Wichita-Sedgwick County Metropolitan Area Planning Department

April 20, 2018

Terry Gutschenritter
7070 West Harry Street
Wichita, KS 67209

RE: **ZON2017-00004** City Zone Change from SF-5 Single-Family Residential to LI Limited Industrial associated with a Conditional Use **(CON2018-00007)** for salvage of aircraft components within a building, generally located north of West Harry Street and east of South Ridge Road (1505 S. Yucca).

Dear Applicants:

At its regular meeting on **April 10, 2018**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Kyle C Kobe

Kyle C Kobe
Associate Planner

Copies to: MABCD
Jeff Bluebaugh, Council Member District IV
Rebecca Fields, CSR District IV
Bill Johnson, P.O. Box 12086, Wichita, KS 67277

First published in the Wichita Eagle on 4/20/18

OCA 150004

ORDINANCE NO. 50-690

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2018-00004 and CON2018-00007

City zone change from SF-5 Single Family Residential to LI Limited Industrial, subject to the development standards contained in the Conditional Use Permit of case CON2018-00006, on property described as:

Lot 14, Block A, Rolling Hills Mesa Addition to the City of Wichita, Sedgwick County, Kansas.

SECTION 2. That this rezoning is subject to the restrictions of CON2018-00006, which establishes an Indoor Salvage and Storage facility, subject to:

1. Applicant shall submit a revised site plan within 60 days of approval that is in compliance with both the Unified Zoning Code standards for screening and lighting as well as the Landscape Ordinance.

2. Building permits shall not be issued until a revised site plan has been approved by the Director of Planning. The applicant shall obtain all applicable inspections, permits, and licenses. The site shall be maintained and operated in general conformance with the approved site plan and conditions of approval.

3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

SECTION 3. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 4. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 17th day of April, 2018.

ATTEST:

Karen Sublett, City Clerk

Jeff Longwell, Mayor

(SEAL)

Approved as to form:

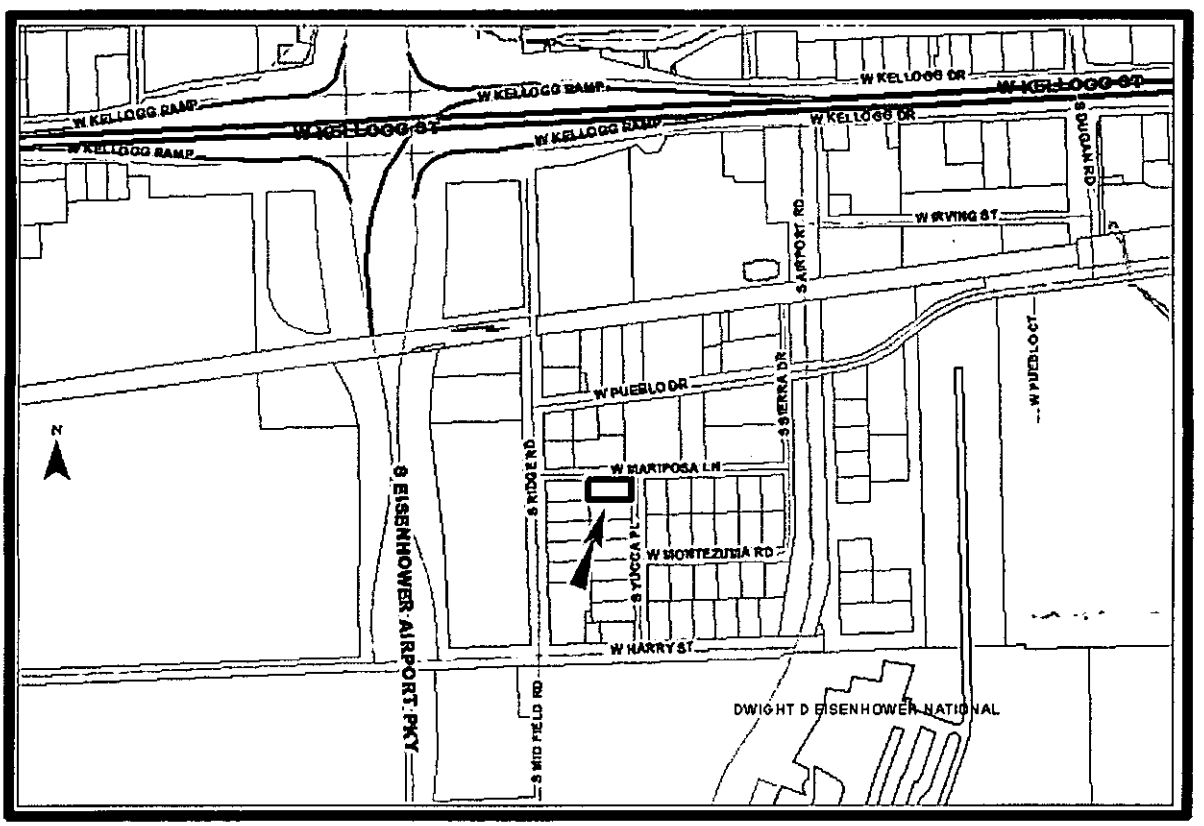
Jennifer Magana, City Attorney and Director of Law

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11.

STAFF REPORT
MAPC March 8, 2018
DAB IV March 5, 2018

CASE NUMBER:	ZON2018-00004 and CON2018-00007
AGENT: APPLICANT:	Bill Johnson of Evans Building Company Terry Gutchenritter
REQUEST:	Rezone from SF-5 Single Family Residential to LI Limited Industrial Conditional Use for indoor salvage of aircraft components
CURRENT ZONING:	SF-5 Single-Family Residential
SITE SIZE:	0.464 acres
LOCATION:	North of West Harry Street and east of South Ridge Road (1505 S Yucca).
PROPOSED USE:	Salvage and storage of aircraft components



BACKGROUND: These applications are designed to accommodate the building of a structure designed to be used for the indoor salvage and storage of aircraft components. The site is currently zoned SF-5 Single Family Residential, and has previously been used as a single family residence. The application would see the construction of a 9,600 square foot warehouse on site, along with 9 parking spaces, two drive entrances, a privacy fence, and added space for future building expansions. This business is an expansion of an existing nearby business located at 7070 West Harry Street and 6925 West Mariposa Lane.

The Unified Zoning Code (UZC) defines a Wrecking/Salvage Yard as such:

> A Lot, land or Structure, or part thereof, used for the collecting, dismantling, storing and/or salvaging of machinery, equipment, appliances, Inoperable Vehicles, vehicle parts, bulky waste, salvage material, junk, or discarded materials; and/or for the sale of parts thereof.

The UZC also states that a Wrecking/Salvage Yard is only allowed in LI Limited Industrial (LI), GI General Industrial (GI), or AFB Airforce Base (AFB) zoning districts. Within the LI and GI zoning districts, the code states:

> Wrecking/Salvage Yards may be approved as a Conditional Use in the LI and GI Districts, provided that such operation:
>
> **(1)** is not Abutting an arterial Street, expressway or freeway;
>
> **(2)** in the opinion of the Planning Commission, will not adversely affect the character of the neighborhood; and
>
> **(3)** is enclosed by a Fence or wall not less than eight feet in height and having cracks and openings not in excess of five per-cent of the area of such Fence.

Given these requirements, this lot requires both a Zone Change and Conditional Use approval in order to conduct business as an aircraft component salvage and storage operation.

The attached site plan shows:

- 9,600 square foot building, with 2,400 sq ft shown for future building expansion area
- Two access points onto public street right of way of 24 feet and 30 feet
- Nine parking spaces, including one ADA compliant parking space
- Compatibility setback line indicated along the western and southern lot lines
- Reduced compatibility setback along the western and southern lot lines
- Privacy fence installed along the western and southern property lines

BZA2018-00004 is a request for an Administrative Adjustment to reduce the compatibility setback on the west and south from 25 feet to 10 feet and to reduce the parking requirement by 25%. This application is subject to the approval of this Zone Change and Conditional Use.

The site plan does indicate screening along the parcel lines abutting residential zoning, however it does not indicate any landscaping. Both screening and landscaping are required when abutting residential uses. An updated site plan needs to be submitted for approval by the Director of Planning before building permits can be issued.

The general character of the surrounding area is industrial in nature, though there are some single family residences nearby as well. North of the property is zoned LI and has a variety of industrial uses such as warehousing, manufacturing, and distribution. East of the property is zoned LI and has a mix of industrial and residential uses. South of the property is zoned SF-5 and is developed with single family homes. West of the property is zoned SF-5 (though across South Ridge Road it is zoned LI) and is currently vacant.

CASE HISTORY: This property was platted as Lot 14, Block A, of the Rolling Hills Mesa Addition on 9 May 1953.

ADJACENT ZONING AND LAND USE:

North:	LI	Industrial uses
South:	SF-5	Single Family Residential
East:	LI	Industrial and Residential uses
West:	SF-5	Vacant

PUBLIC SERVICES: Storm and sanitary sewer is available on site at this time. Water is available along South Ridge Road. South Yucca is classified as a paved local street.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as "New Employment." The New Employment category: Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. The plan also encourages a development pattern that supports the expansion of existing uses into nearby areas.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be **APPROVED**, subject to the following stipulations:

1. Applicant shall submit a revised site plan within 60 days of approval that is in compliance with both the Unified Zoning Code standards for screening and lighting as well as the Landscape Ordinance.

2. Building permits shall not be issued until a revised site plan has been approved by the Director of Planning. The applicant shall obtain all applicable inspections, permits, and licenses. The site shall be maintained and operated in general conformance with the approved site plan and conditions of approval.

3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The general character of the surrounding area is industrial in nature, though there are some single family residences nearby as well. North of the property is zoned LI and has a variety of industrial uses such as warehousing, manufacturing, and distribution. East of the property is zoned LI and has a mix of industrial and residential uses. South of the property is zoned SF-5 and is developed with single family homes. West of the property is zoned SF-5 (though across South Ridge Road it is zoned LI) and is currently vacant.

2. The suitability of the subject property for the uses to which it has been restricted: This parcel is currently zoned for Single Family Residential. While it could be developed for this purpose, the surrounding area is primarily industrial in nature. If approved, the Zone Change would alter the appropriateness of this parcel to make it more suitable for the proposed use.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of this request should not have an adverse effect on the nearby property. The application indicated that proper screening should be accounted for along the property lines abutting residential parcels. Furthermore, the surrounding area is already primarily industrial in nature.

4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would allow the expansion of an existing nearby use. Denial would presumably represent a loss of economic opportunity to the applicant and/or land owner.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as "New Employment." The New Employment category: Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. The plan also encourages a development pattern that supports the expansion of existing uses into nearby areas.

6. Impact of the proposed development on community facilities: Approval of this request is not foreseen to cause any adverse effects on community facilities.

Attachments: Aerial Map
Zoning Map
Future Growth Concept Map excerpt
Proposed Site Plan

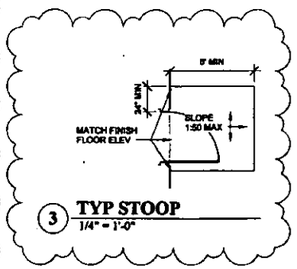
SITE PLAN

Approved 2 April 2018, subject to ccc approval on 10 April 2018.



HANDICAP PARKING SIGN CENTERED IN FRONT OF ACCESSIBLE PARKING STALL

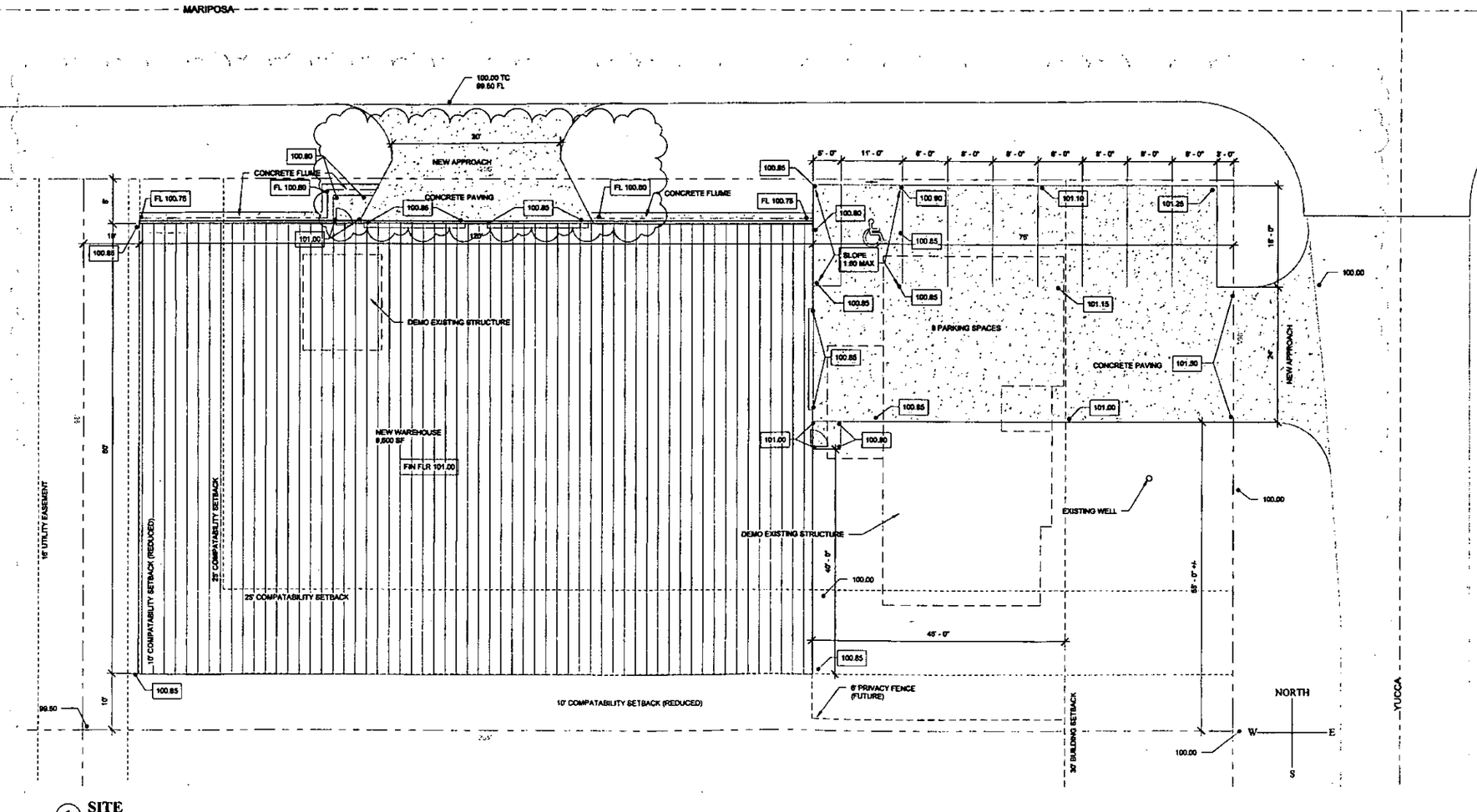
2 **ADA PARKING SIGN**
1 1/2" = 1'-0"



3 **TYP STOOP**
1/4" = 1'-0"

DATA BLOCK

SITE	BUILDING	MECHANICAL
LEGAL DESCRIPTION : LOT 14, BLOCK A, ROLLING HILLS MESA ADDITION PARCEL SIZE - 20,000 S.F. 0.46 ACRES ZONING : LI - LIMITED INDUSTRIAL PARKING : REQUIRED PARKING: TOTAL: 10 25% REDUCTION: 8 STANDARD STALLS (9'x18') 7 ADA STALLS (11'x18') 1 PROVIDED PARKING: TOTAL: 8 STANDARD STALLS (9'x18') 7 ADA STALLS (11'x18') 1	FLOOR AREA : ALLOWED ACTUAL NEW STORAGE: 26,000 SF 9,600 SF OCCUPANCY : S2 BUILDING TYPE : TYPE IIB DESIGN LOADS : BUILDING DESIGNED PER: I.B.C. - 2012 EDITION I.M.C. 2012, U.P.C. 2012, N.E.C. 2014, I.F.C. 2012, ADA STD 2012 ROOF LIVE LOAD: 20 P.S.F. DEAD LOAD- 5 P.S.F. WIND LOAD- 115 MPH ULT, 90 MPH NOM, EXP 'B' MEZZANINE LIVE LOAD - 125 PSF	PLUMBING : FIXTURES: FUTURE GAS SERVICE: 200 KBTU WATER SERVICE: EXISTING WELL SAN. SEWER: 4" ELECTRIC : SERVICE: 400A 120/208V AUTOMATIC FIRE SPRINKLER : NA FIRE HYDRANTS : NA



1 **SITE**
1" = 10'-0"

3/29/2018 11:16:57 AM G:\- ACTIVE JOBS\T&B Properties\T&B city writeup alt.rvt

EVANS BUILDING CO. INC.
9801 W. YORK WICHITA, KANSAS 67277

T & B PROPERTIES LLC
1505 S YUCCA
WICHITA, KS

PROPERTY OF EVANS BUILDING COMPANY, INC. UNLAWFUL TO APPROPRIATE
Wichita City License No. 26
Sedgwick Co. License No. 40046

WOLF & ASSOCIATES ARCHITECTURE
12125 DOVE MILL CT
OLATHE, KANSAS 66061
TEL: 1-316-779-1150 CELL 1-316-305-6611

WILLIAM E. WOLF LICENSED KANSAS ARCHITECT
3-27-18
WILLIAM E. WOLF
REGISTERED ARCHITECT
KANSAS LICENSE NO. 9791

Revisions		
NO.	DATE	Dwn
1	03.27.18	AC
2	03.29.18	AC

DATE: 2-1-18
DR. BY: AC
CK. BY: –

PROJECT NO.
18-104

SHEET
SA1.1