



**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 20, 2022

Penultimate Properties, LLC  
1956 West 13<sup>th</sup> Street North  
Wichita, KS 67203

Baughman Company, P.A.  
Attn: Philip J. Meyer, L.A.  
315 Ellis Street  
Wichita, KS 67211

**RE: ZON2022-00041:** Zone change request in the County from SF-20 Single-Family Residential to GC General Commercial to permit warehouse self-storage with outdoor storage on property located on the south side of West 53<sup>rd</sup> Street North and approximately 400 feet east of North Ridge Road (7015 West 53<sup>rd</sup> Street North)

Dear Applicant;

At its regular meeting on **October 12, 2022**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BOCC was to **APPROVE** the request.

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

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Associate Planner

Copies to: MABCD  
Lacey Cruse, Citizens Advisory Board IV



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 2, 2022

Penultimate Properties, LLC  
1956 W. 13<sup>th</sup> Street North  
Wichita, KS 67203

Baughman Company, P.A.  
Attn: Philip J. Meyer, L.A.  
315 Ellis Street  
Wichita, KS 67211

**RE: ZON2022-00041:** Zone change request in the County from SF-20 Single-Family Residential to GC General Commercial to permit warehouse self-storage with outdoor storage on property located on the south side of West 53rd Street North and approx. 400 feet east of North Ridge Road (7015 W. 53rd Street North).

Dear Applicant;

At its regular meeting on September 1, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on September 15th, 2022. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1,000 feet of the property for which the application was filed and must be submitted to the County Clerk by September 15th, 2022 at 5:00 p.m.

Please note that the County Clerk's office has a new address. It is now located at 100 N. Broadway, Ste 620, Wichita, KS 67202.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

A handwritten signature in black ink that reads 'Christina Rieth'.

Christina Rieth  
Current Plans, Associate Planner

Copies to: MABCD  
Lacey Cruse, Citizens Advisory Board IV

(150004) Published in The Ark Valley News on October 20, 2022  
RESOLUTION NO. 154-2022

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND 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-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

**Case No. ZON2022-00041**

Zone change request from SF-20 Single-Family Residential to GC General Commercial with Protective Overlay #396

Legally described as:

Zone Change from SF-20 to GC with Protective Overlay #396 (3.27 Acres):

That part of the Northwest Quarter of Section 22, Township 26 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows:  
The north 619.90 feet of the East half, of the West half, of the Northwest Quarter, of the Northwest Quarter, of said Section 22.

Protective Overlay #396 shall hereby read as follows:

1. The subject property shall be limited to all uses permitted by-right in the OW" Office Warehouse zoning district, and Storage, Outdoor and Vehicle Storage Yard as allowed in the "GC" General Commercial zoning district. In addition, the following uses in OW are prohibited: Recycling, Reverse Vending Machine, Manufacturing (Limited), and Asphalt & Concrete Plant.
2. All permitted uses are those already permitted by-right and not Conditional Use.
3. Outdoor Storage and Vehicle Storage Yard shall be restricted to the 1.30 acre lot.
  - a. Outdoor Storage shall adhere to Section III-D.6.dd of the Unified Zoning Code specifically prohibiting the storage and/or baling of junk, scrap, paper, bottles, rags, or similar materials.
  - b. Vehicle Storage Yard shall be for the storage of operable vehicles only. Wrecking/Salvage is prohibited.
4. Signs shall be in accordance with the OW Zoning District in the Sign Code of Sedgwick County, provided that off-site and billboard signs are prohibited.

5. The applicant shall submit a site plan indicating the required screening, the area of vehicle and outdoor storage, and required parking.
6. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
7. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof, but said PO shall run with the land and be binding upon present owners, their successors and assigns.

**SECTION II.** That upon the taking effect of this Resolution, the notation of such zoning 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 and publication in the official county newspaper.

Commissioners present and voting were:


PETER F. MEITZNER  
SARAH LOPEZ  
DAVID T. DENNIS  
LACEY D. CRUSE  
JAMES M. HOWELL

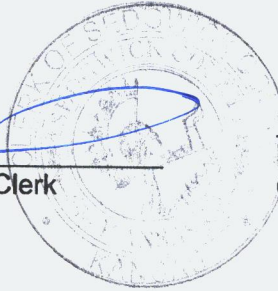
Aye  
Aye  
Aye  
Aye  
Aye


Dated this 12 day of October, 2022.


BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

  
KELLY B. ARNOLD, County Clerk

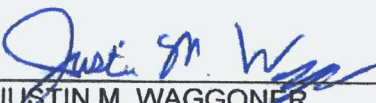



  
DAVID T. DENNIS, Chairman  
Commissioner, Third District

  
SARAH LOPEZ, Chair Pro Tem  
Commissioner, Second District

APPROVED AS TO FORM:

  
PETER F. MEITZNER  
Commissioner, First District

  
JUSTIN M. WAGGONER  
Assistant County Counselor

  
LACEY D. CRUSE  
Commissioner, Fourth District

  
JAMES M. HOWELL  
Commissioner, Fifth District

# Public notice

(Published In The Ark Valley News Oct. 20, 2022.)

RESOLUTION NO. 154-2022

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND 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-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2022-00041

Zone change request from SF-20 Single-Family Residential to GC General Commercial with Protective Overlay #396

Legally described as:  
Zone Change from SF-20 to GC with Protective Overlay #396 (3.27 Acres).

That part of the Northwest Quarter of Section 22, Township 26 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: The north 610 80 feet of the East half, of the West half, of the Northwest Quarter, of the Northwest Quarter, of said Section 22.

Protective Overlay #396 shall hereby read as follows:

- The subject property shall be limited to all uses permitted by-right in the OW Office Warehouse zoning district, and Storage, Outdoor and Vehicle Storage Yard as allowed in the "GC" General Commercial zoning district. In addition, the following uses in OW are prohibited: Recycling, Reverse Vending Machine, Manufacturing (Limited), and Asphalt & Concrete Plant.
- All permitted uses are those already permitted by-right and not Conditional Use.
- Outdoor Storage and Vehicle Storage Yard shall be restricted to the 1.30 acre lot
  - Outdoor Storage shall adhere to Section III-D 6.ddd of the Unified Zoning Code specifically prohibiting the storage and/or baling of junk, scrap, paper, bottles, rags, or similar materials.
  - Vehicle Storage Yard shall be for the storage of operable vehicles only. Wrecking/Salvage is prohibited.
- Signs shall be in accordance with the OW Zoning District in the Sign Code of Sedgwick County, provided that off-site and billboard signs are prohibited.
- The applicant shall submit a site plan indicating the required screening, the area of vehicle and outdoor storage, and required parking.
- Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
- The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof, but said PO shall run with the land and be binding upon present owners, their successors and assigns.

SECTION II: That upon the taking effect of this Resolution, the notation of such zoning 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 and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER  
SARAH LOPEZ  
DAVID T. DENNIS  
LACEY D. CRUSE  
JAMES M. HOWELL

*AY*  
*AY*  
*AY*  
*AY*  
*AY*

Dated this 12 day of October, 2022.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

*Kelly B. Arnold*  
KELLY B. ARNOLD, County Clerk

*David T. Dennis*  
DAVID T. DENNIS, Chairman  
Commissioner, Third District

*Sarah Lopez*  
SARAH LOPEZ, Chair Pro Tem  
Commissioner, Second District

APPROVED AS TO FORM:

*Peter F. Meitzner*  
PETER F. MEITZNER  
Commissioner, First District

*Justin M. Waggoner*  
JUSTIN M. WAGGONER  
Assistant County Counselor

*Lacey D. Cruse*  
LACEY D. CRUSE  
Commissioner, Fourth District

*James M. Howell*  
JAMES M. HOWELL  
Commissioner, Fifth District

# Affidavit of Publication

STATE OF KANSAS,  
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, 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 yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center 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 consecutive weeks, the first publication thereof being made as aforesaid on the 20th day of October, 2022, with subsequent publications being made on the following dates:

\_\_\_\_\_ 2022      \_\_\_\_\_ 2022  
\_\_\_\_\_ 2022      \_\_\_\_\_ 2022  
\_\_\_\_\_ 2022      \_\_\_\_\_ 2022

Subscribed and sworn to before me this 20th day of October, 2022.

*Notary Signature*

Notary Public  
My commission expires \_\_\_\_\_  
Additional copies \_\_\_\_\_  
Printer's fee \$ \_\_\_\_\_



# Public notice

(Published in The Ark Valley News on Aug. 11, 2022.)

## MAPC September 1, 2022 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, September 1, 2022, no earlier than 1:30 p.m.**, the Wichita Sedgwick County Metropolitan Area Planning Commission (Planning Commission) will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Wichita City Hall Building – 1st Floor Council Chambers – 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268 4421.

**VAC2022-00026:** Vacation request in the County to vacate a platted 30 foot utility easement on the south line of 5 properties zoned RR Rural Residential, generally located on the east side of South 231st Street South and one half mile south of West 47th Street South.

**ZON2022-00041:** Zone change request in the County from SF-20 Single-Family Residential to GC General Commercial to permit warehouse self-storage with outdoor storage on property located on the south side of West 53rd Street North and approx. 400 feet east of North Ridge Road (7015 W. 53rd Street North).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

**PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:**

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

### Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email [Planning@wichita.gov](mailto:Planning@wichita.gov)  
Mailing Address: Wichita-Sedgwick County Metropolitan Area Planning Department  
Attn: Scott Wadle  
271 W. 3rd Street – Suite 201  
Wichita, KS 67202  
Phone 316.268.4421  
Fax 316.858.7764

### Participate Remotely

Please join my meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.  
United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.  
Dial in or type: 67 217 95 2 or inroomlink.goto.com  
Meeting ID: 651 544 141

# Affidavit of Publication

STATE OF KANSAS,  
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, 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 yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center 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 consecutive weeks, the first publication thereof being made as aforesaid on the 11<sup>th</sup> day of August, 2022, with subsequent publications being made on the following dates:

\_\_\_\_\_ 2022 \_\_\_\_\_ 2022  
\_\_\_\_\_ 2022 \_\_\_\_\_ 2022  
\_\_\_\_\_ 2022 \_\_\_\_\_ 2022

Chris Strunk  
Subscribed and sworn to before me this 11<sup>th</sup> day of August, 2022.

Notary  
My commission expires \_\_\_\_\_  
Additional copies \_\_\_\_\_  
Printer's fee \_\_\_\_\_





AGENDA ITEM NO. \_\_\_\_\_

**STAFF REPORT**  
MAPC: September 1, 2022  
CAB IV: September 12, 2022

---

**CASE NUMBER:** ZON2022-00041 (County)

**APPLICANT/AGENT:** Penultimate Properties, LLC (Applicant)/ Baughman Company (Agent)

**REQUEST:** GC General Commercial District

**CURRENT ZONING:** SF-20 Single-Family Residential District

**SITE SIZE:** 3.27 acres

**LOCATION:** Generally located on the south side of West 53<sup>rd</sup> Street North and approximately 400 feet east of North Ridge Road (7015 West 53<sup>rd</sup> Street North).

**PROPOSED USE:** Warehouse, Self-Service Storage, Vehicle Storage Yard, and Outdoor Storage.

**RECOMMENDATION:** Approve subject to Protective Overlay #396



**BACKGROUND:** The applicant is requesting the rezoning of an unplatted 3.27-acre lot from SF-20 Single-Family Residential District to GC General Commercial District with a Protective Overlay. The property is generally located on the south side of West 53rd Street North and approximately 400 feet east of North Ridge Road (7015 West 53rd Street North). The applicant is seeking to rezone the property to operate Warehouse Self-Storage, Vehicle Storage, Yard, and Outdoor Storage.

The subject property is currently undeveloped. As shown on the attached site plan, the applicant proposes to divide the current 9.74-acre parcel into four parcels. The zoning request applies to the two northernmost parcels, and the applicant intends to develop these parcels with the Warehouse, Self-Storage, Vehicle Storage Yard, and Outdoor Storage. The northernmost 1.97-acre parcel will be used for Warehouse, Self-Storage, and the middle 1.30-acre parcel will be used for Vehicle Storage Yard and Outdoor Storage, which includes Recreational Vehicles (RVs), Boats, and Campers. The southern 1.02- and 3.93-acre lots will remain SF-20 Single-Family Residential and will not be developed. The reserve on the eastern boundary of the three most-northern parcels will be used as a driveway and cul-de-sac.

Planning staff has recommended the following language for Protective Overlay #396:

1. The subject property shall be limited to all uses permitted by-right in the OW” Office Warehouse zoning district, and Storage, Outdoor and Vehicle Storage Yard as allowed in the “GC” General Commercial zoning district, In addition, the following uses in OW are prohibited: Recycling, Reverse Vending Machine, Manufacturing (Limited), and Asphalt & Concrete Plant.
2. All permitted uses are those already permitted by-right and not Conditional Use.
3. Outdoor Storage and Vehicle Storage Yard shall be restricted to the 1.30 acre lot.
  - a. Outdoor Storage shall adhere to Section III-D.6.dd of the Unified Zoning Code specifically prohibiting the storage and/or baling of junk, scrap, paper, bottles, rags, or similar materials.
  - b. Vehicle Storage Yard shall be for the storage of operable vehicles only. Wrecking/Salvage is prohibited.
4. Signs shall be in accordance with the OW Zoning District in the Sign Code of Sedgwick County, provided that off-site and billboard signs are prohibited
5. The applicant shall submit a site plan indicating the required screening, the area of vehicle and outdoor storage, and required parking.
6. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
7. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof, but said PO shall run with the land and be binding upon present owners, their successors and assigns.

The applicant is proposing to construct four storage buildings: one 45-foot by 160-foot building and three 45-foot by 115-foot buildings for a total of 22,725 square feet. The Vehicle Storage Yard and Outdoor Storage will be on 1.3 acres, but it is unknown of how much area will comprise vehicle storage and how much area will be for outdoor storage of other materials. The proposed uses will have to adhere to the parking standards of Section IV-A.4 of the UZC. The minimum off-street parking for each use is as follows:

Proposed Use	Parking Standard	Total Parking Requirement
Warehouse, Self-Storage	1 per employee plus 1 per 8,000 square feet of floor area. Minimum of 5.	5
Vehicle Storage Yard	1 per 10,000 square feet	Up to 6
Outdoor Storage	1 per 10,000 square feet	Up to 6

The parking for the Vehicle Storage Yard and the Outdoor Storage will likely be combined depending on how much area will be used for either use. The applicant will need to submit site plan indicating the total area of storage in addition to where the required parking for all uses will be provided.

Outdoor Storage shall adhere to Supplementary Use Regulations found in Section III-D-6.dd of the UZC, which state: “In LC through LI, the Outdoor Storage and/or baling of junk, scrap, paper, bottles, rags, or similar materials is prohibited.”

Vehicle Storage Yard requires the storage of operable vehicles only. It prohibits storage for Wrecking and Salvage uses.

The property to the north of the subject site is zoned RR Rural Residential District and is developed with a single-family home. Property to the south is zoned SF-20 Single-Family Residential District and is undeveloped. Property to the east is zoned SF-20 Single-Family Residential District and is developed with a single-family residential dwelling. Properties to the west are zoned LC Limited Commercial District and SF-20 Single-Family Residential District. The property zoned LC is undeveloped and the property zoned SF-20 is developed with a single-family residential dwelling.

Section IV-B.2 of the Unified Zoning Code (UZC) requires screening of commercial properties when abutting or across a street or alley from residential zoning districts. Because the property abuts residential zoning on all sides, the applicant will be required to provide a site plan indicating where the screening will be installed. Because the property is in unincorporated Sedgwick County, it will need to adhere to the Sedgwick County Sign Code. The Sedgwick County Sign Code permits on-site ground or poles signs to be 25 feet in height with a maximum area of 32 square feet per sign. Each major use is permitted a sign with a maximum sign area of 150 square feet for the street frontage. Additionally, the Wichita Landscape Ordinance does not apply.

**CASE HISTORY:** The property is currently unplatted and will need to be platted prior to the issuance of building permits. There are no zoning cases associated with this property.

**ADJACENT ZONING AND LAND USE:**

NORTH:	RR	Single-family home
SOUTH:	SF-20	Undeveloped
EAST:	SF-20	Single-family home
WEST:	LC, SF-20	Undeveloped, single-family home

**PUBLIC SERVICES:** The property has access to West 53<sup>rd</sup> Street North, a paved, two-lane County section line road with no sidewalks. Development along the northernmost parcel is subject to an 85-foot major street setback from the center line of 53<sup>rd</sup> Street. At the time of platting, the applicant intends to establish a reserve for a private drive that will serve the proposed southern two lots. If needed for the proposed uses, provision of water and sewer services will be determined at the time of platting. Currently, water is provided by on-site wells and sewer is provided on-site.

**CONFORMANCE TO PLANS/POLICIES:** The *Community Investment Plan* (the Wichita-Sedgwick County Comprehensive Plan) recommends the subject site as appropriate for "Agricultural" and "New Employment". While the proposed zone change does not conform to "Agricultural" use, it is appropriate for New Employment, which the *Plan* defines as "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." Warehousing and storage, such as that proposed on site, are thus appropriate.

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to Protective Overlay #396:

1. The subject property shall be limited to all uses permitted by-right in the OW" Office Warehouse zoning district, and Storage, Outdoor and Vehicle Storage Yard as allowed in the "GC" General Commercial zoning district. In addition, the following uses in OW are prohibited: Recycling, Reverse Vending Machine, Manufacturing (Limited), and Asphalt & Concrete Plant.
2. All permitted uses are those already permitted by-right and not Conditional Use.
3. Outdoor Storage and Vehicle Storage Yard shall be restricted to the 1.30 acre lot.
  - a. Outdoor Storage shall adhere to Section III-D.6.dd of the Unified Zoning Code specifically prohibiting the storage and/or baling of junk, scrap, paper, bottles, rags, or similar materials.
  - b. Vehicle Storage Yard shall be for the storage of operable vehicles only. Wrecking/Salvage is prohibited.
4. Signs shall be in accordance with the OW Zoning District in the Sign Code of Sedgwick County, provided that off-site and billboard signs are prohibited.
5. The applicant shall submit a site plan indicating the required screening, the area of vehicle and outdoor storage, and required parking.
6. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.

7. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof, but said PO shall run with the land and be binding upon present owners, their successors and assigns.

This recommendation is based on the following findings:

**The zoning, uses and character of the neighborhood:** The property to the north of the subject site is zoned RR Rural Residential District and is developed with a single-family home. Property to the south is zoned SF-20 Single-Family Residential District and is undeveloped. Property to the east is zoned SF-20 Single-Family Residential District and is developed with a single-family residential dwelling. Properties to the west are zoned LC Limited Commercial District and SF-20 Single-Family Residential District and are undeveloped and developed with a single-family residential dwelling, respectively.

**The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-20 Single-Family Residential District, which serves a variety of residential, public, and civic uses, including single-family residential dwellings. The site is currently undeveloped.

**Extent to which removal of the restrictions will detrimentally affect nearby property:** The property will bring commercial development to an undeveloped lot. The applicable screening standards in the Unified Zoning Code are designed to mitigate negative impacts of high intensity uses (commercial development) abutting less intensive uses (single-family residential zoning). Additionally, the provisions of the Protective Overlay prohibit more intensive uses within the parcels.

**Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit new commercial development in an area on an undeveloped parcel that is also appropriate for such development. Denial would represent a loss of economic opportunity for the applicant.

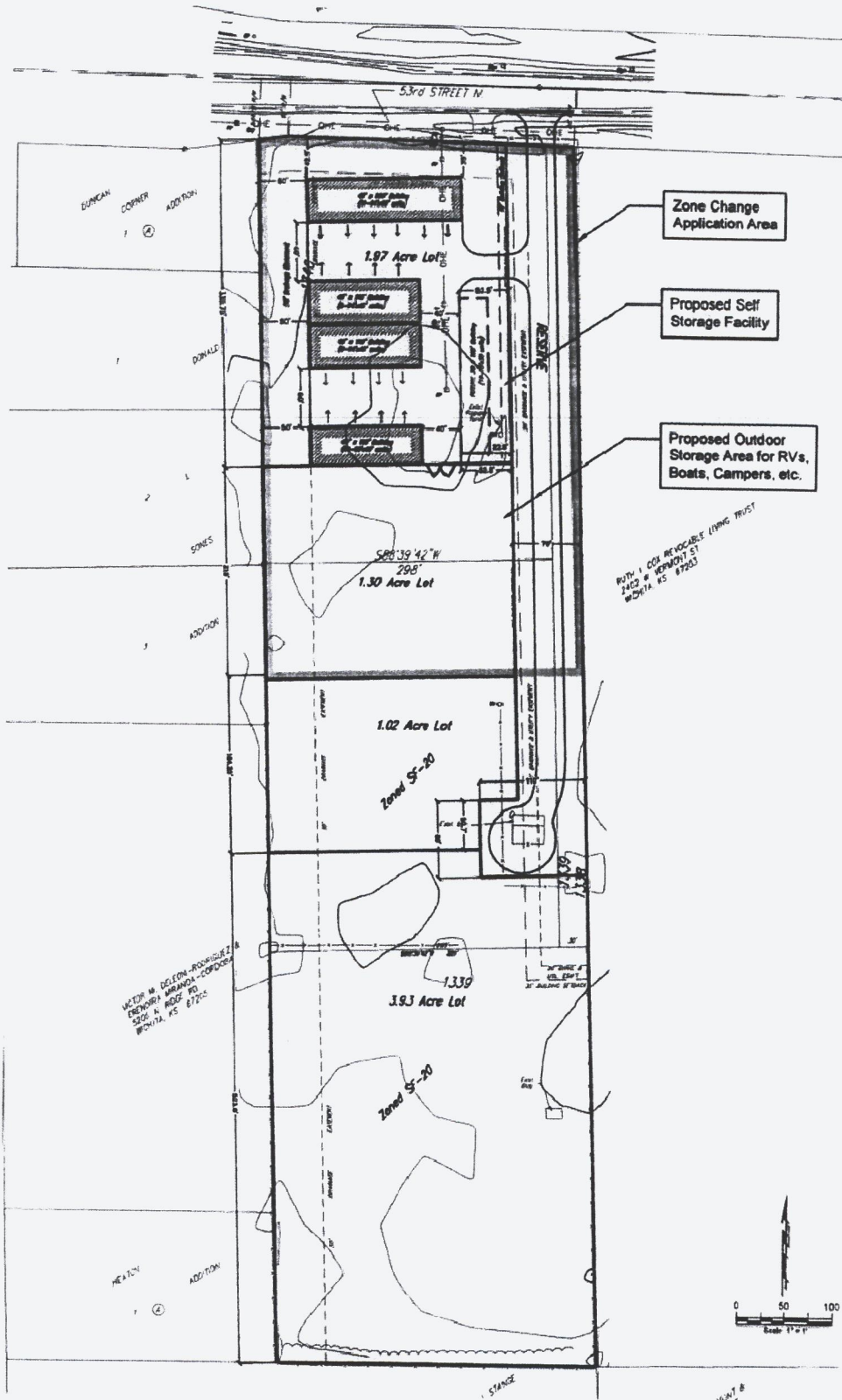
**Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, as discussed in the staff report.

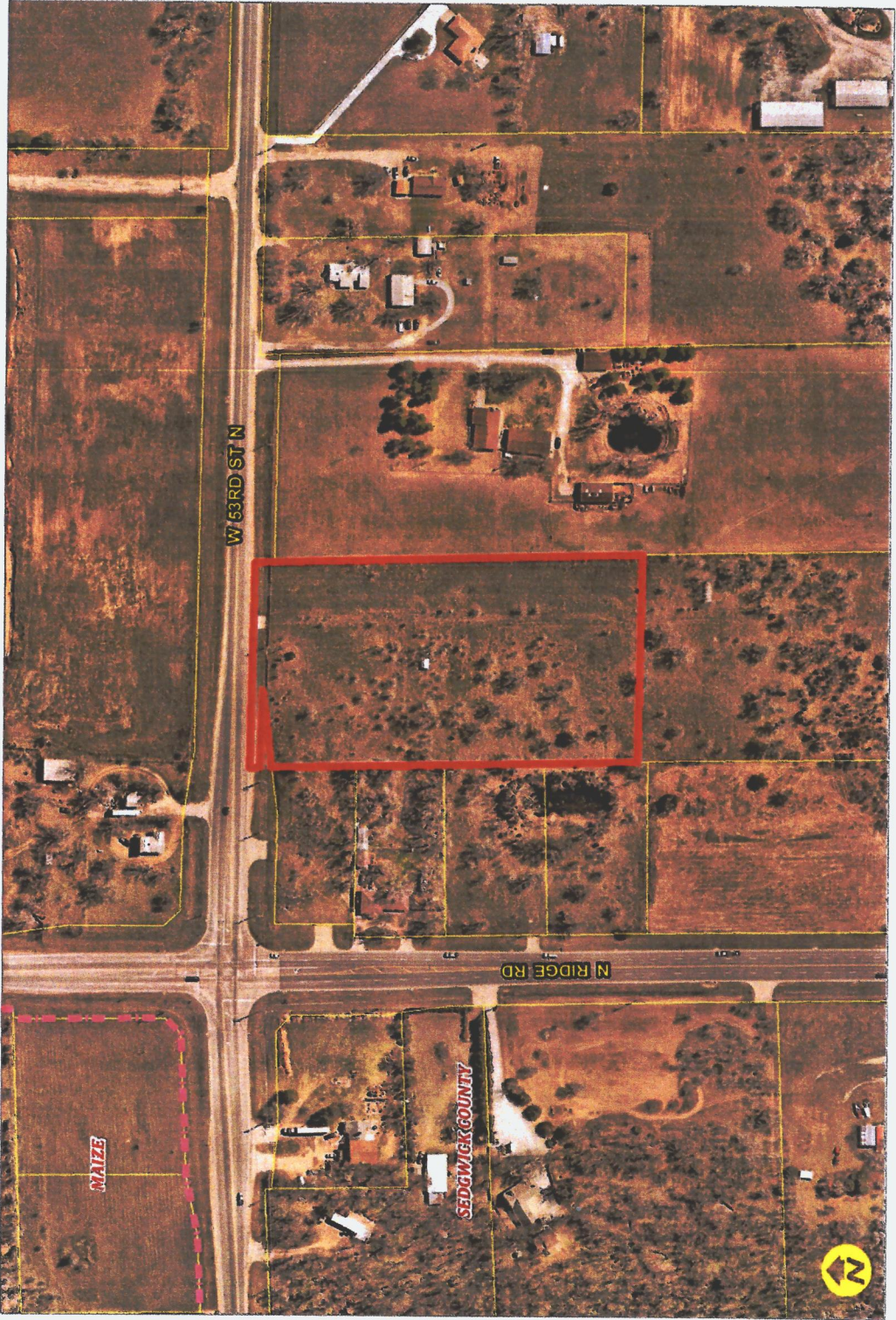
**Impact of the proposed development on community facilities:** The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities.

Staff Report Attachments:


1. Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Plan
6. Photos


























**EXHIBIT**  
**SUMMITLAWN LANE ADDITION**  
**SEDGWICK COUNTY, KANSAS**

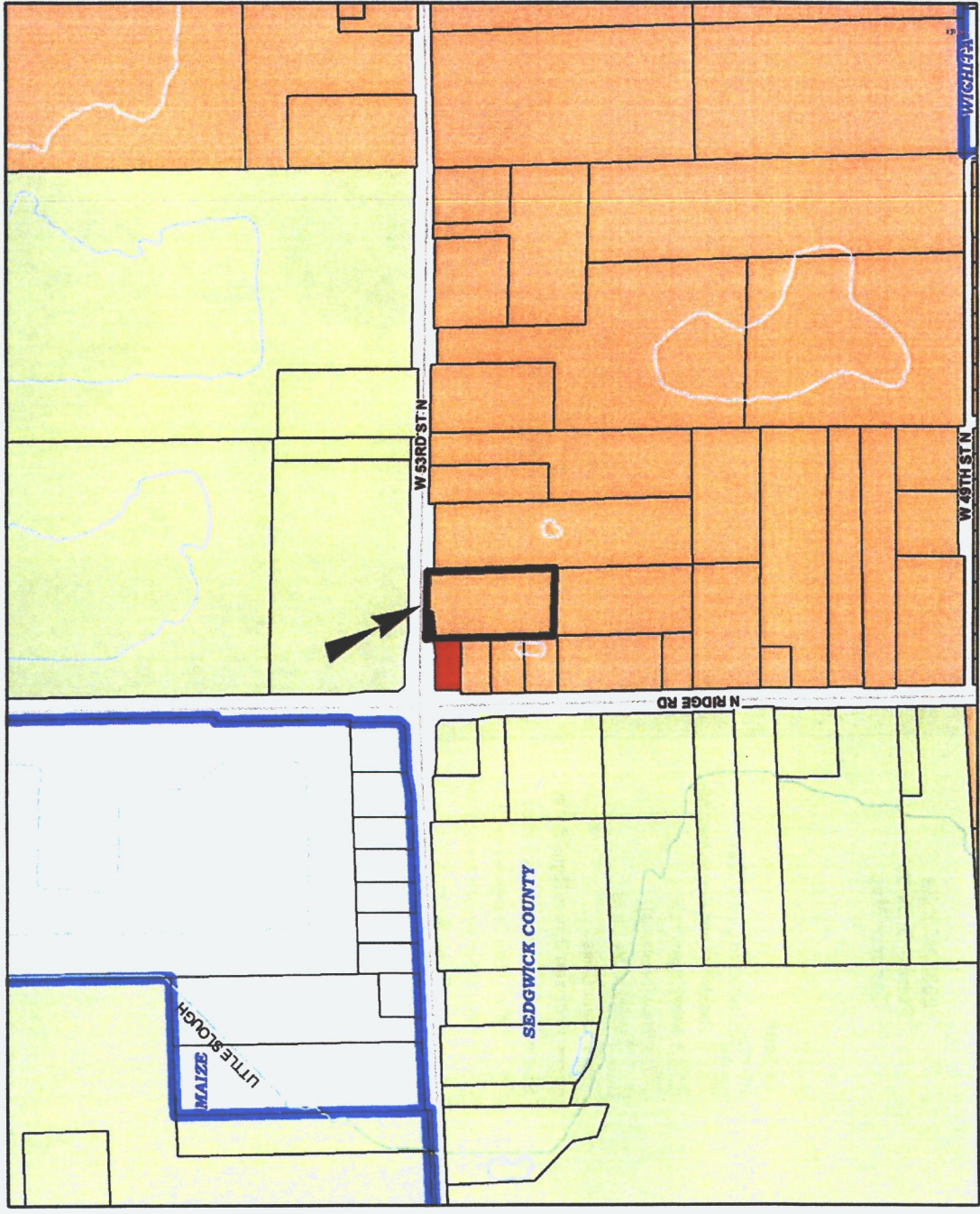




**ZONING**

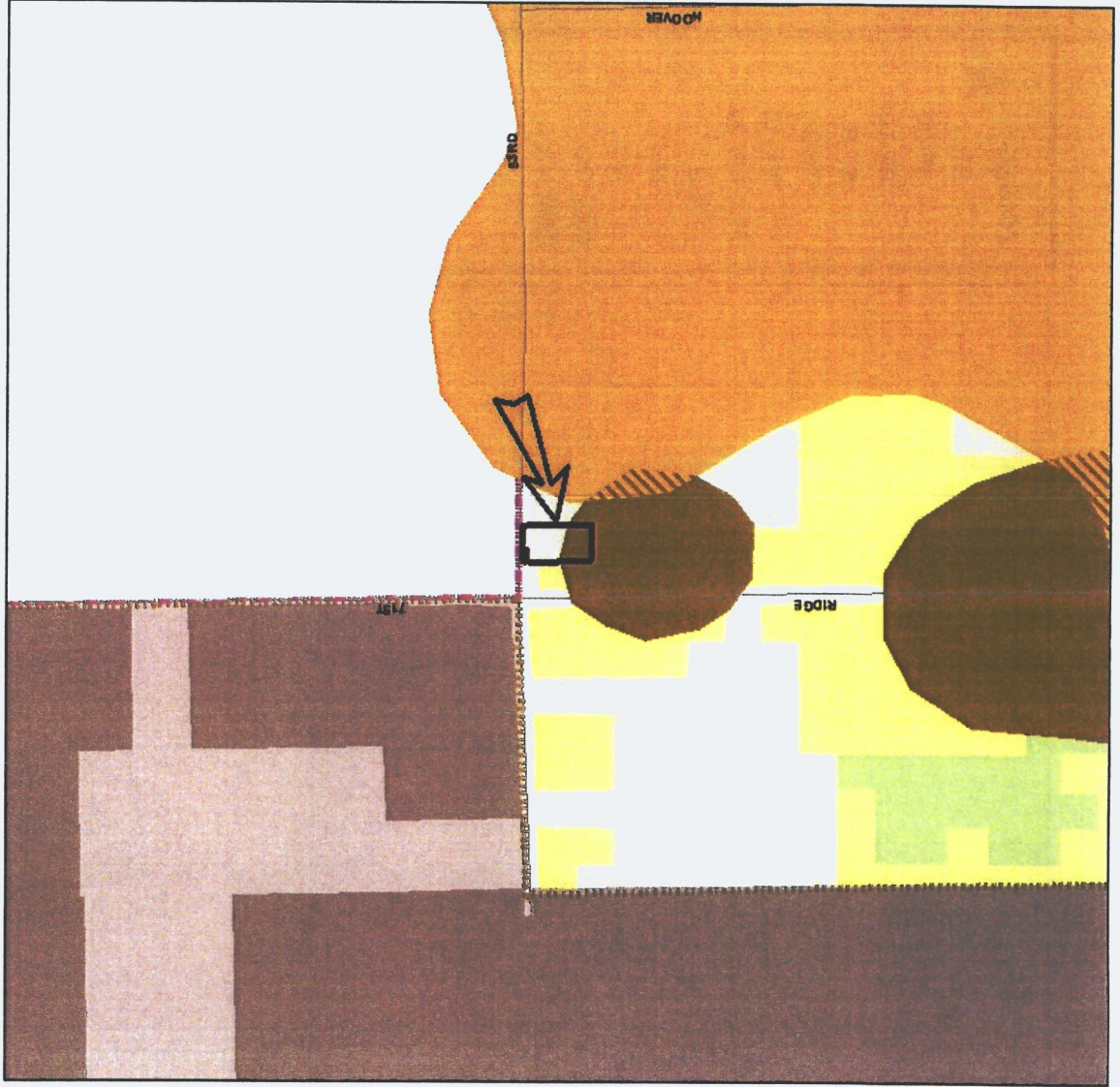
N 

	RR		SF-20		SF-10		SF-5		TF-3		MF-18		MF-29		B		MH		NO		GO		NR		LC		GC		CBD		OW		IP		LI		IP-A		GI		AFB		U		PUD		AIRPORT		OLD TOWN
---	----	---	-------	---	-------	---	------	---	------	---	-------	---	-------	---	---	---	----	---	----	---	----	---	----	---	----	---	----	---	-----	---	----	---	----	--	----	---	------	---	----	---	-----	---	---	---	-----	---	---------	---	----------



**2035 Wichita  
Future Growth  
Concept Map**

- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Nghbd\_Plan\_Areas



**Looking east away from site**



**Looking north away from site**



**Looking south towards site**



**Looking west away from site**





MAPC Minutes 9-1-2022

(Consent)

**MOTION**: To approve subject to staff recommendation.

**B. JOHNSON** moved, **GREENE** seconded the motion, and it carried (12-0).



*Sedgwick County...  
working for you*

District 4 Citizens Advisory Board Meeting  
Minutes

DRAFT

Monday September 12th, 2022  
6:00 p.m.

Zoom Online Meeting  
Virtually

**Board Members in Attendance:** Ronald L. Colbert Sr., Nalini Fraser, Philip Fraser, Mark Masterson, Rebecca Osborn

**County Representatives and Speakers:**

- Commissioner Lacey Cruse
- Christina Rieth, Metro Area Planning Department
- Kat Rodriguez, Sedgwick County Counselors Office

**Members of the Public:** Wesley Wilson, Wendell Chance, Barbara Rickel, Thomas Joyce, Lonny Wright

**1. Call to Order**

Commissioner Lacey Cruse called the meeting to order at 6:00 p.m.

A quorum was present.

**3. Zoning Cases – Christina Rieth, Metro Area Planning Dept.**

Christina Rieth with the Metro Area Planning Department presented the following zoning cases to the District 4 Citizens Advisory Board

**Case Number: ZON2022-00028** # 38

- The applicant is requesting a change in zoning from RR (Rural Residential) to SF-20 (Single Family Residential) in conformance with the Community Investment Plan. This intent is to development single-family detached homes on larger lots, not intended for agricultural use.
  - Several members of the public attended to gain information regarding the applicant and the plan for developing the space.
  - The individuals stated that they were concerned about the viability of this plan given that sewer and water is not available on this property, and this

would require additional work to determine appropriate clean and dirty water channels to and from the property.

- The members of the public were also concerned with the lack of information they were able to ascertain from the MAPD and how these cases were handled in regards to property-owners near the identified area.
- This case will appear in front of the Board of County Commissioners for approval. Commissioner Lacey Cruse requested direction from board members as to how this case will be handled.
- A motion was made by Ronald L. Colbert Sr. to suggest that the Board of County Commissioners *not approve* this case, and return it to the Metro Area Planning Department for further investigation.
  - Phillip Fraser seconded this motion.
  - In a 4-0 vote, with one board member obtaining due to lack of information, the D4 Citizens Advisory Board approved the motion as made by Ronald L. Colbert Sr.

**Case Number: ZON2022-00041**

- The applicant is requesting a change in zoning from SF-20 (Single Family Residential) to GC (General Commercial) with the intent to develop a storage facility.
  - This space would be subject to protective overlay #396, which states that the storage spaces can only be used for vehicles/boats/RV's that are currently functioning and registered with the proper authorities. In addition, this space must also include space for outdoor beautification to include trees, bushes, etc.
- A motion was made by Ronald L. Colbert to suggest that the Board of County Commissioners *approve* this case, including the protective overlay.
  - Nailini Fraser seconded this motion.
  - In a 5-0 vote, the D4 Citizens Advisory Board approved the motion as made by Ronald L. Colbert Sr.

**4. Health Advisory Board Update**

- Kat Rodriguez gave an update regarding the potential Health Advisory Board that has been requested as a result of the COVID-19 Pandemic
  - This board would have 19 voting members, which will include the following demographics
    - 4 individuals who are frequent users of the Sedgwick County Health Department
    - 6 individuals who are medical professionals
      - This includes family physicians, nurses, and various other positions.

- 5 individuals of the public, to be appointed by the Sedgwick County Commissioner
  - 2 individuals would be recommended by the Wichita City Council and the Derby City Council
    - Wichita and Derby are the only cities of the 1<sup>st</sup> Class in Sedgwick County
  - 1 professor or faculty member of a certified high education institute
  - 1 k-12 school representative
- Each of the 19 members would have 4-Year terms, and would have a purely advisory role.
- The D4 Citizens Advisory Board made the following suggestions for the Health Advisory Board
  - Intentional policies regarding Diversity on the Board
  - Clearly outlining the types of medical professionals that qualify for the 6 member roles
    - Pharmacists
    - Dentists
  - Stipulations regarding how the political appointments are to be considered.

#### **5. Juneteenth Update**

- Commissioner Cruse presented the Citizens Advisory Board will the following information regarding the overall cost to the county regarding making Juneteenth a Sedgwick County Holiday.
  - In order to compensate employees for the holiday, making Juneteenth a holiday would cost the county \$828,539. This includes those who are on salary, those who are paid hourly, and those who are paid time and a half for working during holidays.
  - This information will be presented to the Sedgwick County Board of County Commissioners on October 5, 2022.
- A motion was made by Philip Fraser advisory Commissioner Cruse to present this information to the board of County Commissioners.
  - Rebecca Osborn seconded the motion.
  - All four board members were in agreeance and voted to approve the motion as made by Philip.

#### **Next Meeting**

Monday, October 10, 2022 at 6:00pm

**MAPD**






**ZON2022-41**

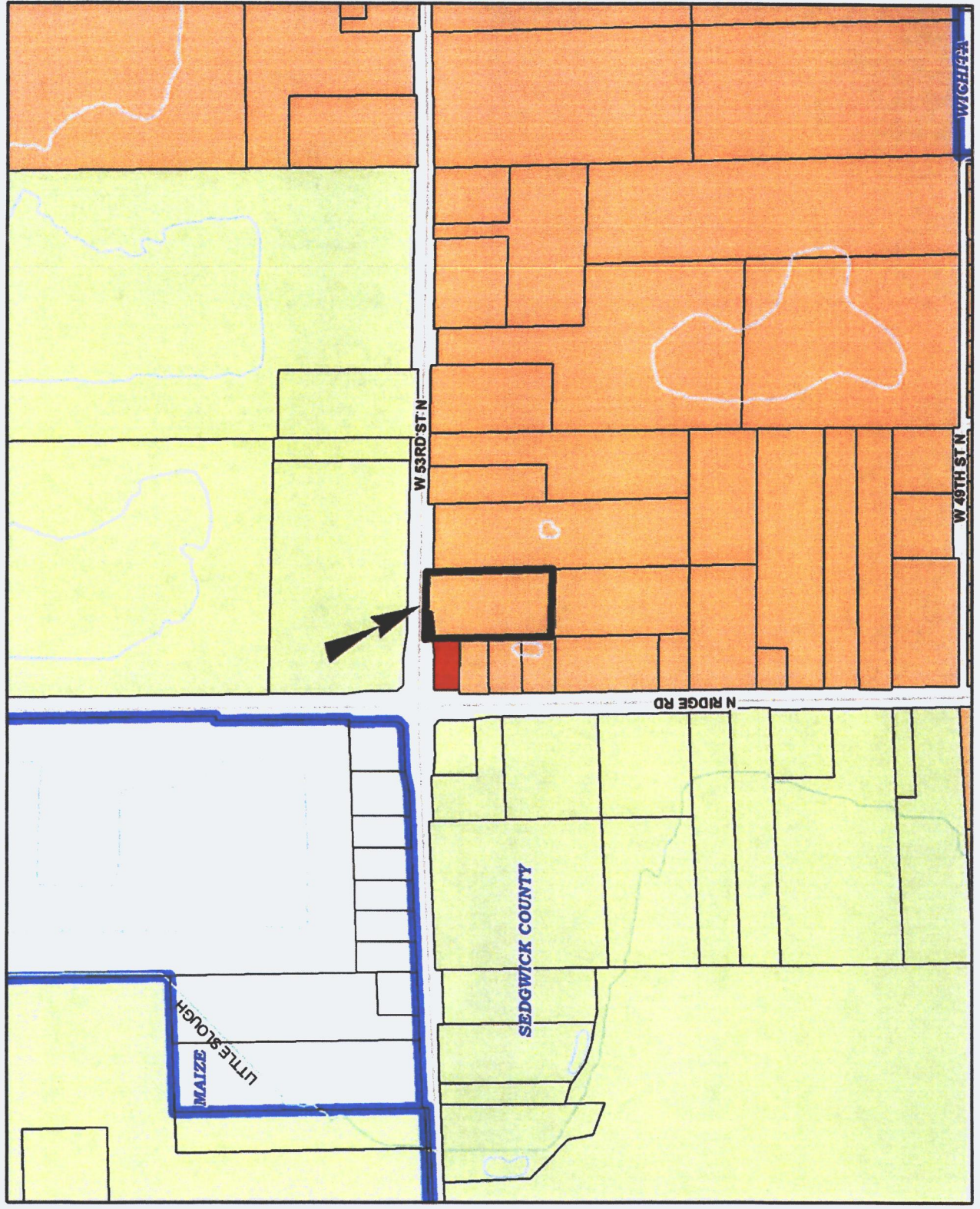
**October 12  
2022**



**ZONING**

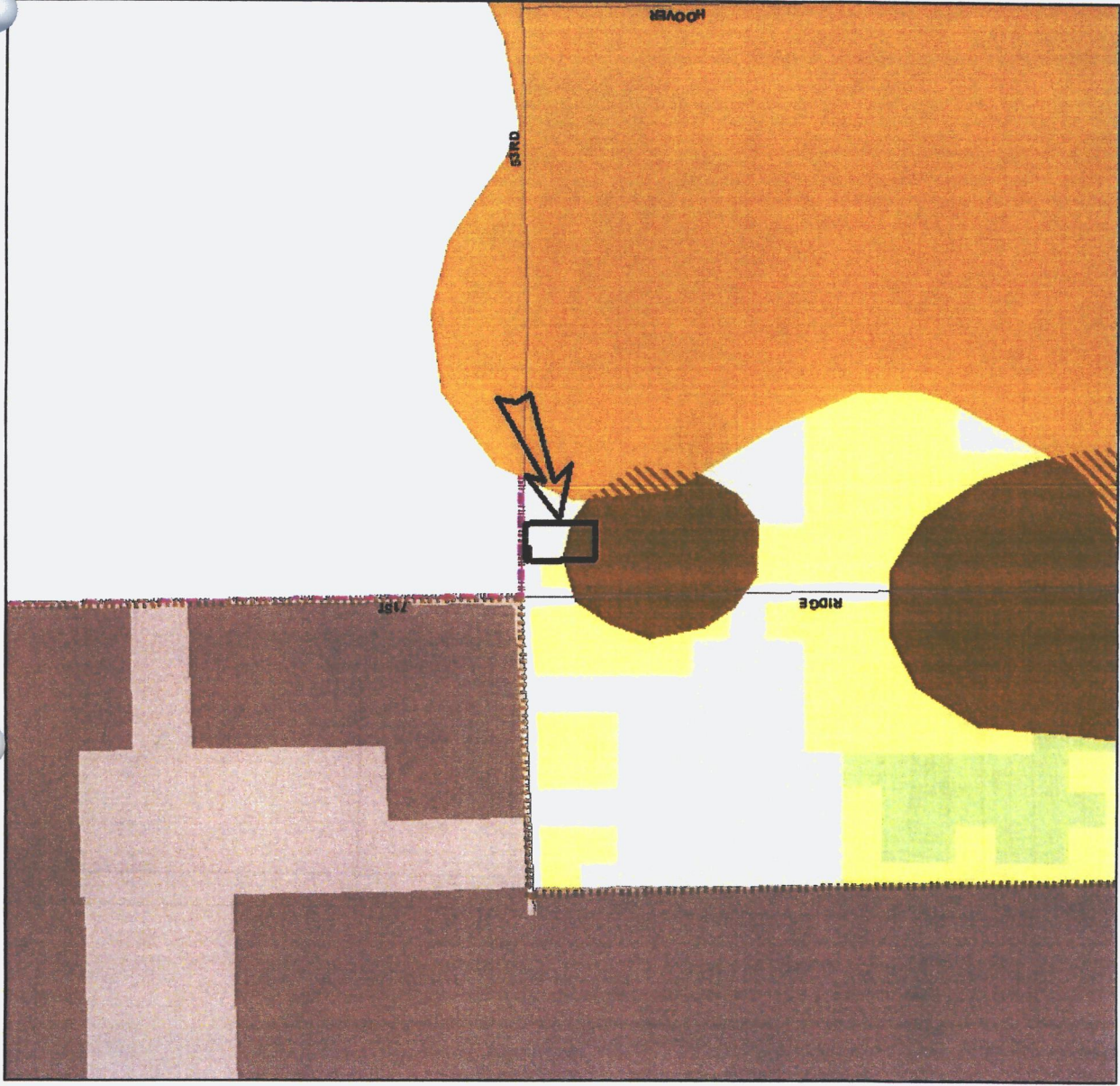
N 

	RR
	SF-20
	SF-10
	SF-5
	TF-3
	MF-18
	MF-29
	B
	MH
	NO
	GO
	NR
	LC
	GC
	CBD
	OW
	IP
	LI
	IP-A
	GI
	AFB
	U
	PUD
	AIRPORT
	OLD TOWN

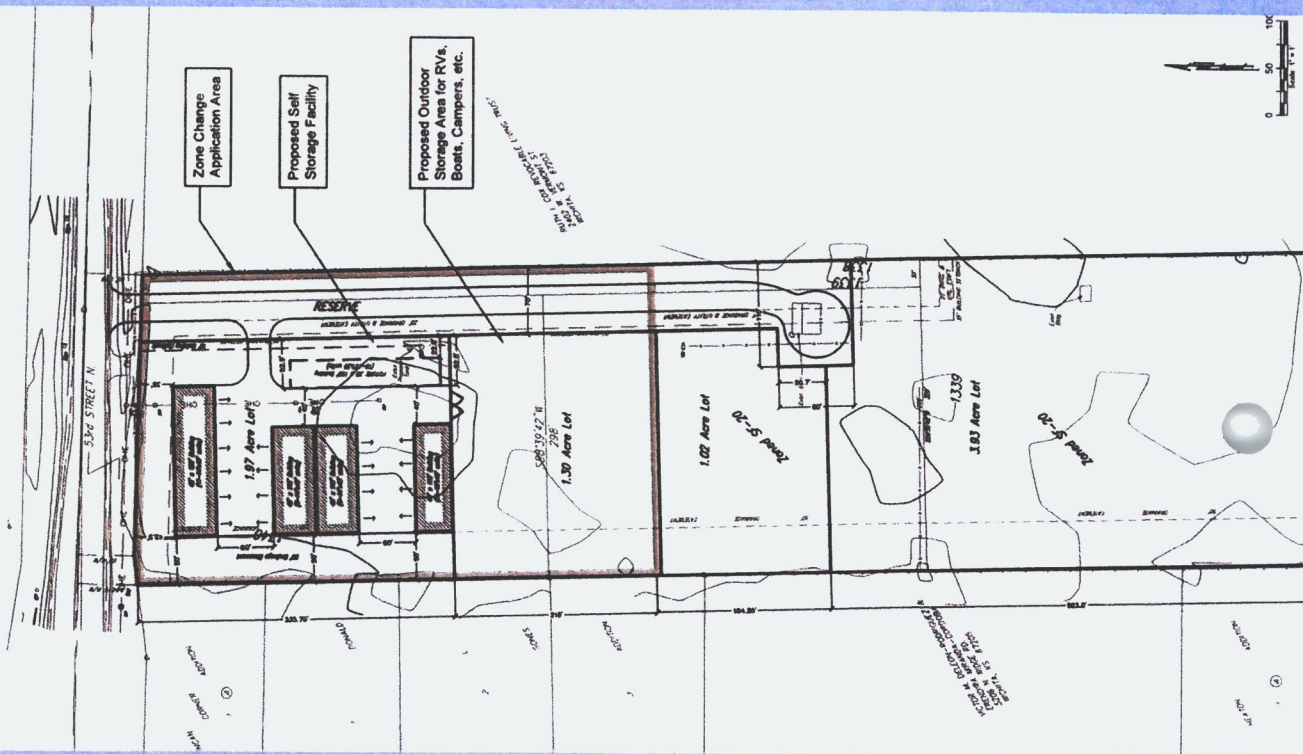


**2035 Wichita  
Future Growth  
Concept Map**

- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Nghbd\_Plan\_Areas



**EXHIBIT**  
**SUMMITLAWN LANE ADDITION**  
**SEDGWICK COUNTY, KANSAS**







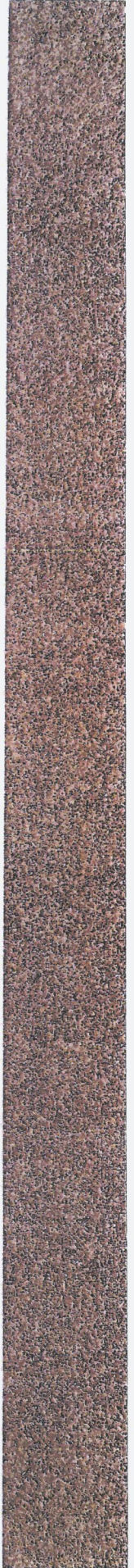
**LOOKING SOUTH TOWARDS SITE**

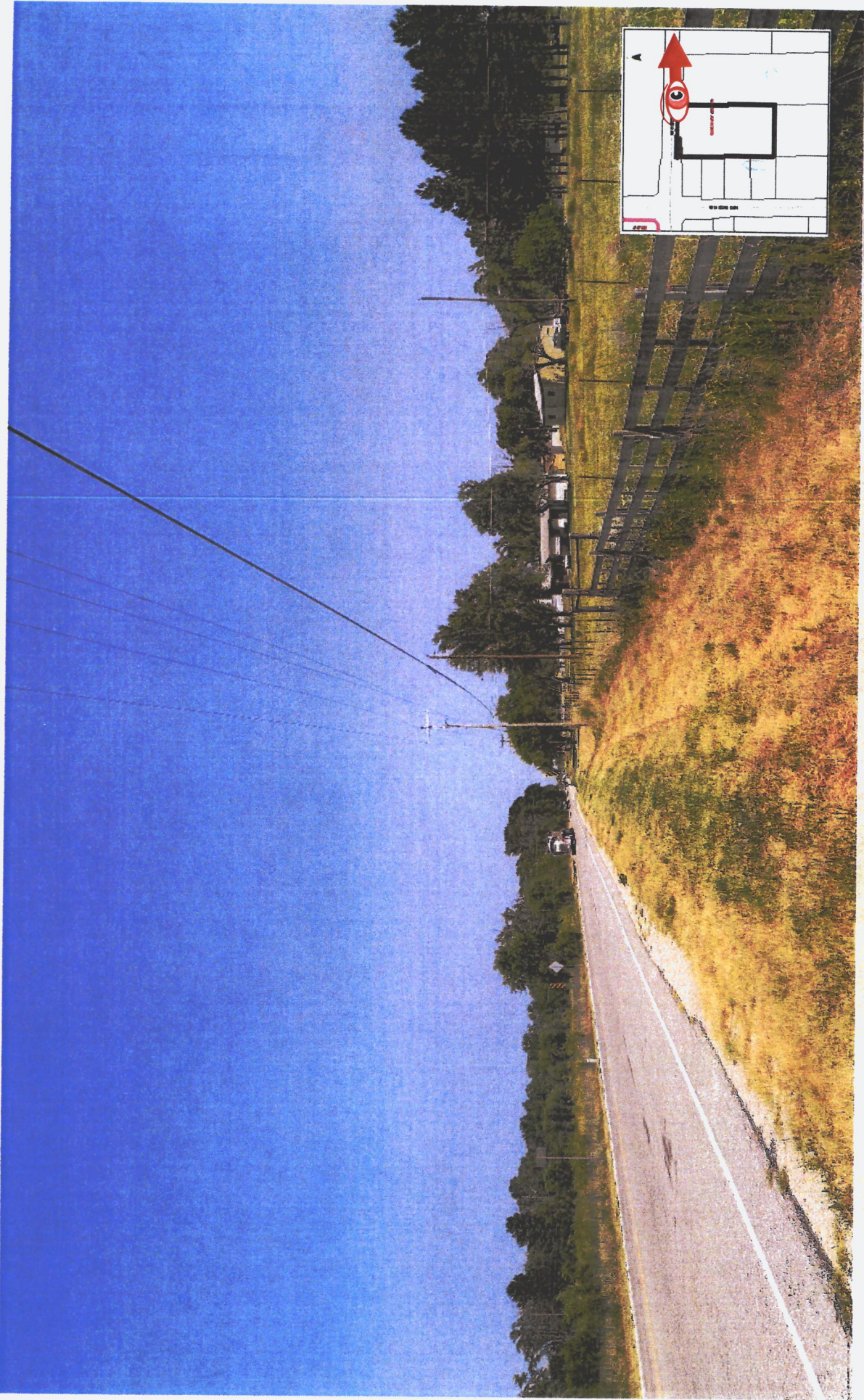
**ZON2022-41**



**LOOKING NORTH AWAY FROM SITE**

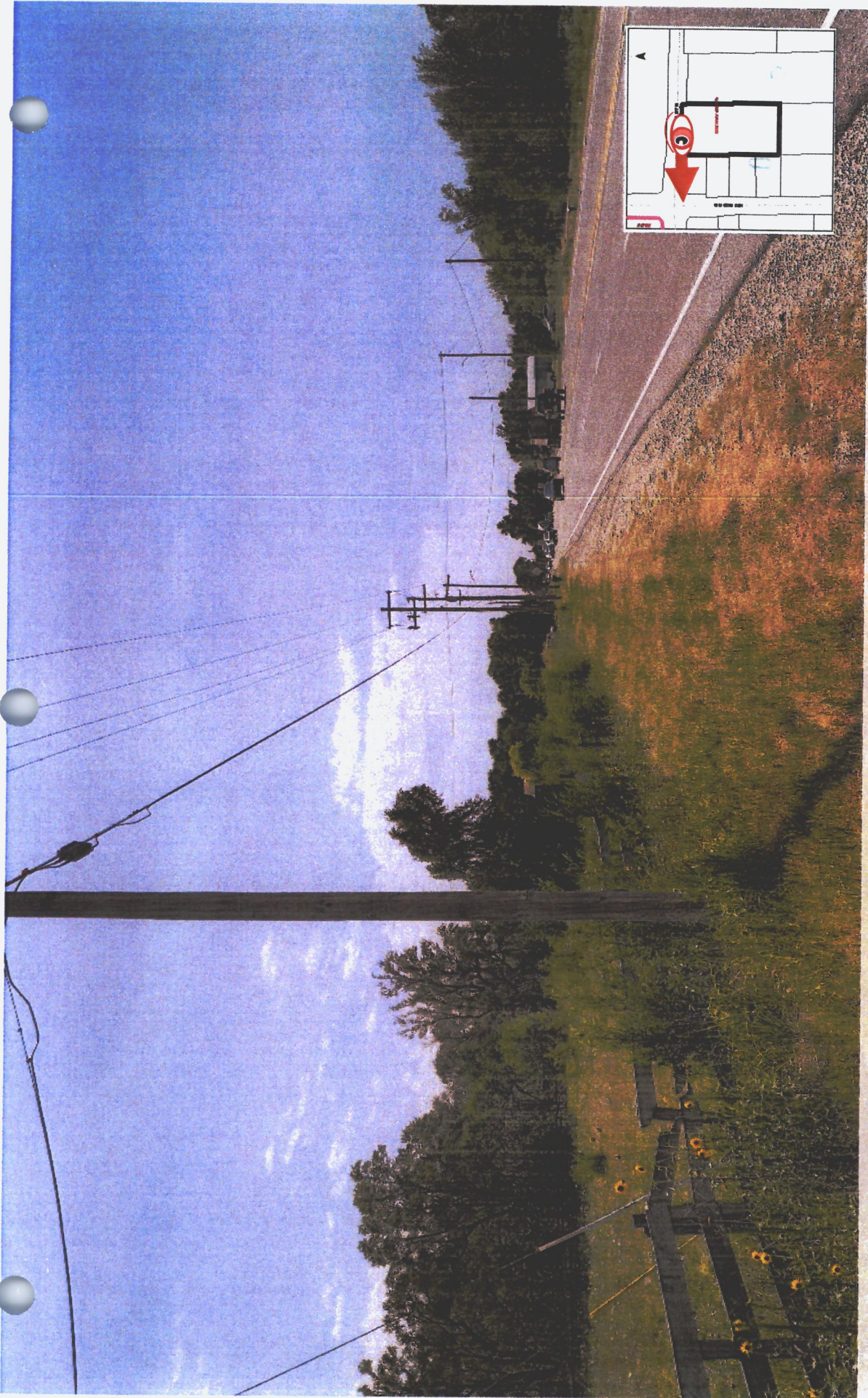
**ZON2022-41**





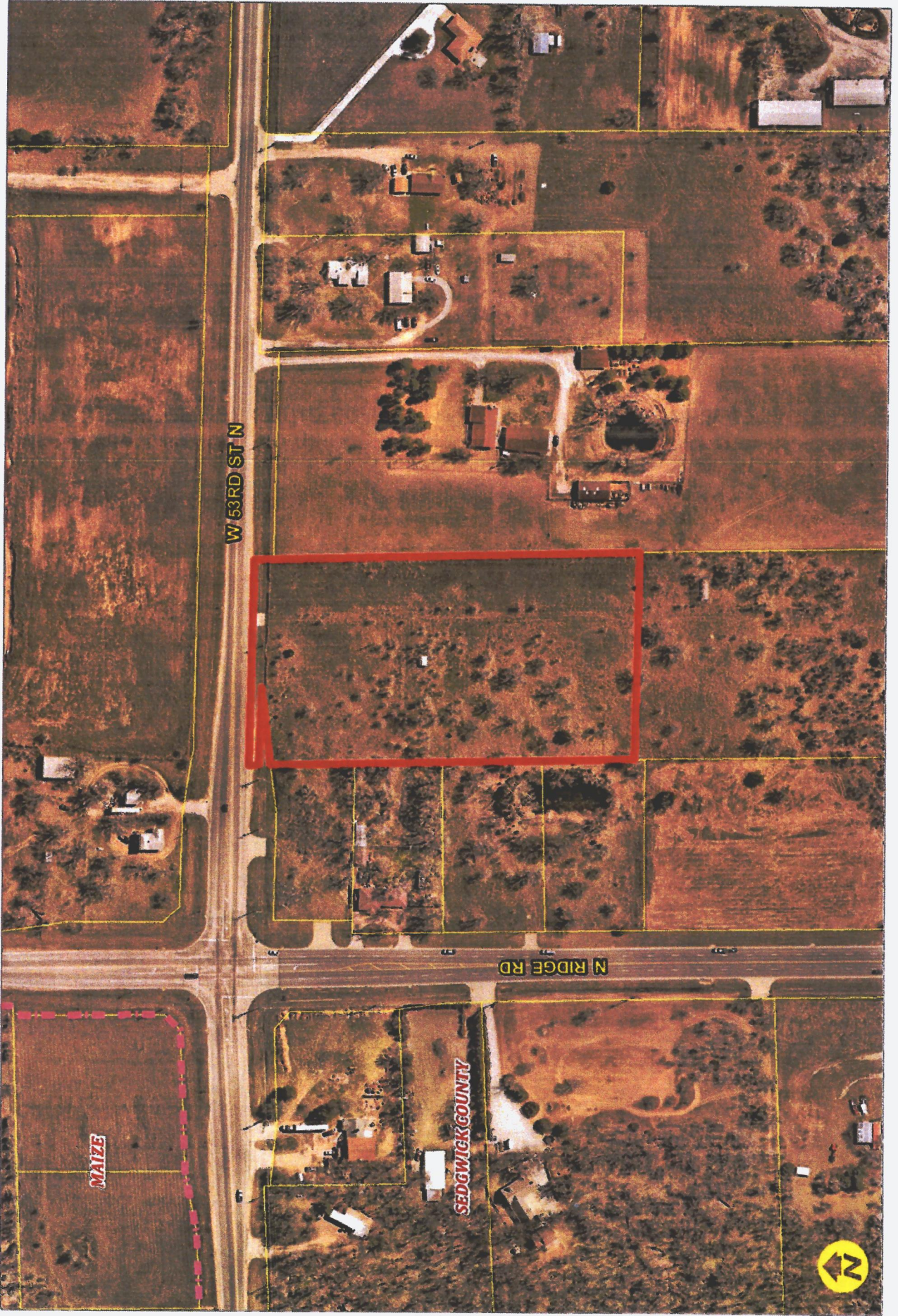
**LOOKING EAST AWAY FROM SITE**

**ZON2022-41**



**LOOKING WEST AWAY FROM SITE**

**ZON2022-41**



ZON2022-41

**MAPD**

**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**