CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Miguel Reyes
2101 North Market Street
Wichita, KS 67214

June 5, 2025

RE: CON2025-00045 - Conditional Use request in the County to allow Vehicle Storage Yard on property zoned RR Rural Residential District, located on the southeast corner of West Reay Street and East Stearns Avenue (8900 South Stearns Avenue) (Haysville Area of Influence).

Dear Applicants,

On **June 4, 2025**, the Sedgwick County Board of County Commissioners heard the above captioned request. The action of the BOCC was to **APPROVE** the request, subject to the following conditions:

1. The Vehicle Storage Yard shall be limited to the storage of seven (7) Commercial Vehicles.
2. The Conditional Use for Vehicle Storage Yard shall be permitted for one (1) year. After such time, the Conditional Use shall expire. Applicant may seek renewal of the Conditional Use for only one additional one-year period by obtaining approval of an Administrative Adjustment from the Metropolitan Area Planning Department.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

If you have any questions concerning this matter, please contact our office at 316-268-4421.

Sincerely,

Christina Rieth
Current Plans
Associate Planner

Cc: Janet Bates, *via email*
MABCD

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Miguel Reyes
2101 North Market Street
Wichita, KS 67214

April 10, 2025

RE: CON2025-00045 - Conditional Use request in the County to allow Vehicle Storage Yard on property zoned RR Rural Residential District, located on the southeast corner of West Reay Street and East Stearns Avenue (8900 South Stearns Avenue) (Haysville Area of Influence).

Dear Applicants,

On **April 10, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The Vehicle Storage Yard shall be limited to the storage of seven (7) Commercial Vehicles.
2. The Conditional Use for Vehicle Storage Yard shall be permitted for one (1) year. After such time, the Conditional Use shall expire. The property owner shall be able to renew the Conditional Use for subsequent one-year periods by Administrative Adjustment approval by the Metropolitan Area Planning Department.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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 **April 24, 2025**. 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 1000 feet of the property for which the application was filed and must be submitted to the County Clerk by **April 24, 2025** at 5:00 p.m.

This case will be heard on **Wednesday, June 4, 2025**, by the Sedgwick County Board of County Commissioners for final action. The BOCC meets at the Ruffin Building (100 North Broadway, Wichita, KS 67202) at 9:00 a.m.

Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth

Christina Rieth
Current Plans
Associate Planner

Cc: Janet Bates, Eric Johnson, and Kailyn Hogan, *via email*
Geoffrey and Kelli Burris, 8828 South Stearns Avenue, Haysville, KS 67060
MABCD

Published in The Ark Valley News on June 12, 2025

RESOLUTION NO. 159-2025

WHEREAS, Miguel Reyes ("Applicant"), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code"), requests a Conditional Use for Vehicle Storage Yard and waiver of Supplementary Use Regulations III-D.6.mm (4) in the County in CON2025-00045, on property zoned RR Rural Residential District, legally described as:

Lot 3, Block 1, Replat of Lots 1 thru 5, inclusive, Block 3, Country Living Estates, an Addition to Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission ("Planning Commission") has been given.

WHEREAS, the Planning Commission did, at the meeting of April 10, 2025, consider said application.

WHEREAS, the Board of County Commissioners has authority to permit Conditional Uses, 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 Board of County Commissioners that:

SECTION I. After having received a recommendation of the Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow Vehicle Storage Yard in the County, on property zoned RR Rural Residential District, legally described as:

Lot 3, Block 1, Replat of Lots 1 thru 5, inclusive, Block 3, Country Living Estates, an Addition to Sedgwick County, Kansas.

Approval of Vehicle Storage Yard and waiver of Supplementary Use Regulations III-D.6.mm (4) is subject to the following conditions:

1. The Vehicle Storage Yard shall be limited to the storage of seven (7) Commercial Vehicles.
2. The Conditional Use for Vehicle Storage Yard shall be permitted for one (1) year. After such time, the Conditional Use shall expire. Applicant may seek renewal of the Conditional Use for only one additional one-year period by obtaining approval of an Administrative Adjustment from the Metropolitan Area Planning Department.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

SECTION 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 be effective upon publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER	aye
JEFF BLUBAUGH	aye
STEPHANIE WISE	aye
RYAN BATY	aye
JAMES M. HOWELL	aye

Dated this 4 day of June, 2025.

ATTEST:

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

KELLY B. ARNOLD, County Clerk

APPROVED AS TO FORM:

Samantha Seang 5/22/25

SAMANTHA SEANG
Assistant County Counselor

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

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 March, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 20th day of March, 2025.

Notary Public

My commission expires 4/24/28

Additional copies $

Printer's fee

LISA K. STRUNK NOTARY PUBLIC STATE OF KANSAS

Sedgwick Co. public notice

(Published In The Ark Valley News March 20, 2025.)

MAPC April 10, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 10, 2025, no earlier than 1:30 p.m.**, the Wichita Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **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.**

CON2025-00045: Conditional Use request in the County to allow Vehicle Storage Yard on property zoned RR Rural Residential District, located on the southeast corner of West Reay Street and East Stearns Avenue (8900 South Stearns Avenue) (Haysville Area of Influence).

DER2024-00011: Unified Zoning Code amendment (City and County) pertaining to posting of development signs in the unincorporated areas of the County and the City of Wichita.

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.

Options to participate:

1) **Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – 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. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email
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

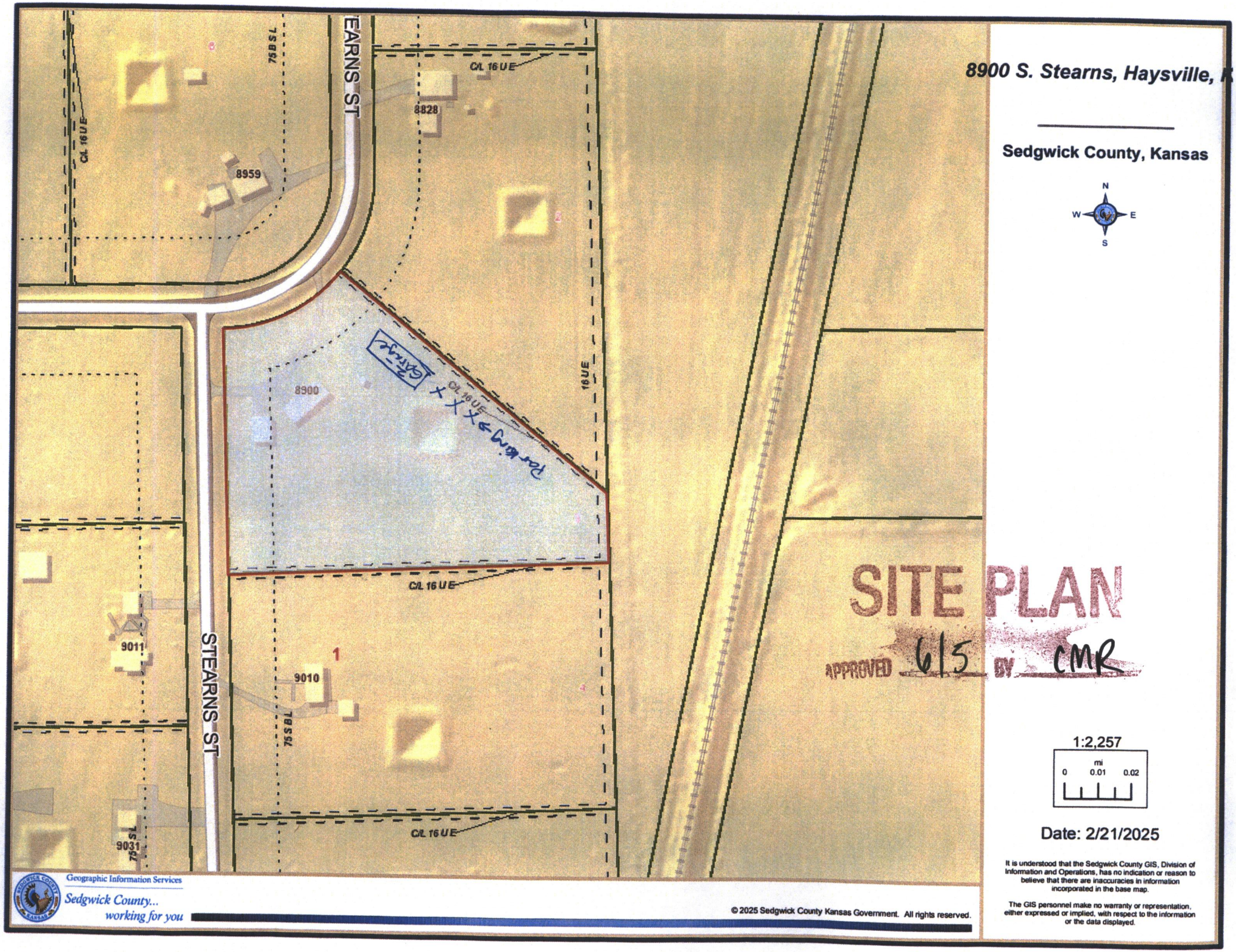
3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on March 20, 2025

Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

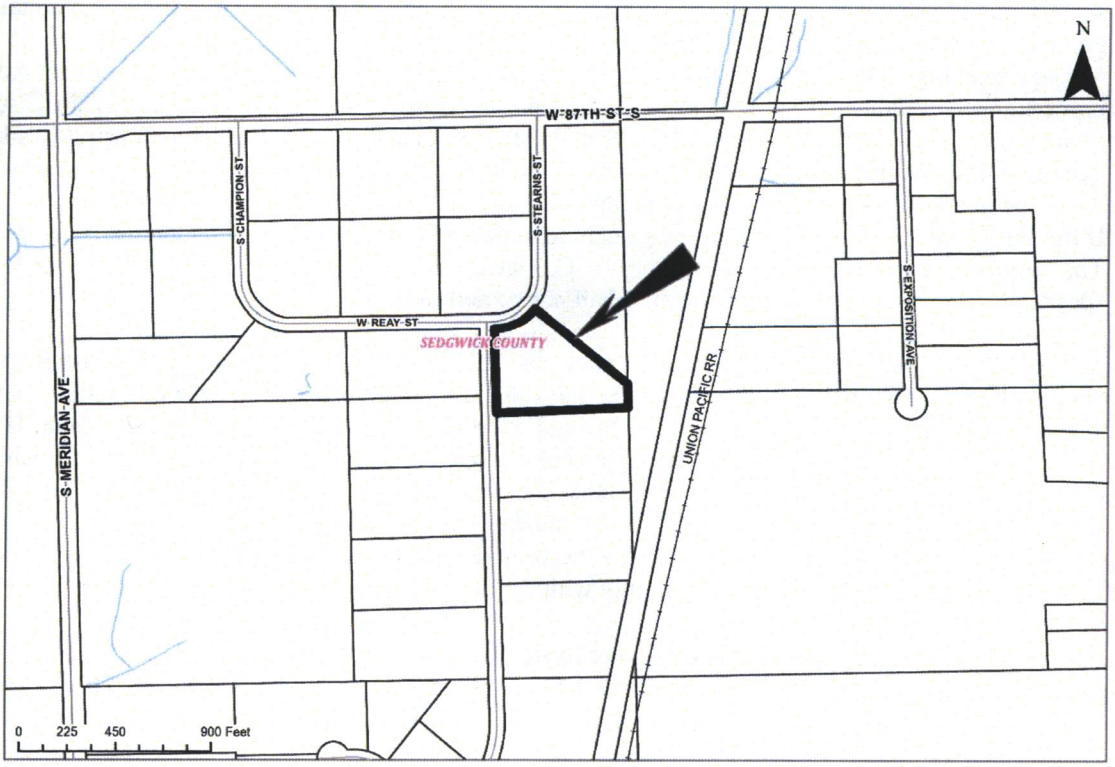

8900 S. Stearns, Haysville, K
Sedgwick County, Kansas
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SITE PLAN
APPROVED 6/5 BY CMR
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Date: 2/21/2025
It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.
EARNS ST
STEARNS ST
8828
8959
8900
9011
9010
9031
C/L 16 U E
16 U E
75 St
Parking
Geographic Information Services
Sedgwick County... working for you
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WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.3

STAFF REPORT
MAPC: April 10, 2025
Haysville Planning Commission: March 27, 2025

CASE NUMBER:	CON2025-00045 (County)
APPLICANT/OWNER:	Miguel Reyes (Applicant)/Janet Bates (Agent)
REQUEST:	Conditional Use to allow a Vehicle Storage Yard; waiver of Supplementary Use Regulations III-D.6.mm (4)
CURRENT ZONING:	RR Rural Residential District
SITE SIZE:	4.82 acres
LOCATION:	Generally located on the southeast corner of West Reay Street and South Stearns Avenue (8900 South Stearns Avenue) (Haysville Area of Influence).
PROPOSED USE:	Storage of multiple semi-trucks for more than 72 hours.
RECOMMENDATION:	Deny.



BACKGROUND: The applicant is requesting a Conditional Use to allow a Vehicle Storage Yard on property zoned RR Rural Residential District (RR). The 4.82-acre subject site is generally located on the southeast corner of West Reay Street and South Stearns Avenue (8900 South Stearns Avenue). The property is currently developed with a residential-design manufactured home built in 1989 and two detached garages. The applicant is requesting the Conditional Use in order to store seven (7) semi-trucks on site for more than 72 hours. These semi-trucks are considered "Commercial Vehicles" in the Unified Zoning Code. In January of 2025, the applicant received a notice of violation for having semi-trucks stored without the proper zoning.

The UZC defines "Vehicle Storage Yard" (Sec. II-B.1.b) as "keeping outside of an enclosed building for more than 72 consecutive hours of one or more motor vehicles (except inoperable vehicles), boats, trailers, or unoccupied recreational vehicles". If the vehicles were inoperable, the site would need to be classified as "Wrecking/Salvage Yard", which is not allowed in RR zoning. If the vehicles were parked for less than 72 hours on site, it would be classified as "Commercial Parking Area", which is not allowed in RR zoning.

Vehicle Storage Yards are also subject to Supplementary Use Regulation Sec.III-D.6.mm, which state:

1. The storage area shall be located behind the property's Principal Structure; and at no time shall any Vehicles be driven or parked on or over any component of onsite wastewater treatment systems.
2. For sites two acres or less in area, a Vehicle Storage Yard may occupy up to 11 percent of the property's square footage; for sites greater than two acres the area devoted to the Vehicle Storage Yard shall not exceed 10,000 square feet.
3. The Vehicle Storage Yard shall be used for the storage of licensed operable 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. Non-mechanical servicing such as replacing windshield washer fluid, light bulbs and interior cleaning shall be allowed.
4. The minimum Setback for any stored Vehicles from any residence constructed before the Conditional Use is approved shall be 20 feet. The Setback requirements can be modified or waived if the applicant demonstrates there is sufficient Screening to substitute for the Setback protections.
5. The storage area and all entrance/exit drives on private property shall be surfaced with an all-weather surface that meets the approval of the Director of County Code Enforcement and shall be maintained in good condition and free of weeds, trash and other debris.
6. Visual Screening of areas Contiguous to residential zoning Districts shall be provided to protect Adjacent properties from light, debris and noise, and to preserve Adjacent property values. In no case shall Screening be less than that required by Sec. IV-B.1-3, unless the applicant demonstrates adequate Screening may be provided through alternative means, and the requirements imposed by Sec. IV-B.1-3 would be overly burdensome on the applicant
7. If lighting facilities are provided, lighting shall be in compliance with lighting standards of Sec. IV-B.4.
8. The compatibility noise standards of Sec. IV-C.6 shall be complied with provided, however, outdoor speakers and sound amplification systems shall not be permitted.

Because of the site plan submitted by the applicant, they also request a waiver of Supplementary Use Regulation 4. According to the plan, the applicant intends to store the vehicles behind the existing detached garage. An aerial view of the site shows that the detached garage is located over the property line and utility easement. If this is approved, all storage of vehicles must be on the applicant's property. Should the vehicles be stored behind the garage, it would be less than the required 20-foot setback as required by regulation #4. If approved, staff is not recommending waiver of this Regulation. The site plan indicates ample space on the property in order to achieve a 20-foot setback. It is not specified how much space the vehicles will take up in the yard, but it is assumed to be under 10,000 square feet. The applicant shall comply with the remaining regulations.

Section IV-E.8 of the UZC permits a property owner to store one (1) Commercial Vehicle that exceeds 26,000 pounds gross vehicle weight rating if the Commercial Vehicle is owned by the property owner. This is permitted

as a rural home occupation. If the application is approved, it would permit storage of more than one Commercial Vehicle in addition to other types of operable vehicles as defined above.

The character of the area is low-density residential. Properties to the north, south, east and west are zoned RR in unincorporated Sedgwick County and developed with single-family dwellings on large lots.

CASE HISTORY: On May 10, 1988, the subject site was platted as part of the Country Living Estates Replat subdivision. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Single-family dwelling
SOUTH:	RR	Single-family dwelling
EAST:	RR	Single-family dwelling
WEST:	RR	Single-family dwelling

PUBLIC SERVICES: This site has access to West Reay Street and South Stearns Avenue, which are both gravel, two-lane county local streets. The property uses onsite sewage and well water.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is not in conformance with the *Community Investments Plan*. The Future Growth Map Concept Map identifies the site as a Rural Growth Area that should be analyzed under the City of Haysville's Area of Influence. The City of Haysville's Land Use Plan Map identifies the site as appropriate for "Residential" uses.

One of the suggested Land Use Compatibility guidelines states: "Industrial and commercial uses located in rural areas should be separate and distinct from lower-intensity uses and should provide appropriate screening and buffering to ensure compatibility among land uses." Because the vehicles shall be parked near the property line, it will be difficult to implement appropriate buffering from the adjacent properties.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request for the Vehicle Storage Yard be **DENIED**. This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: The character of the area is low-density residential. Properties to the north, south, east and west are zoned RR in unincorporated Sedgwick County and developed with single-family dwellings on large lots. A commercial use is not appropriate for this setting.

2. **The suitability of the subject property for the uses to which it has been restricted**: The subject site is currently zoned RR Rural Residential District, which is suitable for a single-family residence and a Vehicle Storage Yard with an approved Conditional Use. The size of the property can accommodate a Vehicle Storage Yard of not more than 10,000 square feet.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: Approval of the Conditional Use could introduce additional light, noise, air pollution, and possible negative visual impact to the immediate area.

4. **Length of time subject property has remained vacant as zoned**: The subject property has been developed with a residential design manufactured home since 1989.

5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant**: The traffic on and off the unpaved roads caused by commercial vehicles

could introduce additional dust, light, and noise pollution to the surrounding properties. Denial of the application may result in a loss of use for the applicant.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies**: The request for a Vehicle Storage Yard is not in conformance with the *Community Investments Plan or the City of Haysville's Future Land Use Plan*, as discussed in this staff report.

7. **Impact of the proposed development on community facilities**: The frequency of commercial vehicles entering and exiting the property may cause significant wear and tear to the unpaved roads.

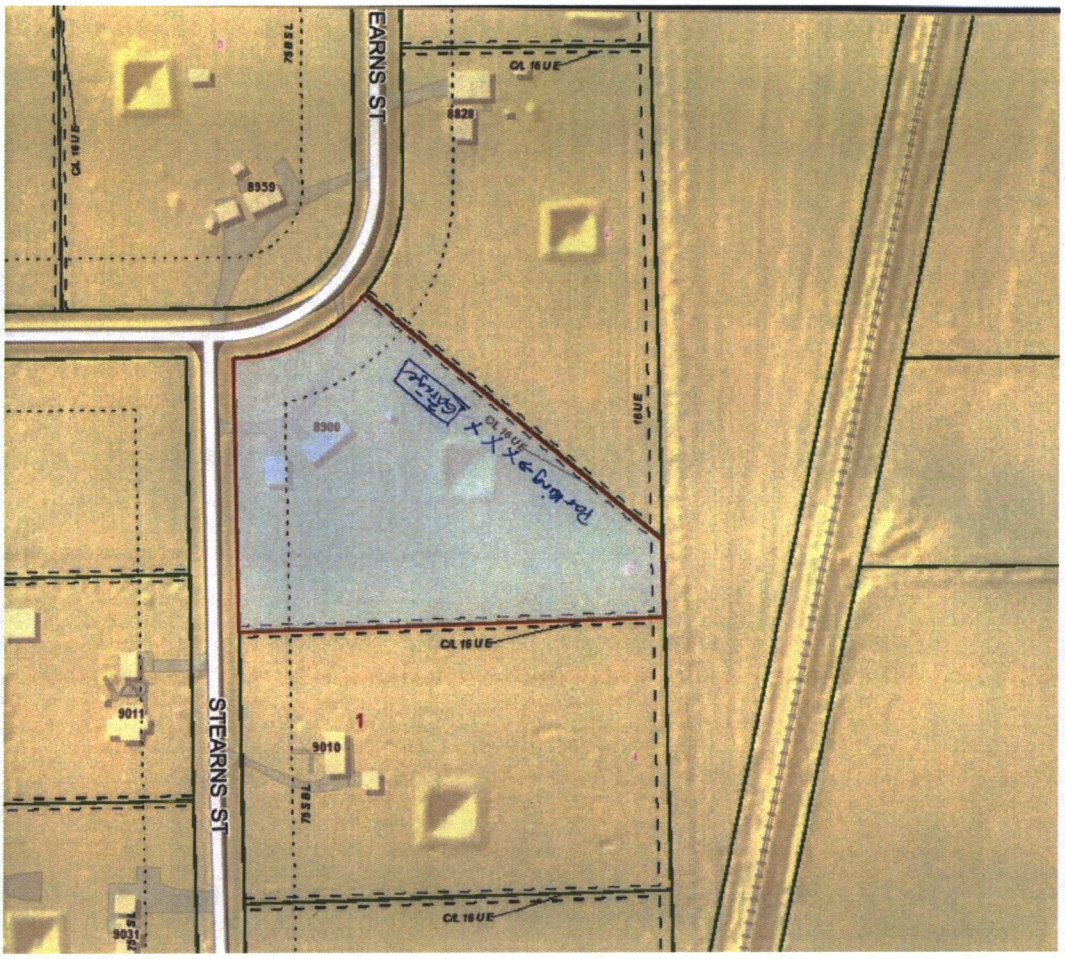
8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff received one phone call from a neighbor in opposition to the request, citing noise and traffic caused by the current operations on site.

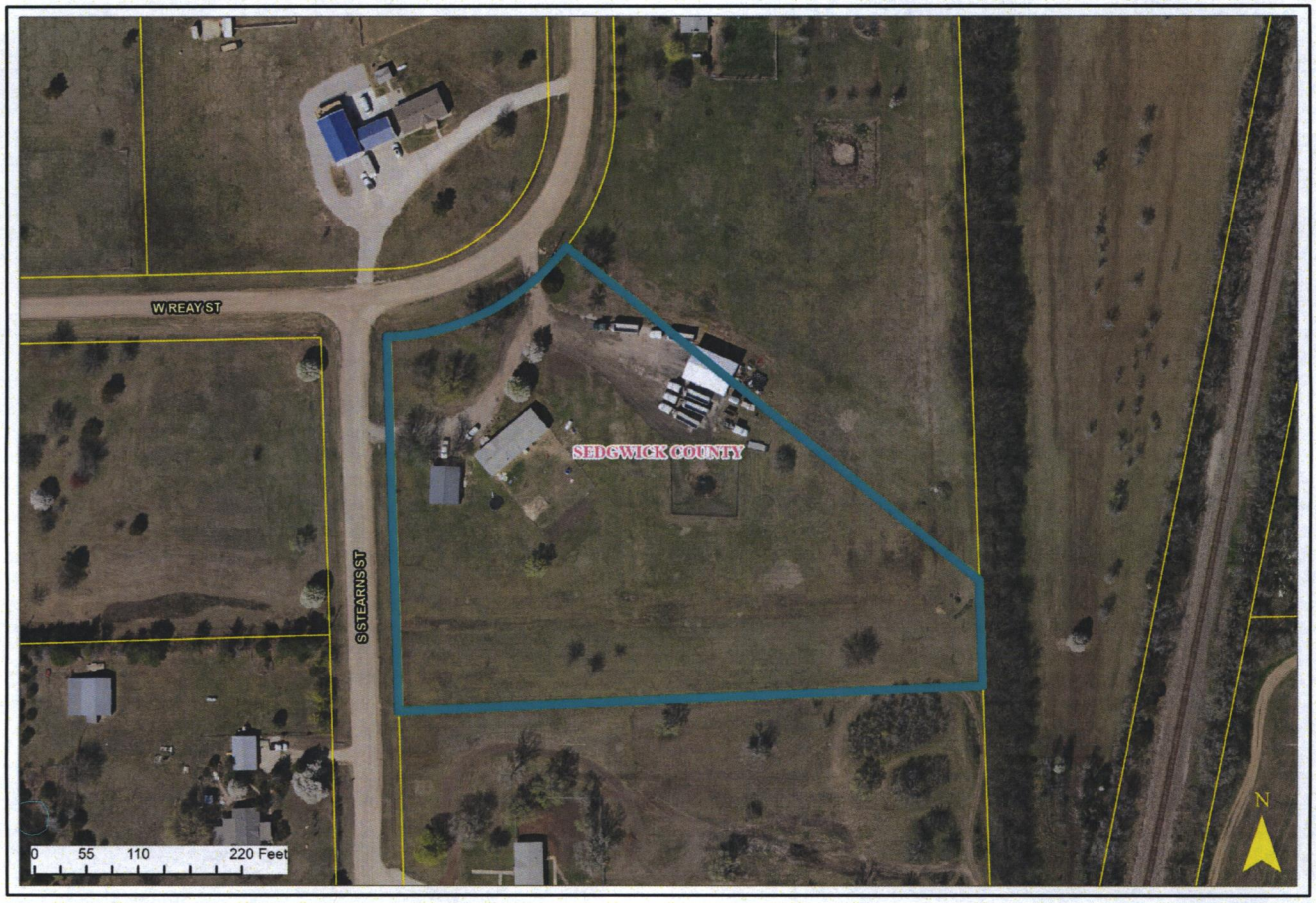
Should the Metropolitan Area Planning Commission determine that the requested Conditional Use for Vehicle Storage Yard be approved, staff recommends that it shall be subject to the following conditions and the Commission shall adopt additional findings to support the recommendation:

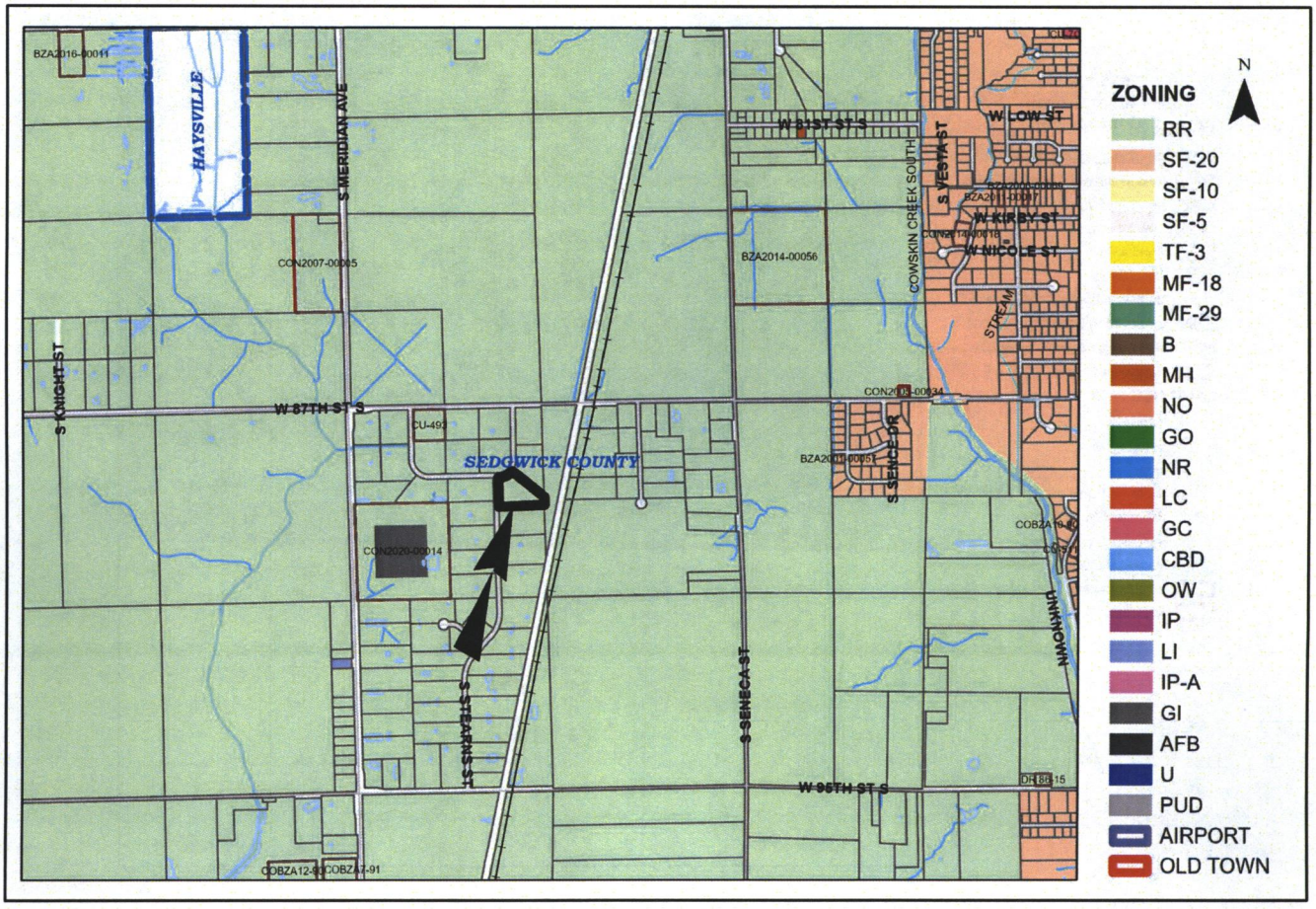
1. The Vehicle Storage Yard shall comply with Supplementary Use Regulations in Section III-D.6.mm of the Wichita-Sedgwick County Unified Zoning Code.
2. The Vehicle Storage Yard shall be limited to the storage of seven (7) Commercial Vehicles, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicles or equipment, or for storage of materials or supplies.
3. All portions of the Vehicle Storage Yard shall be wholly within the applicant's property and meet required setbacks as defined in Section III-D.6.mm of the UZC.
4. 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 approval by the Metropolitan Area Planning Department.
5. The storage area and all entrance/exit drives shall be surfaced with an all-weather surface that meets the standards of the UZC, Sedgwick County Fire District 1 Standards, and shall be maintained in good condition and free of weeds, trash, and other debris.
6. A **revised** site plan shall be submitted to the Planning Department for review and approval illustrating the defined storage area that meets all Supplementary Use Regulations in Section III-D.6 mm including the required 20-foot setback from any property line as well as location of required screening, prior to the issuance of any applicable licenses and/or building permits.
7. The site shall be developed in substantial conformance to the approved site plan.
8. The site shall be developed in conformance with all applicable federal, state, and local regulations.
9. 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.

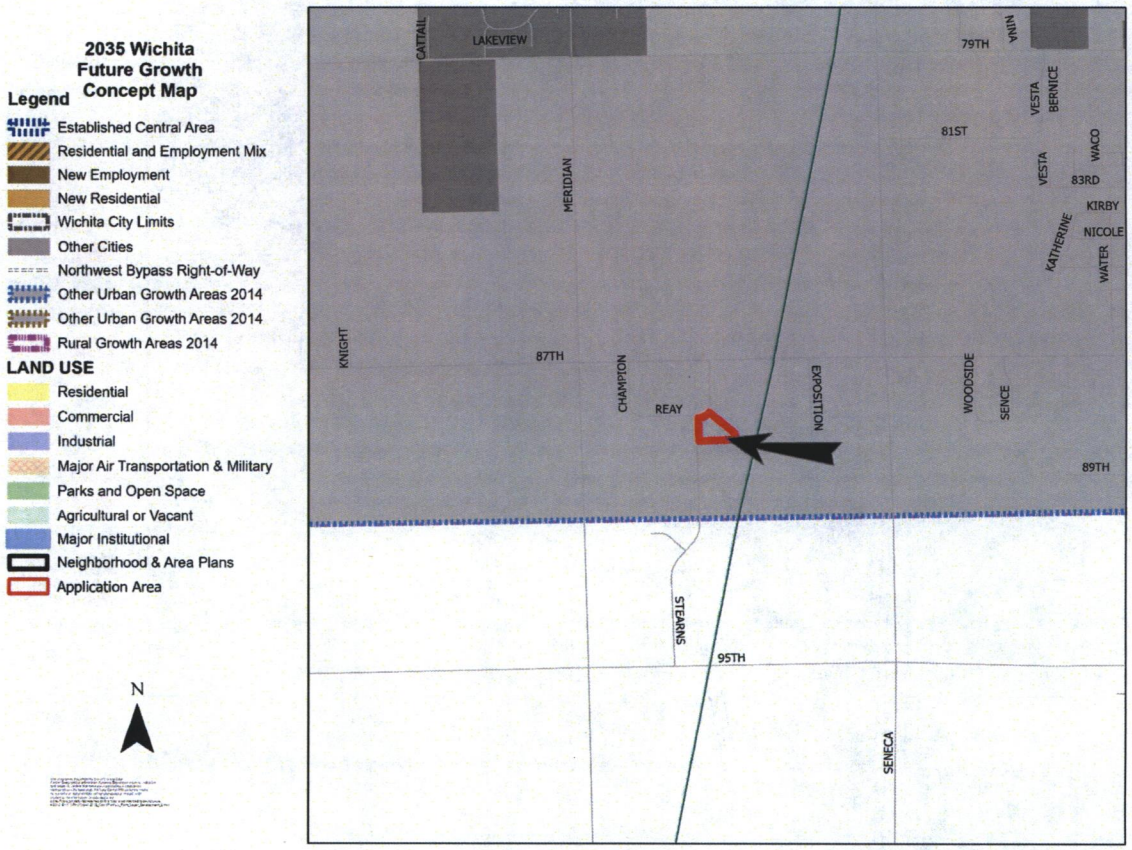
Attachments:

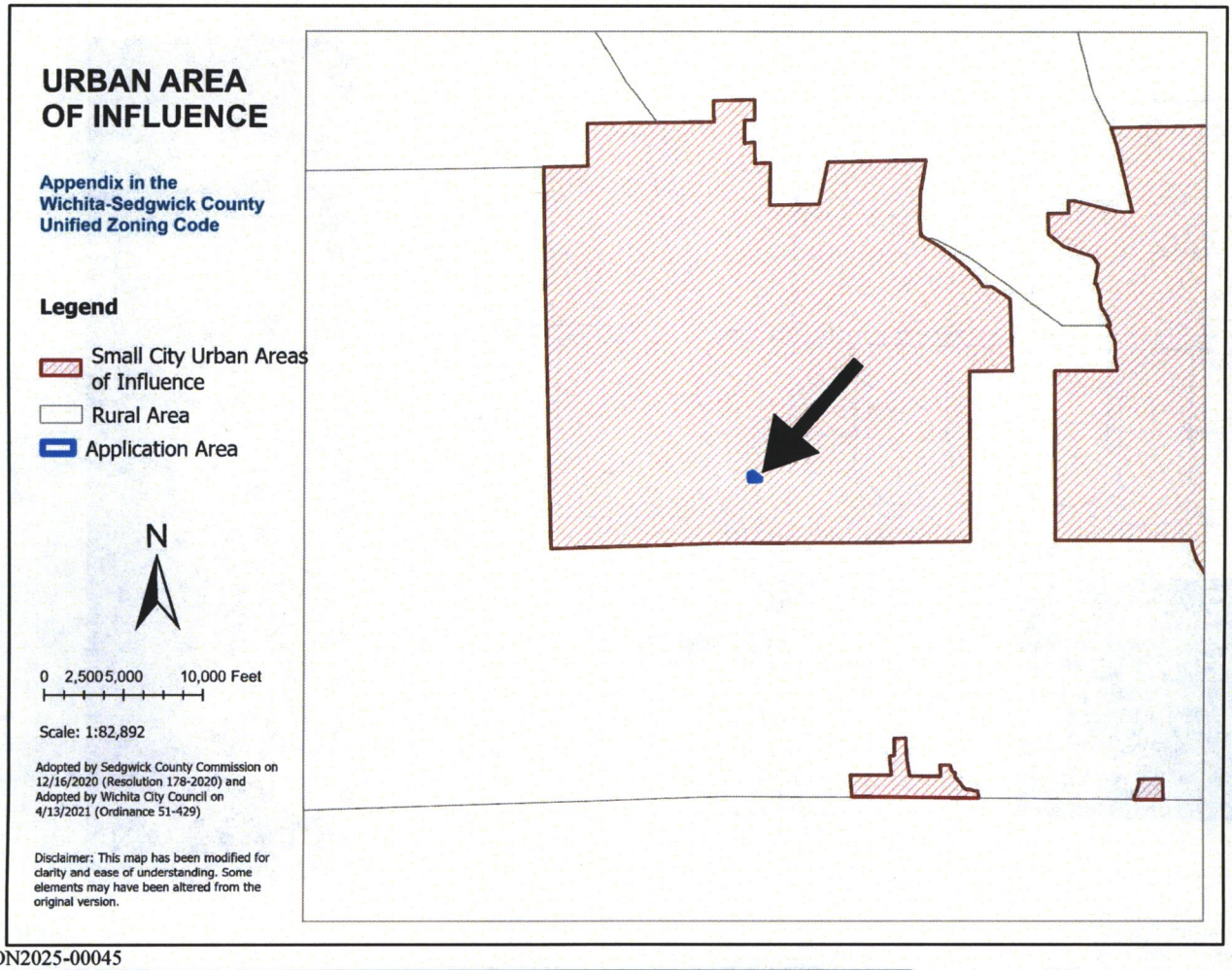
1. Site Plan
2. Aerial Map
3. Zoning Map
4. Future Growth Map
5. Urban Area of Influence Map
6. City of Haysville Land Use Plan Map
7. Site Photos


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STEARNS ST
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9010
9031
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16 UE
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HAYSVILLE
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SEDGWICK COUNTY
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S SENECA ST
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W LOW ST
S YESTA ST
W KIRBY ST
W NICOLE ST
COWSKIN CREEK SOUTH
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CON2007-00005
BZA2014-00056
CU-492
CON2020-00014
COBZA12-91
COBZA07-91
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SF-5
TF-3
MF-18
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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
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
Neighborhood & Area Plans
Application Area
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CATTAIL
LAKEVIEW
MERIDIAN
79TH
NINA
VESTA
BERNICE
81ST
WACO
VESTA
83RD
KIRBY
KATHERINE
NICOLE
WATER
KNIGHT
87TH
CHAMPION
REAY
EXPOSITION
WOODSIDE
SENCE
89TH
STEARNS
95TH
SENECA


URBAN AREA
OF INFLUENCE
Appendix in the
Wichita-Sedgwick County
Unified Zoning Code
Legend
Small City Urban Areas of Influence
Rural Area
Application Area
N
0 2,5005,000 10,000 Feet
Scale: 1:82,892
Adopted by Sedgwick County Commission on 12/16/2020 (Resolution 178-2020) and Adopted by Wichita City Council on 4/13/2021 (Ordinance 51-429)
Disclaimer: This map has been modified for clarity and ease of understanding. Some elements may have been altered from the original version.


Legend
Land Use Plan
Residential
Neighborhood Mixed Use
Commercial
Commercial Mixed Use
Industrial
Public/Semi-Public
Parks & Open Space
W 87th St S
W Reay St
S Meridian St
S Stearns St
S Hoskinson St
Railroad

Looking southeast towards site



Looking northwest away from site



Looking southeast towards site



Looking south away from site



Looking east away from site



Looking west away from site

