

RESOLUTION NO 161-2019

Published on: July 31, 2019

A RESOLUTION FOR A ZONE CHANGE FROM RR RURAL RESIDENTIAL GC GENERAL COMMERCIAL LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D AS ADOPTED BY RESOLUTION NO. 84-01, AS SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita Sedgwick County Unified Zoning Code, a Zone Change from RR Rural Residential to GC General Commercial.

Case No. ZON2019-00015

A Zone Change from RR Rural Residential to GC General Commercial, legally described as follows:

The East half of a tract in Section 33, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas described as: Beginning 2331 feet north of the Southeast corner of the Northeast Quarter; thence North to the North line of said Northeast Quarter; thence West 1318.3 feet; thence South 330.15 feet more or less; thence East to beginning except 40 feet take for road.

SECTION II. That upon the taking effect of this Resolution, the notation of such Zone Change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

The zone change is subject to the following Protective Overlay #340

1. All uses permitted in RR Rural Residential in addition to Warehouse/Self-Service Storage.
2. Approval of the requested zone change must coincide with approval of the reduction in side compatibility setback from 25 feet to 13 feet. Recommendation must be made by the Metropolitan Area Planning Commission. Final action is made by the Board of County Commissioners as permitted by UZC Sec. VI-B.7.
3. A screening/landscape plan shall be submitted to Planning showing the required additional screening along all property lines except for the area occupied by the single family dwelling unit. Screening may be in the form of trees with general guidelines taken from the City of Wichita Landscape Ordinance or in the form of a solid 6-8-foot fence or masonry wall parallel to the south, west, and north property lines and that portion of the east property line commencing south of the entrance drive to property line. The plan shall be submitted within 30 days of approval from the Board of County Commission, and it will be

reviewed and approved by the Planning Director.

4. All applicable screening shall be installed within 90 days of approval from the Board of County Commission.
5. Outdoor lighting shall be in compliance with UZC Sec. IV-B.4
6. Surface for parking and for the entrances shall be per County Standards. The entrance shall remain in its current location.
7. All landscape buffers and/or screening shall be maintained in compliance with the approved landscape/screening plan and The Unified Zoning Code.
8. All State, County, and any other applicable permits, inspections, and standards shall be met.

Commissioners present and voting were:

PETER F. MEITZNER
 MICHAEL B. O'DONNELL, II
 DAVID T. DENNIS
 LACEY D. CRUSE
 JAMES M. HOWELL

Ave
 Ave
 Ave
 Ave
 Ave

Dated this 17th day of July, 2019.

ATTEST:

Karen S Baird
 KELLY B. ARNOLD,



BOARD OF COUNTY COMMISSIONERS
 OF SEDGWICK COUNTY, KANSAS

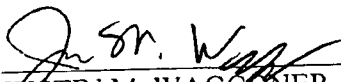
David T. Dennis


DAVID T. DENNIS, Chairman
 Commissioner, Third District

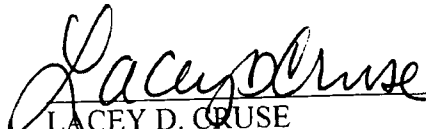
Peter F. Meitzner

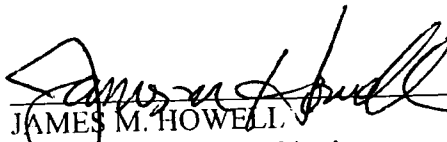
PETER F. MEITZNER, Chair Pro Tem
 Commissioner, First District

APPROVED AS TO FORM:


JUSTIN M. WAGGONER
Assistant County Counselor


MICHAEL B. O'DONNELL, II
Commissioner, Second District


LACEY D. CRUSE
Commissioner, Fourth District


JAMES M. HOWELL
Commissioner, Fifth District



STAFF REPORT
MAPC-June 6, 2019

CASE NUMBER: ZON2019-00015

APPLICANT/AGENT Westridge 1, LLC (Applicant)/ Garber Surveying (Agent)

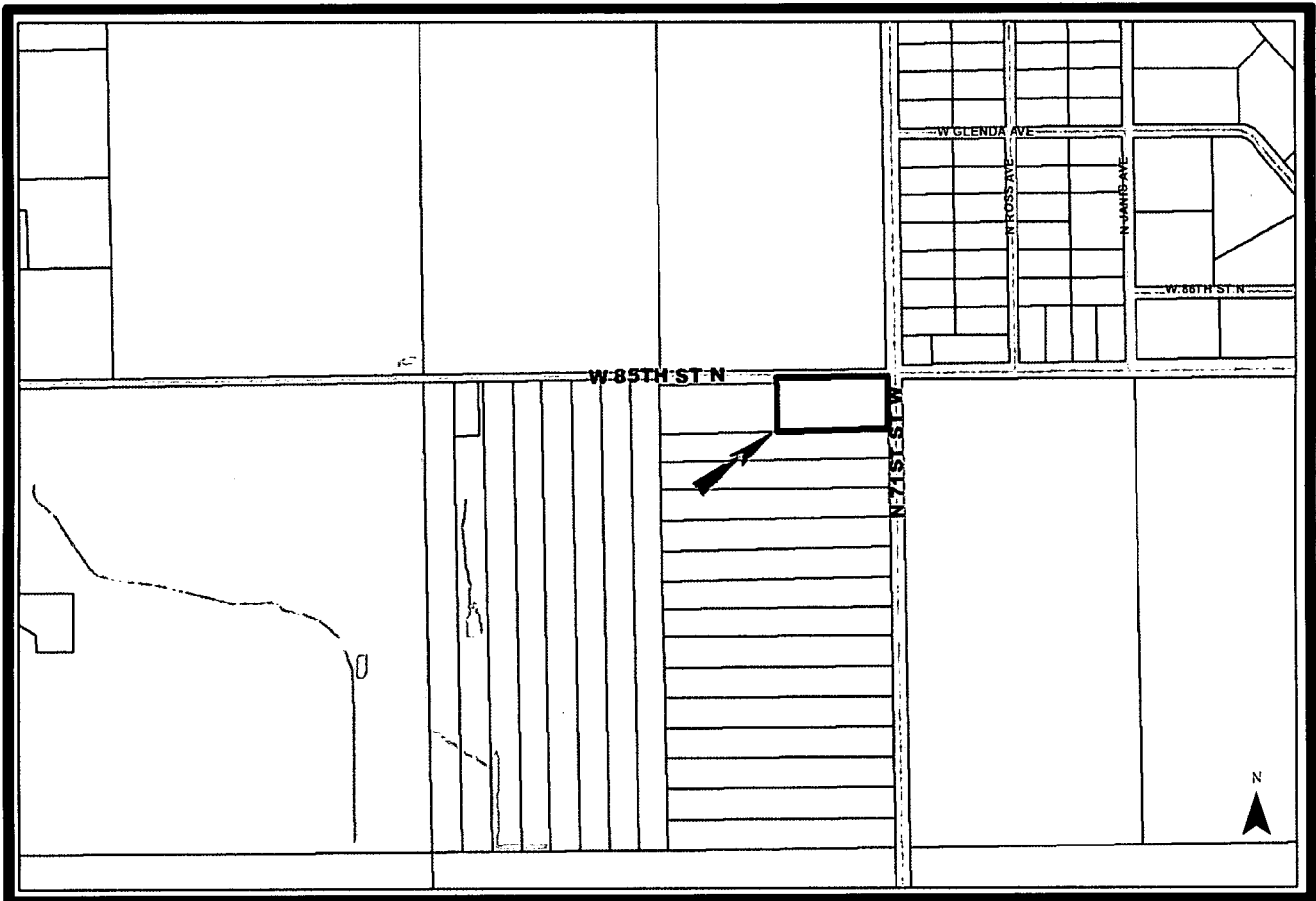
REQUEST: GC General Commercial and Reduction of Compatibility Setbacks.

CURRENT ZONING: RR Rural Residential

SITE SIZE: 4.3 acres

LOCATION: On the southwest corner of North Ridge Road and West 85th Street North

PROPOSED USE: To bring an existing commercial use into compliance with the zoning code.



BACKGROUND: This application was filed to rezone the subject property from RR Rural Residential to GC General Commercial and to reduce the compatibility setbacks on the south property line. The subject property is located in Sedgwick County on the southwest corner of North Ridge Road and West 85th Street North. The subject property is outside the Valley Center Area of Influence. With this request, the applicant would like to rezone the property to a GC to bring an existing commercial Warehouse, Self-Service Storage use into compliance with the Unified Zoning Code. In addition, the applicant is seeking to reduce the side compatibility setback from 25 feet to 13 feet.

The existing lot is 4.3 acres, and consists of 4 metal storage buildings approximately 6,500 square feet each with garage bay doors and one single family dwelling unit. The dwelling unit was constructed in 1940. The storage buildings were built between 2003 and 2018. The purpose of the storage units is to lease storage space to individuals who are looking to store recreational vehicles that require more space than a typical self-storage warehouse such as all-terrain vehicles (ATVs), RVs/ campers, boats, etc. All buildings near the south property line encroach into the 25-foot compatibility setback by at least 3 feet (see attached site plan exhibit). The building closest to the south property line is 13.7 feet north of the line.

All properties surrounding the subject site area are zoned RR and are a mix of large lot, single family uses and agricultural fields. There is an existing row of mature, deciduous trees along the south property line approximately 300 feet in length screening the buildings from the residential dwelling unit on the property south of the subject site. Otherwise, there is no screening present on other sides of the property.

CASE HISTORY: The property is unplatted and there was no case history found.

ADJACENT ZONING AND LAND USE:

North: RR; Agriculture
South: RR; Large lot single family residential.
East: RR; Agriculture / Large lot single family residential (northeast).
West: RR; Large lot single family residential.

PUBLIC SERVICES: North Ridge Road (North 71st Street West) is a fully improved, two-lane arterial street with open ditches. West 85th Street north is fully improved, two-lane, arterial street with open ditches. The property is accessed from North Ridge Road only. The subject property relies on well water and a septic sewer system.

CONFORMANCE TO PLANS/POLICIES: The *Community Investment Plan* depicts the subject site as appropriate for “rural uses” and the site is not encompassed in any of the 2035 Urban Growth Areas for cities in Sedgwick County. The rural use category lists appropriate uses as agriculture, rural based businesses, and larger lot residential exurban subdivisions. Commercial developments in rural areas should be limited to agricultural-oriented uses; rural home occupations, natural resource dependent uses, convenience services; highway-oriented services at interchange areas, or uses that need significant buffering from residential areas (to mitigate nuisance or hazard impacts). This use most closely relates to the “convenience services” as outline in the plan as it provides storage services most likely for individuals in the immediate area.

The Rural Area Compatibility Standards in the *Community Investments Plan* state that commercial uses in rural areas should be separate and distinct from lower intensity land uses and should provide appropriate screening and buffering. Additionally, compatibility setbacks and screening standards as outlined in the Unified Zoning Code (UZC) shall apply as adjacent properties are classified by a residential zoning

district. Compatibility setback standards require a minimum of 15 feet plus one-foot for each five feet of lot (subject tract) width over 50 feet (with a maximum setback of 25 feet) (UZC Sec.IV-C.4). The width of the subject property is 290.15 feet, which will require a maximum setback of 25 feet. The existing structures along the south interior lot line do not conform to this compatibility setback requirement. The applicant has asked to reduce the compatibility setback requirements from 25 feet to 13 feet. UZC Sec.VI-C.7 authorizes the Planning Commission to recommend approval of zoning adjustments when requested in association with an application to amend the Official Zoning Map, and UZC Sec.VI-B.7 authorizes the Board of County Commission to approve said recommendation.

As stated in the UZC Sec.IV-B.2: screening shall be required on all properties for all uses except Single Family and Duplex when those uses are established on properties within, abutting, or across a street or alley from residential zoning districts, except when separated by a Major Barrier. Except for the portion along south property line with the row of trees, there is no screening around this property separating the commercial use from the residential zoning districts. Because there are no specific standards for landscape or screening buffers for properties in unincorporated Sedgwick County, the City of Wichita's Landscape Ordinance may be used to provide guidance to determine appropriate and adequate screening.

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

1. Approval of the requested zone change must coincide with approval of the reduction in side compatibility setback from 25feet to 13 feet. Recommendation must be made by the Metropolitan Area Planning Commission. Final action is made by the Board of County Commissioners as permitted by UZC Sec. VI-B.7.
2. A screening/landscape plan shall be submitted to Planning showing the required additional screening along all property lines except for the area occupied by the single family dwelling unit. Screening may be in the form of trees with general guidelines taken from the City of Wichita Landscape Ordinance or in the form of a solid 6-8-foot fence or masonry wall parallel to the south, west, and north property lines and that portion of the east property line commencing south of the entrance drive to property line. The plan shall be submitted within 30 days of approval from the Board of County Commission, and it will be reviewed and approved by the Planning Director.
3. All applicable screening shall be installed within 90 days of approval from the Board of County Commission.
4. All State, County, and any other applicable permits, inspections, and standards shall be met.

The recommendation is also subject to the following provisions of a Protective Overlay.

1. All uses permitted in RR Rural Residential in addition to Warehouse/Self-Service Storage.
2. Approval of the requested zone change must coincide with approval of the reduction in side compatibility setback from 25feet to 13 feet. Recommendation must be made by the Metropolitan Area Planning Commission. Final action is made by the Board of County Commissioners as permitted by UZC Sec. VI-B.7.

3. A screening/landscape plan shall be submitted to Planning showing the required additional screening along all property lines except for the area occupied by the single family dwelling unit. Screening may be in the form of trees with general guidelines taken from the City of Wichita Landscape Ordinance or in the form of a solid 6-8-foot fence or masonry wall parallel to the south, west, and north property lines and that portion of the east property line commencing south of the entrance drive to property line. The plan shall be submitted within 30 days of approval from the Board of County Commission, and it will be reviewed and approved by the Planning Director.
4. All applicable screening shall be installed within 90 days of approval from the Board of County Commission.
5. Outdoor lighting shall be in compliance with UZC Sec. IV-B.4
6. Surface for parking and for the entrances shall be per County Standards. The entrance shall remain in its current location.
7. All landscape buffers and/or screening shall be maintained in compliance with the approved landscape/screening plan and The Unified Zoning Code.
8. All State, County, and any other applicable permits, inspections, and standards shall be met.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding area is zone RR and is rural in character. Surrounding the development is a mix of large lot, single family residential and agricultural fields.
2. The suitability of the subject property for the uses to which it has been restricted: The site's RR zoning permits agricultural uses as well as low density residential development among a limited number civic, commercial, and industrial uses. It currently has a single family dwelling unit which has remained occupied in addition to the commercial use of the property.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Allow the site to operate as a Self-service Storage/Warehouse will have minimal negative impacts on the area. The site's location at the intersection of 2 arterial streets--that provide direct access to Valley Center and Wichita--make this a convenient location for commercial services that serve the immediate area.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The *Community Investment Plan* depicts the subject site as appropriate for "rural uses" and the site is not encompassed in any of the 2035 Urban Growth Areas for cities in Sedgwick County. The rural use category lists appropriate uses as agriculture, rural based businesses, and larger lot residential exurban subdivisions. Commercial developments in rural areas should be limited to agricultural-oriented uses; rural home occupations, natural resource dependent uses, convenience services; highway-oriented services at interchange areas, or uses that need significant buffering from residential areas (to mitigate nuisance or hazard impacts). This use most closely relates to the "convenience services" as outline in the plan as it provides storage services most likely for individuals in the immediate area.

The commercial buildings are not in compliance with the 25-foot compatibility setback as set forth by the UZC Sec. IV-C.4 and will require a variance to reduce the setback. Additionally, the site will have to be appropriately screened from residential zoning districts on all sides as set forth in the USC Sec. IV-B.2

5. Impact of the proposed development on community facilities: Detrimental impacts on community facilities should be minimal.

Staff Report Attachments:

1. Area Map
2. Zoning Map
3. Land Use Map
4. Site Plan Submitted By Applicant
5. Site Plan Exhibit

