

March 21, 2001

D.A.B. III and W.C.C. hearing dates

Paul W. Weigand
1141 Denker
Wichita, KS 67216

RE: CON2001-00004 – Conditional Use to allow used car sales on property zoned “LC” Limited Commercial. Generally located on the northwest corner of Hydraulic and Wassall.

Dear Mr. Weigand:

At its regular meeting on March 8, 2001, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE subject to the following conditions:

1. In addition to uses permitted in the “LC” Limited Commercial district, the site shall be limited to the sales of used cars. The vehicle sales lot shall not be conducted in conjunction with any use not directly related to such a business. Any automotive service or repair work conducted on the site shall be entirely within a building. No body or fender work shall be permitted without first obtaining “GC” General Commercial zoning.
2. The applicant shall submit a revised site plan giving dimension control of display areas, vehicle circulation, solid screening, ingress and egress, parking areas, queuing areas, dumpsters, landscaping, signs, lighting and showing all easements and set backs for review and approval by the Planning Director, prior to the issuance of a building permit, per City Standards
3. The applicant shall install and maintain landscaping in accordance with the landscape plan submitted with this application. This will require the removal of paving along the sidewalks next to Hydraulic and Wassall.

4. Parking barriers shall be installed along all perimeter boundaries adjacent to streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public right-of-way.
5. No temporary display signs are permitted, including the use of commercial flags, banners, portable signs, pennants, streamers, pinwheels, string lights, search lights, bunting and balloons.
6. There shall be no use of elevated platforms for the display of vehicles.
7. No amplification system shall be permitted.
8. No outside storage of salvaged vehicles or parts shall be permitted in association with this use.
9. The lighting standards of Section IV-B.4 of the Unified Zoning Code shall be complied with. No string-type lighting shall be permitted.
10. The applicant shall erect and maintain a solid six-foot screening along the northern and western property lines that are adjacent to residential zoning and the existing residential development.
11. The applicant shall continue the existing curb along Wassall and Hydraulic onto the two existing ingress – egress that are nearest to the Wassall – Hydraulic intersection. These curbs shall be per City Standards.
12. Any violation of the conditions approved, as a part of this request, shall render the Conditional Use null and void.

This action was appealed by the Wichita City Council. The case will be considered by District Advisory Board (III) at their meeting to be held at 7 p.m. on Thursday, April 19, 2001, at the Mini-City Hall Colvin Community School Center, 2820 S. Roosevelt, Wichita, KS. Additional information regarding the DAB meeting may be obtained by calling the Neighborhood Assistant, Fatima Crump, at 688-9519.

This case will also be forwarded to the City Council for consideration at their regular meeting on Tuesday, May 1, 2001. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas, beginning at 9:00 a.m. We would remind you that zoning items are considered after all other matters of business. In recognition of the official public hearing held by the Planning Commission, the City Council does not permit additional debate by proponents or opponents of zone change requests.

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

Sincerely,

Bill Longnecker
Senior Planner

WL/rs

cc: Property Owners
Fatima Crump, D.A.B. III, Mail Stop 1-135
Phil Lambke, City Council Member, District III, Mail Stop 1-13
Kurt Schroeder, Office of Central Inspection, Mail Stop 1-72
Randy Sparkman, Office of Central Inspection, Mail Stop 1-72
Paul Hays, Office of Central Inspection, Mail Stop 1-72
J. R. Cox, Office of Central Inspection, Mail Stop 1-72