Wichita-Sedgwick County Metropolitan Area Planning Department

June 3, 2021

Terry Hettinger
19721 W. 6TH Street South
Goddard, KS 67052

RE: **CON2021-00009:** County Conditional Use to allow camper and boat storage on property zoned RR Rural Residential in the Goddard Area of Influence; generally located on the south side of West 6th Street South and one-eighth mile east of South 199th Street West (19721 W. 6th Street South).

Dear Applicants;

At its regular meeting on **June 2, 2021**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

1. The Vehicle Storage Yard shall comply with supplementary use regulations in Section III-D.6.mm of the Wichita-Sedgwick County Unified Zoning Code (listed above in this staff report).
2. The Vehicle Storage Yard shall be limited to the storage of operable boats and recreational vehicles only, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicles or equipment, or for storage of materials or supplies.
3. The conditional use for Vehicle Storage Yard shall be permitted for 10 years. After such time, the Conditional Use shall expire. The property owner shall be able to renew the Conditional Use for subsequent 5-year periods by administrative adjustment by the Metropolitan Area Planning Department.
4. The storage area and all entrance/exit drives shall be surfaced with an all-weather surface that meets the approval of the Director of the Metropolitan Area Building and Construction Department (or other chief jurisdiction code enforcement officer) and shall be maintained in good condition and free of weeds, trash, and other debris.
5. A revised site/screening/landscape plan shall be submitted to the Planning Department for and approval prior to the issuance of any applicable licenses and/or building permits.
6. The site shall be development in substantial conformance to the approved site plan/screening/landscape plan.
7. The site shall be developed in conformance with all applicable federal, state, and local regulations.
8. 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 hereof, may, with the concurrence of the Planning Director declare the Conditional Use null and void.

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

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
David Dennis, BoCC District 3
John and Dolores Eilerts, 19601 W 6th Street South, Goddard, KS 67052
James and Vickie Strelow, 838 S 199th Street West, Goddard, KS 67052
Ken Wilson, 700 S 199th Street West, Goddard, KS 67052

CONDITIONAL USE RESOLUTION NO. 140-2021

Published on: June 9, 2021

WHEREAS, Terry Hettinger, (Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Vehicle Storage Yard, on property zoned Rural Residential at 19721 West 6th Street South, Goddard, and legally described as:

Lot 1, Block 1, Lagaly 2nd Addition, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of April 8, 2021, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Vehicle Storage Yard, on property zoned Rural Residential at 19721 West 6th Street South, Goddard, and legally described as:

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8. 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 hereof, may, with the concurrence of the Planning Director declare the Conditional Use null and void.

Commissioners present and voting were:

PETER F. MEITZNER	Aye
SARAH LOPEZ	Aye
DAVID T. DENNIS	Aye
LACEY D. CRUSE	Aye
JAMES M. HOWELL	No

Dated this 2nd day of June, 2021.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

PETER F. MEITZNER, Chairman
Commissioner, First District

LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

APPROVED AS TO FORM:

SARAH LOPEZ
Commissioner, Second District

JUSTIN M. WAGGONER
Assistant County Counselor

DAVID T. DENNIS
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

Affidavit of Legal Publication

STATE OF KANSAS)

ss.

County of Sedgwick)

Emily Gillihan, being first duly sworn, deposes and says:
That he/she is Legal Manager of

The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for **1 week** the first publication thereof being made as aforesaid on the **9th** day of **June** 2021, with subsequent publications being made on the following dates:

N/A

Emily Gillihan
Legal Manager

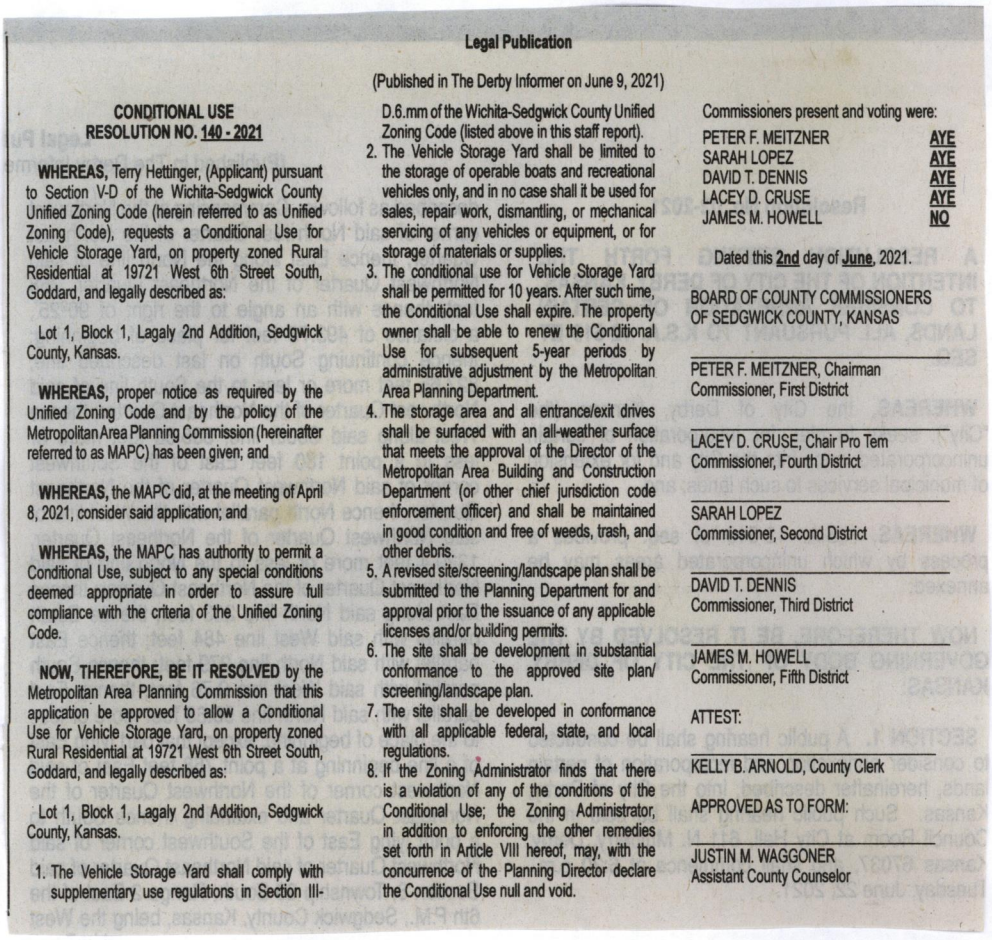
Subscribed and sworn to before me this 9th day of June, 2021.

Rhonda Cott
Notary Public

Rhonda Cott
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 2-20-23

Resolution No. 140-2021

Printer's Fee: $38.36
Additional copies: $_____



Legal Publication

(Published in The Derby Informer on June 9, 2021)

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RESOLUTION NO. 140 - 2021

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Commissioners present and voting were:

PETER F. MEITZNER	AYE
SARAH LOPEZ	AYE
DAVID T. DENNIS	AYE
LACEY D. CRUSE	AYE
JAMES M. HOWELL	NO

Dated this 2nd day of June, 2021.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

PETER F. MEITZNER, Chairman
Commissioner, First District

LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

SARAH LOPEZ
Commissioner, Second District

DAVID T. DENNIS
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

KELLY B. ARNOLD, County Clerk

APPROVED AS TO FORM:

JUSTIN M. WAGGONER
Assistant County Counselor



SITE PLAN

APPROVED 9/9/21 BY