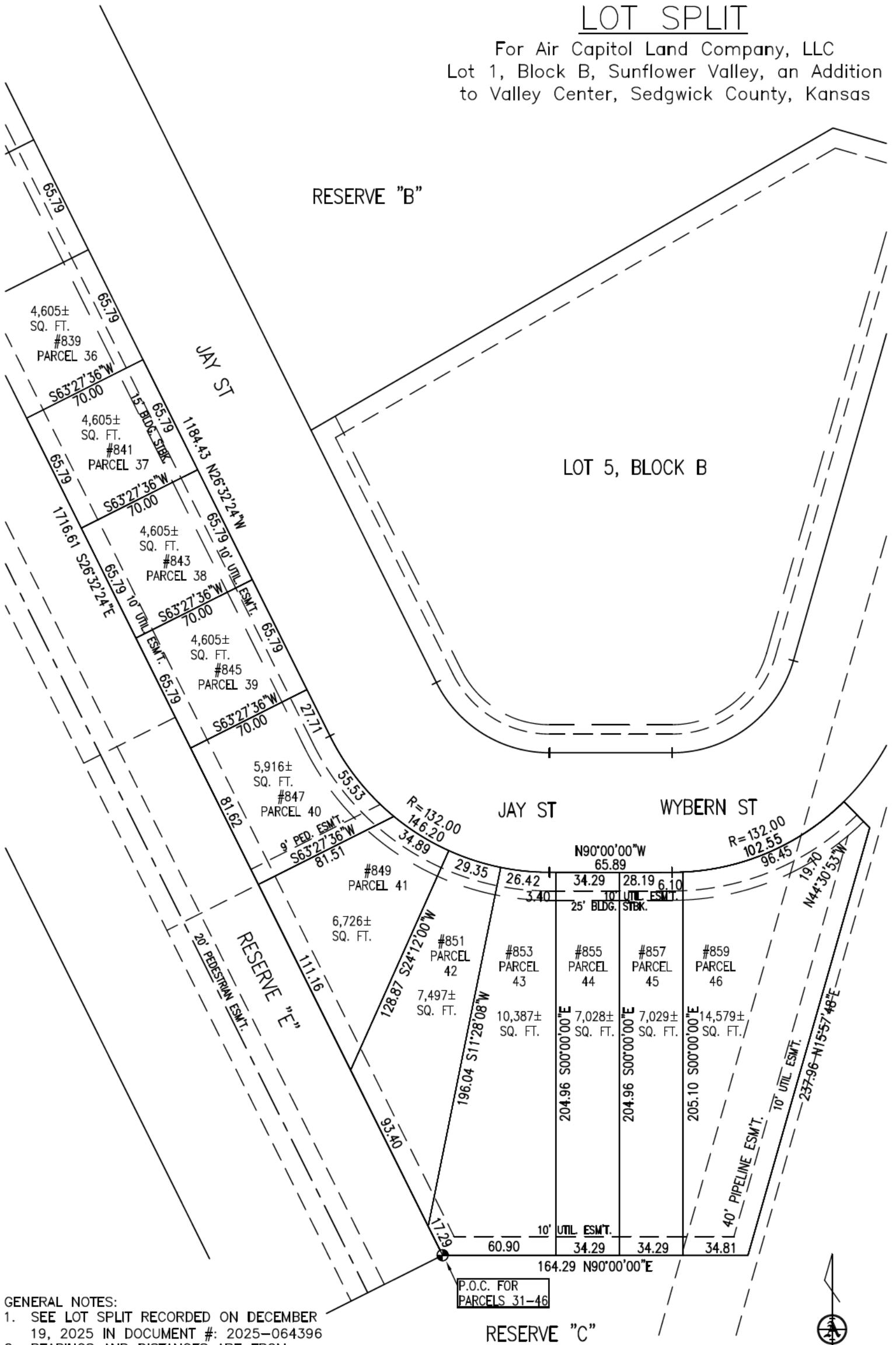
P.O. Box 161039
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LOT SPLIT

For Air Capitol Land Company, LLC
 Lot 1, Block B, Sunflower Valley, an Addition
 to Valley Center, Sedgwick County, Kansas

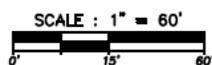
RESERVE "B"

LOT 5, BLOCK B



GENERAL NOTES:

1. SEE LOT SPLIT RECORDED ON DECEMBER 19, 2025 IN DOCUMENT #: 2025-064396
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3. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
4. SEE INDIVIDUAL PAGES 6-9 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
5. SEE PAGES 1-4 FOR NEW LEGAL DESCRIPTIONS.



RESERVE "C"

Date of Survey: December 22, 2025

W.O. #44087
 Page 9 of 9



ARMSTRONG
LAND SURVEY, P.A.

P.O. Box 161039
 WICHITA, KS 67216
 PH. (316) 263-0082
 info@armstrongsurvey.com



Date: January 27th, 2026

To: City of Valley Center Planning and Zoning Board

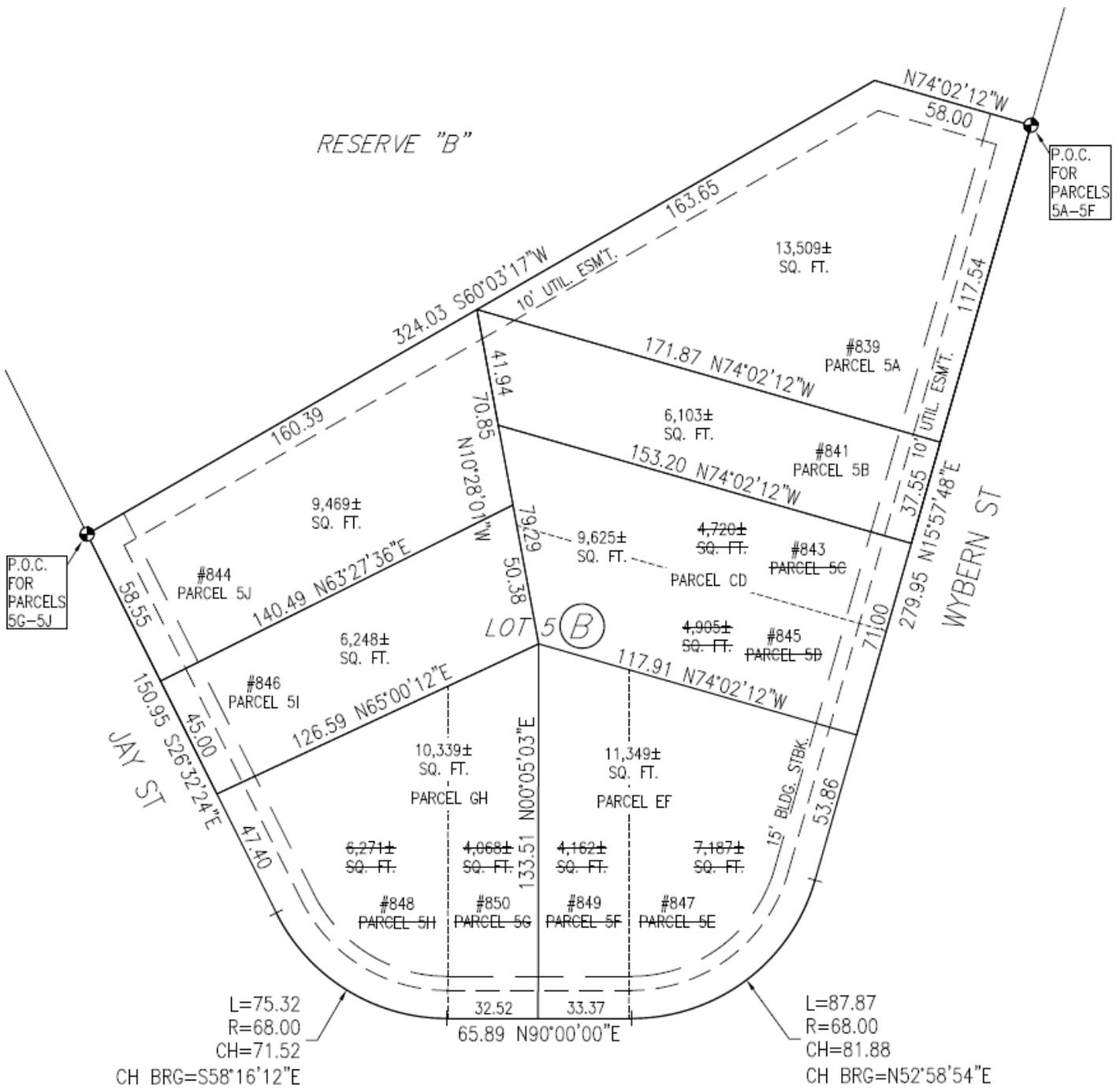
From: Kyle Fiedler, *Community Development Director*

RE: Lot Split Application (LS-2025-05)

Petition: Phillip Ruffo is petitioning for a lot split to divide the parcel of land located at 844 S. Jay St., Valley Center, KS 67147, into 6 lots as shown in the image below:



Existing Lot with Proposed New Lot Lines (new lines in black):



Staff Review Comments:

Currently, the lot in question contains multiple duplex buildings. The land is zoned R-4 (High-Density Residential District). Upon approval of this lot split, the intent is to sell individual parcels. The majority of this lot was split in December, with 3 parcels waiting for a variance to be able to split them as well. The new lots proposed will meet the minimum lot size in R-4, as it is currently zoned and if the variance is approved prior to this item, would be allowed under that approval. The completed lot split survey document is attached to the end of this staff report.

A public notice was sent out to all adjacent property owners. To date, no calls have been received regarding the proposed lot split. Any responses received after this report's creation will be shared with the board during the January 27th, 2026 meeting.

City staff recommend approval of this lot split application.



DUPLEX SPLITS

Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas

See Lot Split recorded on December 19, 2025 in Document #: 2025-064398 for additional legal descriptions.

State of Kansas)
County of Sedgwick) SS

We, Armstrong Land Survey, P.A., registered and authorized to practice Land Surveying in said state and county, do hereby certify that we caused to be surveyed and described the following to split parcels CD, EF, and GH from Lot Split recorded in Document #:2025-064398:

Original Parcel from Document #: 2025-064398:

Parcel CD:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 5; THENCE S15°57'48"W, a distance of 155.09 feet to the **Point of BEGINNING**; THENCE N74°02'12"W, a distance of 153.20 feet; THENCE S10°28'01"E, a distance of 79.29 feet; THENCE S74°02'12"E, a distance of 117.91 feet; THENCE N15°57'48"E, a distance of 71.00 feet to the **Point of BEGINNING**.

New Parcels:

Parcel 5C:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 5; THENCE S15°57'48"W, a distance of 155.09 feet to the **Point of BEGINNING**; THENCE N74°02'12"W, a distance of 153.20 feet; THENCE S10°28'01"E, a distance of 36.32 feet; THENCE S74°02'12"E, a distance of 137.03 feet; THENCE N15°57'48"E, a distance of 32.53 feet to the **Point of BEGINNING**.

Parcel 5D:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 5; THENCE S15°57'48"W, a distance of 187.62 feet to the **Point of BEGINNING**; THENCE N74°02'12"W, a distance of 137.03 feet; THENCE S10°28'01"E, a distance of 42.97 feet; THENCE S74°02'12"E, a distance of 117.91 feet; THENCE N15°57'48"E, a distance of 38.48 feet to the **Point of BEGINNING**.

Original Parcel from Document #: 2025-064398:

Parcel EF:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 5; THENCE S15°57'48"W, a distance of 226.09 feet to the **Point of BEGINNING**; THENCE N74°02'12"W, a distance of 117.91 feet; THENCE S00°05'03"W, a distance of 133.51 feet; THENCE N90°00'00"E, a distance of 33.37 feet; THENCE with a curve turning to the left having a radius of 68.00 feet, with an arc distance of 87.87 feet, having a chord bearing of N52°58'54"E, and a chord distance of 81.88 feet; THENCE N15°57'48"E, a distance of 53.86 feet to the **Point of BEGINNING**.

New Parcels:

Parcel 5E:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 5; THENCE S15°57'48"W, a distance of 226.09 feet to the **Point of BEGINNING**; THENCE N74°02'12"W, a distance of 84.34 feet; THENCE S00°05'03"W, a distance of 124.28 feet; THENCE N90°00'00"E, a distance of 1.08 feet; THENCE with a curve turning to the left having a radius of 68.00 feet, with an arc distance of 87.87 feet, having a chord bearing of N52°58'54"E, and a chord distance of 81.88 feet; THENCE N15°57'48"E, a distance of 53.86 feet to the **Point of BEGINNING**.

Parcel 5F:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 5; THENCE S15°57'48"W, a distance of 279.95 feet; THENCE with a curve turning to the right having a radius of 68.00 feet, with an arc distance of 87.87 feet, having a chord bearing of S52°58'54"W, and a chord distance of 81.88 feet; THENCE N90°00'00"W, a distance of 1.08 feet to the **Point of BEGINNING**; THENCE N00°05'03"E, a distance of 124.28 feet; THENCE N74°02'12"W, a distance of 33.57 feet; THENCE S00°05'03"W, a distance of 133.51 feet; THENCE N90°00'00"E, a distance of 32.29 feet to the **Point of BEGINNING**.

Original Parcel from Document #: 2025-064398:

Parcel GH:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 5; THENCE S26°32'24"E, a distance of 103.55 feet to the **Point of BEGINNING**; THENCE N65°00'12"E, a distance of 126.59 feet; THENCE S00°05'03"W, a distance of 133.51 feet; THENCE N90°00'00"W, a distance of 32.52 feet; THENCE with a curve turning to the right having a radius of 68.00 feet, with an arc distance of 75.32 feet, having a chord bearing of N58°16'12"W, and a chord distance of 71.52 feet; THENCE N26°32'24"W, a distance of 47.40 feet to the **Point of BEGINNING**.

New Parcels:

Parcel 5G:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 5; THENCE S26°32'24"E, a distance of 150.95 feet; THENCE with a curve turning to the left having a radius of 68.00 feet, with an arc distance of 75.32 feet, having a chord bearing of S58°16'12"E, and a chord distance of 71.52 feet; THENCE N90°00'00"E, a distance of 0.23 feet to the **Point of BEGINNING**; THENCE N00°05'03"E, a distance of 118.45 feet; THENCE N65°00'12"E, a distance of 35.65 feet; THENCE S00°05'03"W, a distance of 133.51 feet; THENCE N90°00'00"W, a distance of 32.29 feet to the **Point of BEGINNING**.

Parcel 5H:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 5; THENCE S26°32'24"E, a distance of 103.55 feet to the **Point of BEGINNING**; THENCE N65°00'12"E, a distance of 90.93 feet; THENCE S00°05'03"W, a distance of 118.45 feet; THENCE N90°00'00"W, a distance of 0.23 feet; THENCE with a curve turning to the right having a radius of 68.00 feet, with an arc distance of 75.32 feet, having a chord bearing of N58°16'12"W, and a chord distance of 71.52 feet; THENCE N26°32'24"W, a distance of 47.40 feet to the **Point of BEGINNING**.

The accompanying sketch is a true and correct exhibit of said survey.

Date of Survey: December 22, 2025

Jordan M. Doom P.S. #1723

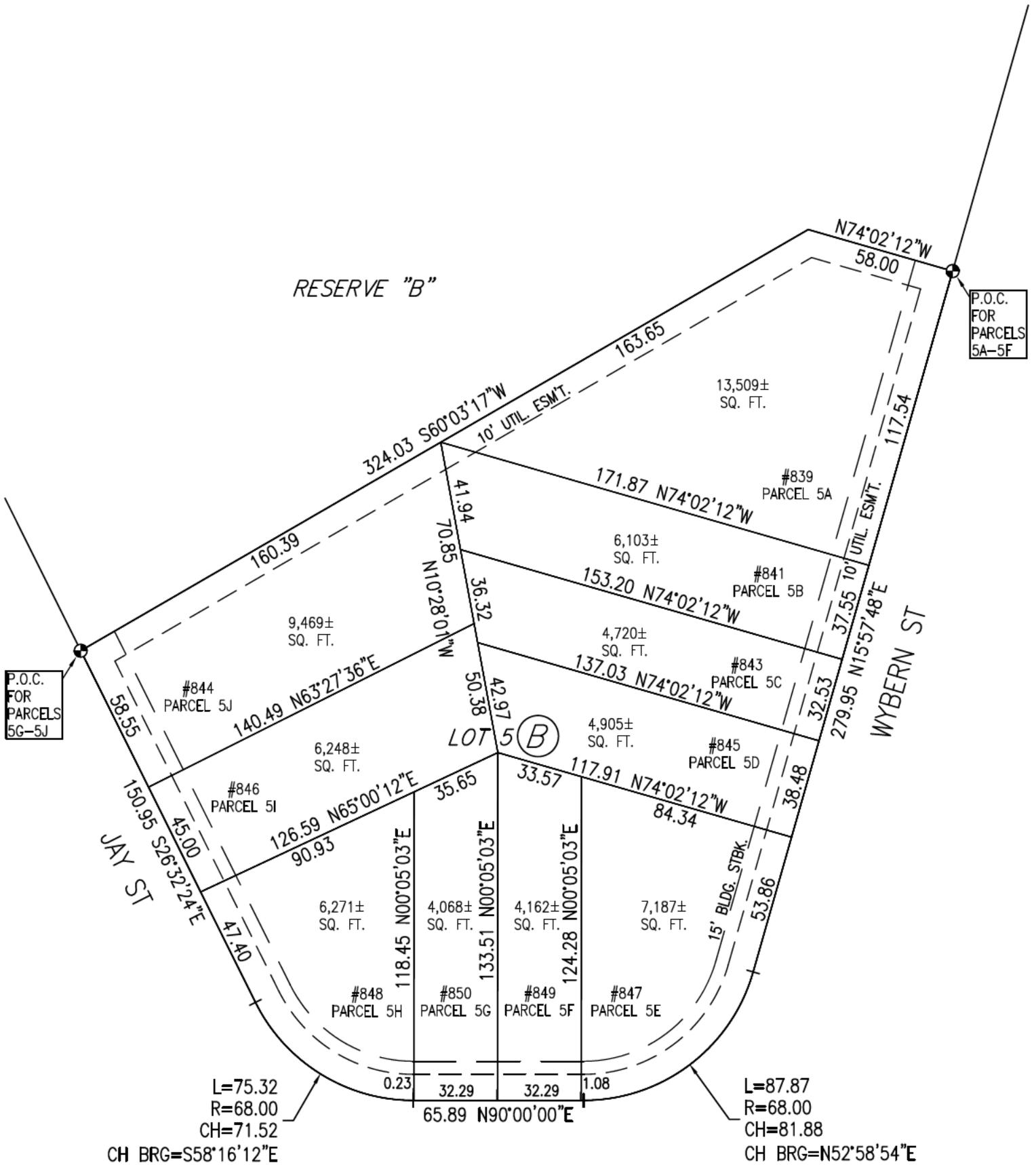
Reviewed in accordance with K.S.A. 58-2005 on
this ___ day of _____, 2025.

Tricia Robello P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

LOT SPLIT

RMC, LLC

Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas

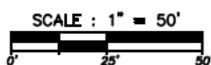


P.O.C. FOR PARCELS 5G-5J

P.O.C. FOR PARCELS 5A-5F

GENERAL NOTES:

1. SEE LOT SPLIT RECORDED ON DECEMBER 19, 2025 IN DOCUMENT #: 2025-064398
2. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
3. PARCELS 5A-5J HAVE DUPLEXES BUILT, NO PROPERTY CORNERS SET.
4. SEE PAGES 1-2 FOR NEW LEGAL DESCRIPTIONS.



**ARMSTRONG
LAND SURVEY, P.A.**

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Date of Survey: December 22, 2025

W.O. #44165-5
Page 3 of 3

