

DR 74-1 Amendment to County Zoning Resolution RE: Residential and Commercial storage warehouses

ACTION

DATE

COMMITTEE

M.A.P.C.

approved 2-14-74

~~B.C.C.~~ B. CO. C. Approved 2-27-74

R E S O L U T I O N

A RESOLUTION CHANGING THE SEDGWICK COUNTY ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS AND EFFECTIVE AFTER MARCH 3, 1958, WITH AMENDMENTS TO FEBRUARY 19, 1974, FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 14.C. THEREOF.

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

SECTION I. That upon the recommendation of the Metropolitan Area Planning Commission on February 14, 1974, after notice and public hearing as provided by law under authority granted by Section 14.C. of the Sedgwick County Zoning Resolution, as adopted March 3, 1958, the following Sections of the Sedgwick County Zoning Resolution are hereby amended as follows:

Section 2 shall be amended to include the following definitions:

① WAREHOUSES

Commercial Warehouse: A building or portion thereof used for the storage of any property not permitted in a Residential Storage Warehouse. This shall not be deemed to include the storage area in connection with a purely retail business when located on the same property.

Residential Storage Warehouse: A building or portion thereof designed or used exclusively for storing the excess personal property of an individual or family when such is not located on the lot with their residence, such as passenger motor vehicle, house trailer, motorcycle, boat, camper, and other items of personal property generally stored in residential accessory structures. This shall not include the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.

END

Section 6.A.7. shall be amended to include the following as a conditional use:

- ② d) Residential Storage Warehouses, subject to the following conditions and requirements:
1. This use must be located in a "BB" district that is contiguous or adjacent to either the "LC" Light Commercial, "C" General Commercial, "E" Light Industrial or the "F" Heavy Industrial zoning districts and the use must be located contiguous to an arterial street as designated in the Transportation Plan Element of the Comprehensive Plan.
 2. There shall be a minimum lot area of two acres or more. All buildings shall be set back not less than thirty-five feet from the arterial street right-of-way and thirty feet from all other streets, but in no instance shall the setback be less than is required by Section 11.D.

3. Where the lot is adjacent to a residential zoning district a twenty-five foot landscaped yard shall be provided on the lot adjacent to the residential zoning district and a twenty foot landscaped front yard shall be provided when within one hundred feet of a residential zoning district or when across the street from a residential zoning district. The landscaping shall be in addition to any architectural screening type fences or face of the structures that shall be designed to screen the use from the residential neighborhood. Such fence, when required, shall be solid or semi-solid and constructed to prevent the passage of debris or light and constructed of either brick, stone, architectural tile, masonry units, wood or other similar material (not including woven wire) and shall be not less than five feet nor more than eight feet in height.
4. When the development is in close proximity to residential development, the architectural design shall be submitted to the Planning Director for review and recommendation as to whether or not the architecture is compatible with the surrounding development, and that adequate screening is being provided. Sufficient copies of the preliminary design plans shall be provided so that a copy of such plans, after having been approved by the Governing Body, may be retained by the Planning Director and the Zoning Administrator to ensure that final development plans and construction comply therewith.
5. Any side of the building providing doorways to storage areas shall be set back from the property line not less than thirty-five feet.
6. Off-street parking shall be required on the basis of one space for each 2,000 square feet of floor area in the facility.
7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
9. All storage on the property shall be kept within an enclosed building.
10. No activities such as miscellaneous or garage sales shall be conducted on the premises.
11. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
12. A plot plan showing ingress and egress, widths of driveways, off-street parking, loading areas and on-site traffic circulation shall be submitted to the Planning Director for tentative approval prior to the filing for the conditional use. Three copies of the approved plan shall accompany the application for consideration.

13. Signs shall be limited to one per arterial street frontage. Signs shall not exceed twenty feet in height nor exceed 50 feet in gross surface area. Signs shall not project over any public right-of-way.
14. All areas not paved, as required by 7. shall be landscaped with deciduous and coniferous plant materials. The landscaping plan shall be approved by the Planning Department. Maintenance of the landscaping shall be sufficient to maintain it in good condition.
15. The area shall be properly policed by the owner or operator for removal of trash and debris.
16. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles are part of such business.
17. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
18. Such other conditions as the Governing Body shall deem necessary to provide for orderly development.

END —

Section 7.A.66 shall be amended to include the following as a conditional use:

③

d) Residential Storage Warehouses, subject to the following conditions and requirements:

1. This use must be located contiguous to an arterial street as designated in the Transportation Plan Element of the Comprehensive Plan.
2. This use shall also be subject to the requirements of Section 6.A.7.d) 2. to 18.

END —

Section 8.A. shall be amended to include the following as a permitted use.

④

25a. Warehouses, Commercial and Residential Storage.

END —

SECTION II. This Resolution shall take effect and be in force from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED this 27th day of February, 1974.

Tom Scott, Chairman
Elmer S. Peters, Commissioner
Earl E. Rush, Commissioner

ATTEST:

Marie Warden
 Marie Warden, County Clerk
 (SEAL)

March 12, 1974

Jack Turner, County Counselor

Jack H. Galbraith, Chief Planner

DR 74-1 - and DR 74-2

In answer to your letter concerning the above-captioned cases, please find enclosed memos sent to members of the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of County Commissioners. Your attention is called to the first paragraph of each memo whereby the staff was instructed by the Planning Commission to advertise these two amendments to the Sedgwick County Zoning Resolution for public hearing. This was the result of the City Zoning Ordinance being amended to provide these uses in zoning districts where not previously permitted, subject to certain conditions.

I believe the enclosures are self-explanatory, however, if you are desirous of additional information, please advise.

JHG:GLS:ber

Attachments



**COUNTY OF SEDGWICK
COMMISSIONERS OFFICE**

JACK N. TURNER - COUNTY COUNSELOR

ROOM 320

COUNTY COURTHOUSE, WICHITA, KANSAS, 67203

● TELEPHONE 268-7411

March 11, 1974

TO: Jack H. Galbraith, Chief Planner
FROM: Jack Turner, County Counselor
SUBJECT: DR 74-2
DR 74-1

Jack, reference your memo dated March 5, 1974 concerning the above items. Would you drop me a brief memo on what changes were made and why they were necessary?

Thank you.

Jack
mt

Jack

JNT/mt



March 5, 1974

Jack Turner, County Counselor

Jack H. Galbraith, Chief Planner

DR 74-2 - Proposed Amendment - Sedgwick County Zoning
Resolution re: Outdoor Storage in the "LC" District and
DR 74-1 - Proposed Amendment - Sedgwick County Zoning
Resolution re: Warehouses, Commercial and Residential
Storage.

On February 27, 1974, the Board of County Commissioners
considered and approved the above captioned cases.

Attached for your review and approval are copies of
resolutions effectuating the changes in the County Zoning
Resolution text.

Inasmuch as these resolutions are on forms that have been
acceptable in the past, I am not aware of any problem. If
we do not hear from you by March 13, 1974, we will assume
that the resolutions are satisfactory and will proceed to
have them published.

JHG:js

R E S O L U T I O N

A RESOLUTION CHANGING THE SEDGWICK COUNTY ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS AND EFFECTIVE AFTER MARCH 3, 1958, WITH AMENDMENTS TO FEBRUARY 19, 1974, FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 14.C. THEREOF.

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

SECTION I. That upon the recommendation of the Metropolitan Area Planning Commission on February 14, 1974, after notice and public hearing as provided by law under authority granted by Section 14.C. of the Sedgwick County Zoning Resolution, as adopted March 3, 1958, the following Sections of the Sedgwick County Zoning Resolution are hereby amended as follows:

Section 2 shall be amended to include the following definitions:

WAREHOUSES

Commercial Warehouse: A building or portion thereof used for the storage of any property not permitted in a Residential Storage Warehouse. This shall not be deemed to include the storage area in connection with a purely retail business when located on the same property.

Residential Storage Warehouse: A building or portion thereof designed or used exclusively for storing the excess personal property of an individual or family when such is not located on the lot with their residence, such as passenger motor vehicle, house trailer, motorcycle, boat, camper, and other items of personal property generally stored in residential accessory structures. This shall not include the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.

Section 6.A.7. shall be amended to include the following as a conditional use:

- d) Residential Storage Warehouses, subject to the following conditions and requirements:
1. This use must be located in a "BB" district that is contiguous or adjacent to either the "LC" Light Commercial, "C" General Commercial, "E" Light Industrial or the "F" Heavy Industrial zoning districts and the use must be located contiguous to an arterial street as designated in the Transportation Plan Element of the Comprehensive Plan.
 2. There shall be a minimum lot area of two acres or more. All buildings shall be set back not less than thirty-five feet from the arterial street right-of-way and thirty feet from all other streets, but in no instance shall the setback be less than is required by Section 11.D.

3. Where the lot is adjacent to a residential zoning district a twenty-five foot landscaped yard shall be provided on the lot adjacent to the residential zoning district and a twenty foot landscaped front yard shall be provided when within one hundred feet of a residential zoning district or when across the street from a residential zoning district. The landscaping shall be in addition to any architectural screening type fences or face of the structures that shall be designed to screen the use from the residential neighborhood. Such fence, when required, shall be solid or semi-solid and constructed to prevent the passage of debris or light and constructed of either brick, stone, architectural tile, masonry units, wood or other similar material (not including woven wire) and shall be not less than five feet nor more than eight feet in height.
4. When the development is in close proximity to residential development, the architectural design shall be submitted to the Planning Director for review and recommendation as to whether or not the architecture is compatible with the surrounding development, and that adequate screening is being provided. Sufficient copies of the preliminary design plans shall be provided so that a copy of such plans, after having been approved by the Governing Body, may be retained by the Planning Director and the Zoning Administrator to ensure that final development plans and construction comply therewith.
5. Any side of the building providing doorways to storage areas shall be set back from the property line not less than thirty-five feet.
6. Off-street parking shall be required on the basis of one space for each 2,000 square feet of floor area in the facility.
7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
9. All storage on the property shall be kept within an enclosed building.
10. No activities such as miscellaneous or garage sales shall be conducted on the premises.
11. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
12. A plot plan showing ingress and egress, widths of driveways, off-street parking, loading areas and on-site traffic circulation shall be submitted to the Planning Director for tentative approval prior to the filing for the conditional use. Three copies of the approved plan shall accompany the application for consideration.

13. Signs shall be limited to one per arterial street frontage. Signs shall not exceed twenty feet in height nor exceed 50 feet in gross surface area. Signs shall not project over any public right-of-way.
14. All areas not paved, as required by 7. shall be landscaped with deciduous and coniferous plant materials. The landscaping plan shall be approved by the Planning Department. Maintenance of the landscaping shall be sufficient to maintain it in good condition.
15. The area shall be properly policed by the owner or operator for removal of trash and debris.
16. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles are part of such business.
17. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
18. Such other conditions as the Governing Body shall deem necessary to provide for orderly development.

Section 7.A.66 shall be amended to include the following as a conditional use:

- d) Residential Storage Warehouses, subject to the following conditions and requirements:
 1. This use must be located contiguous to an arterial street as designated in the Transportation Plan Element of the Comprehensive Plan.
 2. This use shall also be subject to the requirements of Section 6.A.7.d) 2. to 18.

Section 8.A. shall be amended to include the following as a permitted use.

- 25a. Warehouses, Commercial and Residential Storage.

SECTION II. This Resolution shall take effect and be in force from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED this 27th day of February, 1974.

_____, Chairman
Tom Scott

_____, Commissioner
Elmer S. Peters

_____, Commissioner
Earl E. Rush

ATTEST:

Marie Warden, County Clerk

(SEAL)

February 15, 1974

Mr. Max Christman
County Zoning Office
1015 Stillwell
Wichita, Kansas 67213

Re: ✓ DR 74-1 - Amendment to
County Zoning Resolution
Re: Residential and Commer-
cial Storage Warehouses

DR 74-2 - Amendment to
County Zoning Resolution
Re: Outdoor storage in
"LC" Districts

Dear Mr. Christman:

At the regular meeting of the Metropolitan Area Planning Commission on February 14, 1974, the above-captioned amendments to the County Zoning Resolutions were considered. The action of the Commission was to recommend that these amendments be approved.

We are forwarding the resolutions on to the Board of County Commission for their consideration at the regular meeting on February 27, 1974, the meeting to start at 9:00 a.m. in Room 320 Sedgwick County Courthouse.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

February 5, 1974

TO Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM Robert A. Lakin, Director of Planning *RL*

SUBJECT DR 74-1 - Proposed amendment - Sedgwick County
Zoning Resolution Re: Warehouses, Commercial
and Residential Storage

The attached proposed amendment to the Sedgwick County Zoning resolution has been advertised for public hearing at the February 14, 1974 Planning Commission meeting. This amendment was prepared at your request at your meeting of January 10, 1974.

The proposed amendment is comparable to a recent amendment made to the City of Wichita zoning ordinance which has now been adopted by the Governing Body. This proposed amendment will permit the residential storage warehouses as a conditional use, in the "BB" Office and "LC" light commercial zoning districts, subject to the conditions set forth in the resolution. Some of the major factors that will determine the location of such uses in the County are:

(1) the use must be located on a tract that is contiguous to an arterial street, and to be permitted in the "BB" Office district, the tract must be adjacent to an "LC", "C", "E" or "F" zoning district; (2) the development must consist of not less than two acres; (3) when the development is adjacent to residential development the architectural design must be compatible with the neighboring development and must also be landscaped and effectively screened; (4) a resident manager shall be provided; and (5) improvements shall include paved off-street parking and circulation drives, and other conditions the Governing Body shall deem necessary to provide for orderly development.

This proposed amendment will also allow warehouses of all types in the "C" General Commercial District. This would be comparable to the same district wherein warehouses are first permitted in the City zoning ordinance. Definitions for commercial and residential storage warehouses are also included for clarification.

RAL:GEL:ber

Attachment

cc: Max Christman
County Zoning Office

Earl Rush, County Commissioner

POSSIBLE AMENDMENT TO THE ZONING RESOLUTION
OF SEDGWICK-COUNTY, KANSAS TO PERMIT RESIDEN-
TIAL STORAGE WAREHOUSES AS A CONDITIONAL USE
IN THE "BB" OFFICE AND "LC" LIGHT COMMERCIAL
DISTRICTS AND WAREHOUSES AS PERMITTED USES IN
THE "C" GENERAL COMMERCIAL DISTRICT.

SECTION 2 be amended to include the following definitions:

WAREHOUSES

Commercial Warehouse: A building or portion thereof used for the storage of any property not permitted in a Residential Storage Warehouse. This shall not be deemed to include the storage area in connection with a purely retail business when located on the same property.

Residential Storage Warehouse: A building or portion thereof designed or used exclusively for storing the excess personal property of an individual or family when such is not located on the lot with their residence, such as passenger motor vehicle, house trailer, motorcycle, boat, camper, and other items of personal property generally stored in residential accessory structures. This shall not include the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.

SECTION 6.A.7 be amended to include the following as a conditional use:

- d) Residential Storage Warehouses, subject to the following conditions and requirements:
1. This use must be located in a "BB" district that is contiguous or adjacent to either the "LC" Light Commercial, "C" General Commercial, "E" Light Industrial or the "F" Heavy Industrial zoning districts and the use must be located contiguous to an arterial street as designated in the Transportation Plan Element of the Comprehensive Plan.
 2. There shall be a minimum lot area of two acres or more. All buildings shall be set back not less than thirty-five feet from the arterial street

right-of-way and thirty feet from all other streets, but in no instance shall the setback be less than is required by Section 11.D.

3. Where the lot is adjacent to a residential zoning district a twenty-five foot landscaped yard shall be provided on the lot adjacent to the residential zoning district and a twenty foot landscaped front yard shall be provided when within one hundred feet of a residential zoning district or when across the street from a residential zoning district. The landscaping shall be in addition to any architectural screening type fences or face of the structures that shall be designed to screen the use from the residential neighborhood. Such fence, when required, shall be solid or semi-solid and constructed to prevent the passage of debris or light and constructed of either brick, stone, architectural tile, masonry units, wood or other similar material (not including woven wire) and shall be not less than five feet nor more than eight feet in height.
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5. Any side of the building providing doorways to storage areas shall be set back from the property line not less than thirty-five feet.

6. Off-street parking shall be required on the basis of one space for each 2,000 square feet of floor area in the facility.
7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
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11. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
12. A plot plan showing ingress and egress, widths of driveways, off-street parking, loading areas and on-site traffic circulation shall be submitted to the Planning Director for tentative approval prior to the filing for the conditional Use. Three copies of the approved plan shall accompany the application for consideration.
13. Signs shall be limited to one per arterial street frontage. Signs shall not exceed twenty feet in height nor exceed 50 feet in gross surface area. Signs shall not project over any public right-of-way.
14. All areas not paved, as required by 7. shall be landscaped with deciduous and coniferous plant materials. The landscaping plan shall be approved by the Planning Department. Maintenance of the landscaping shall be sufficient to maintain it in good condition.

15. The area shall be properly policed by the owner or operator for removal of trash and debris.
16. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles are part of such business.
17. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
18. Such other conditions as the Governing Body shall deem necessary to provide for orderly development.

SECTION 7.A.66 be amended to include the following as a conditional use:

- d) Residential Storage Warehouses, subject to the following conditions and requirements:
 1. This use must be located contiguous to an arterial street as designated in the Transportation Plan Element of the Comprehensive Plan.
 2. This use shall also be subject to the requirements of Section 6.A.7.d) 2. to 18.

SECTION 8.A be amended to include the following as a permitted use.

- 25a. Warehouses, Commercial and Residential Storage.

February 5, 1974

Wichita-Sedgwick County Metropolitan
Area Planning Commission

Robert A. Lakin, Director of Planning

DR 74-1 - Proposed amendment - Sedgwick County
Zoning Resolution Re: Warehouses, Commercial
and Residential Storage

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(1) the use must be located on a tract that is contiguous to an arterial street, and to be permitted in the "BB" Office district, the tract must be adjacent to an "LC", "C", "E" or "F" zoning district; (2) the development must consist of not less than two acres; (3) when the development is adjacent to residential development the architectural design must be compatible with the neighboring development and must also be landscaped and effectively screened; (4) a resident manager shall be provided; and (5) improvements shall include paved off-street parking and circulation drives, and other conditions the Governing Body shall deem necessary to provide for orderly development.

This proposed amendment will also allow warehouses of all types in the "C" General Commercial District. This would be comparable to the same district wherein warehouses are first permitted in the City zoning ordinance. Definitions for commercial and residential storage warehouses are also included for clarification.

RAL:GEL:ber

Attachment

cc: Max Christman
County Zoning Office
Earl Rush, County Commissioner

(Published in The Wichita Beacon on January 25, 1974.)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on February 14, 1974, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to the Zoning Resolution of Sedgwick County, Kansas:

That Sections 6 and 7 ("BB" Office District and the "LC" Light Commercial District) be amended to permit the following as a conditional use:

Residential Storage Warehouses when located contiguous to an arterial street; have a minimum lot area of two acres or more; provide landscaping and screening adjacent to residential zoning districts; provide off-street parking, loading and circulation areas; all storage shall be within enclosed buildings; signs shall be restricted; a resident manager shall be required on the site; and shall be subject to other conditions the Governing Body shall deem necessary to provide for orderly development.

That Section 8 ("C" General Commercial District) be amended to include the following as a permitted use:

Commercial Warehouse
Residential Storage Warehouses.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department.

The proposed amendment will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes, and any protest against any of the provisions of the proposed changes to the Sedgwick County Zoning Resolution will be considered by the Commission as by law provided.

WITNESS my hand and seal this 22nd day of January, 1974.

(SEAL)

Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

POSSIBLE AMENDMENT TO THE ZONING RESOLUTION
OF SEDGWICK-COUNTY, KANSAS TO PERMIT RESIDEN-
TIAL STORAGE WAREHOUSES AS A CONDITIONAL USE
IN THE "BB" OFFICE AND "LC" LIGHT COMMERCIAL
DISTRICTS AND WAREHOUSES AS PERMITTED USES IN
THE "C" GENERAL COMMERCIAL DISTRICT.

SECTION 2 be amended to include the following definitions:

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 2. There shall be a minimum lot area of two acres or more. All buildings shall be set back not less than thirty-five feet from the arterial street

right-of-way and thirty feet from all other streets, but in no instance shall the setback be less than is required by Section 11.D.

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6. Off-street parking shall be required on the basis of one space for each 2,000 square feet of floor area in the facility.
7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
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14. All areas not paved, as required by 7. shall be landscaped with deciduous and coniferous plant materials. The landscaping plan shall be approved by the Planning Department. Maintenance of the landscaping shall be sufficient to maintain it in good condition.

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16. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles are part of such business.
17. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
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- d) Residential Storage Warehouses, subject to the following conditions and requirements:
 1. This use must be located contiguous to an arterial street as designated in the Transportation Plan Element of the Comprehensive Plan.
 2. This use shall also be subject to the requirements of Section 6.A.7.d) 2. to 18.

SECTION 8.A be amended to include the following as a permitted use.

- 25a. Warehouses, Commercial and Residential Storage.

February 5, 1974

Wichita Board of Realtors
230 South Market
Wichita, Kansas 67202

Re: DR 74-1 - Proposed amendment
to County Zoning Resolution
Re: Residential storage ware-
house

DR 74-2 - Proposed amendment
to County Zoning Resolution
Re: Outdoor storage in "LC"

Gentlemen:

Attached hereto are copies of two proposed amendments to the Sedgwick County Zoning Resolution. These proposed amendments will be discussed at the regular Wichita-Sedgwick County Metropolitan Area Planning Commission meeting at 1:30 p.m. on Thursday, February 14, 1974. These meetings are held in Room 401 City Building Annex, 104 South Main, Wichita, Kansas.

As you will note, these amendments are comparable to recent amendments to the City of Wichita Zoning Ordinance. One amendment would permit a limited amount of outdoor storage within the "LC" Light Commercial zoning district, subject to screening conditions that would provide protection to adjacent properties. The other amendment will permit residential storage warehouses to be constructed in the "BB" Office district and the "LC" Light Commercial district as conditional uses subject to the conditions set forth in the proposed amendment. It will also permit warehouses of all types to be located in the "C" Commercial district.

If anyone in your organization wishes to comment on either of the proposed amendments, the MAPC would welcome same at the meeting. If they are unable to attend the meeting, written comments will be given to the MAPC.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:ber
Attachments

February 5, 1974

Wichita Association of Homebuilders
730 North Main
Wichita, Kansas 67203

Re: DR 74-1 - Proposed amendment
to County Zoning Resolution
Re: Residential storage ware-
house

DR 74-2 - Proposed amendment
to County Zoning Resolution
Re: Outdoor storage in "LC"

Gentlemen:

Attached hereto are copies of two proposed amendments to the Sedgwick County Zoning Resolution. These proposed amendments will be discussed at the regular Wichita-Sedgwick County Metropolitan Area Planning Commission meeting at 1:30 p.m. on Thursday, February 14, 1974. These meetings are held in Room 401 City Building Annex, 104 South Main, Wichita, Kansas.

As you will note, these amendments are comparable to recent amendments to the City of Wichita Zoning Ordinance. One amendment would permit a limited amount of outdoor storage within the "LC" Light Commercial zoning district, subject to screening conditions that would provide protection to adjacent properties. The other amendment will permit residential storage warehouses to be constructed in the "BB" Office district and the "LC" Light Commercial district as conditional uses subject to the conditions set forth in the proposed amendment. It will also permit warehouses of all types to be located in the "C" Commercial district.

If anyone in your organization wishes to comment on either of the proposed amendments, the MAPC would welcome same at the meeting. If they are unable to attend the meeting, written comments will be given to the MAPC.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:ber
Attachments

(Published in The Wichita Beacon on January 25, 1974.)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on February 14, 1974, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 1:30 p.m., will consider the following changes to the Zoning Resolution of Sedgwick County, Kansas:

That Sections 6 and 7 ("BB" Office District and the "LC" Light Commercial District) be amended to permit the following as a conditional use:

Residential Storage Warehouses when located contiguous to an arterial street; have a minimum lot area of two acres or more; provide landscaping and screening adjacent to residential zoning districts; provide off-street parking, loading and circulation areas; all storage shall be within enclosed buildings; signs shall be restricted; a resident manager shall be required on the site; and shall be subject to other conditions the Governing Body shall deem necessary to provide for orderly development.

That Section 8 ("C" General Commercial District) be amended to include the following as a permitted use:

Commercial Warehouse
Residential Storage Warehouses.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department.

The proposed amendment will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes, and any protest against any of the provisions of the proposed changes to the Sedgwick County Zoning Resolution will be considered by the Commission as by law provided.

WITNESS my hand and seal this 22nd day of January, 1974.

(SEAL)

Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

January 14, 1974

Glen Lytle, Special Assistant for Zoning

Jack H. Galbraith, Chief Planner

DR 74-1 - Amendment to County Zoning Resolution
Re: Residential Storage Warehouses

DR 74-2 - Amendment to County Zoning Resolution
Re: Outdoor storage in "LC" Districts

At the Planning Commission meeting on January 10, 1974, they instructed the staff to prepare two amendments to the County Zoning Resolution. One would amend the Conditional Use Section of the "BB" and "LC" Districts to permit the residential storage warehouses as conditional uses, subject to certain conditions. The other suggested amendment was to amend the "LC" District to permit the outdoor storage of merchandise similar to the one just approved for the City ordinance text. Rhonda has made up the attached two files. Please draft the proposed amendments and legal advertisements for my review.

If these can be prepared by January 23, 1974, we can advertise them for hearing before the Planning Commission on February 14, 1974.

JHG:ber

January 14, 1974

Mr. Max Christman
County Zoning Office
1015 Stillwell
Wichita, Kansas 67213

Re: DR 74-1 - Amendment to
County Zoning Resolution -
Residential and Commercial
Storage Warehouses

Dear Mr. Christman:

Your letter of January 8, 1974 was considered by the Planning Commission as an off-agenda item at their meeting of January 10, 1974. The action of the Commission was to instruct us to prepare the necessary amendment to permit residential warehouses in "BB" and "LC" districts of the County Zoning Resolution text.

Glen Lytle has been assigned this project and it is expected that this amendment may be on the Planning Commission agenda for February 14, 1974. We will keep you advised as to the scheduling.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber



COUNTY OF SEDGWICK
PLANNING AND ZONING
DEPARTMENT
ROOM 823

COUNTY COURTHOUSE, WICHITA, KANSAS, 67203

TELEPHONE 268-7384

8 January 1974

Mr. Robert Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: Zoning Resolution
"E" Light Industrial District

Dear Mr. Lakin:

The Zoning Resolution of Sedgwick County, Kansas, adopted March 3, 1958 requires "E" Light Industrial District for wholesale business, storage buildings and warehouses.

Since the City of Wichita has changed their ordinance relating to warehouses and storage buildings, we would like to have an amendment to our Zoning Resolution changed to be more compatible to that of the City of Wichita.

Therefore, it would benefit us greatly if you could have this placed before the Metropolitan Planning Commission January 10, 1974, as an off-agenda item for their consideration. This request is written in behalf of the Sedgwick County Commissioners and myself as their representative and acting Zoning Administrator.

Sincerely,

Max Christman
Planning and Zoning Department

AMC/fh

cc: Commissioner Tom Scott, Chairman
Commissioner Earl E. Rush
Commissioner Elmer S. Peters