



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

Victor Riffel and Scott Riffel
3104 West Central Avenue
Wichita, KS 67203

July 7, 2026

RE: CON2026-00035 - Conditional Use request in the City to allow Warehouse, Self-Service Storage with waivers of Supplementary Use Regulations Sec. III.D.6.y(4), Sec. III.D.6.y(5), Sec. III.D.6.y(17), and Sec. III.D.6.y(18) on property zoned LC Limited Commercial District, generally located on the north side of West Central Avenue and 300 feet east of North Mount Carmel Avenue (3104 West Central Avenue).

Dear Applicant,

On **July 7, 2026**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request, subject to the following conditions:

1. Any new buildings shall be constructed of similar exterior building materials as the existing building for the facades along street frontages.
2. Warehouse, Self-Service Storage shall be in substantial conformance with the approved site plan.
3. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
4. 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.

Sincerely,

Christina Rieth, AICP
Current Plans
Senior Planner

Cc: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
MABCD



Wichita-Sedgwick County Metropolitan Area Planning Department

Victor Riffel and Scott Riffel
3104 West Central Avenue
Wichita, KS 67203

April 9, 2026

RE: CON2026-00035 - Conditional Use request in the City to allow Warehouse, Self-Service Storage with waivers of Supplementary Use Regulations Sec. III.D.6.y(4), Sec. III.D.6.y(5), Sec. III.D.6.y(17), and Sec. III.D.6.y(18) on property zoned LC Limited Commercial District, generally located on the north side of West Central Avenue and 300 feet east of North Mount Carmel Avenue (3104 West Central Avenue).

Dear Applicant,

On **April 9, 2026**, 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. Any new buildings shall be constructed of similar exterior building materials as the existing building for the facades along street frontages.
2. Warehouse, Self-Service Storage shall be in substantial conformance with the approved site plan.
3. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
4. 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.

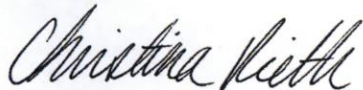
Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **April 23, 2026**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed and must be submitted to the City Clerk by **April 23, 2026** at 5:00 p.m.

This case will be heard on **Monday, April 13, 2026**, by the District Advisory Board (DAB) VI, which meets at the Evergreen Branch Library (2601 North Arkansas Avenue) at 6:30 p.m. For more information, please visit www.wichita.gov/dab6 or contact Ana Lopez, Community Services Representative for District VI, at 316-303-8043 or ALopez@wichita.gov.

The Wichita City Council will meet on Tuesday, May 12, 2026, at 9:00 a.m. for final action. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202.

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

Sincerely,

A handwritten signature in black ink, reading "Christina Rieth". The signature is fluid and cursive, with the first name "Christina" written in a larger, more prominent script than the last name "Rieth".

Christina Rieth, AICP
Current Plans
Senior Planner

Cc: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
MABCD



Interoffice Memorandum

To: City Council
From: Ana Lopez
Subject: CON2026-00035
Date: June 24, 2026

The Metropolitan Area Planning Department presented this case for consideration by the District 6 Advisory Board. The applicant is requesting a Conditional Use for Warehouse, Self-Service Storage on property zoned LC Limited Commercial District. The subject site is 1.68 acres in size and is generally located on the northeast corner of West Central Avenue and North Mount Carmel Avenue (3104 and 3130 West Central Avenue)

Recommendation: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use and Supplementary Use Regulation waivers for Warehouse, Self-Service Storage be **APPROVED**, subject to the following conditions:

1. Any new buildings shall be constructed of similar exterior building materials as the existing building for the facades along street frontages.
2. Warehouse, Self-Service Storage shall be in substantial conformance with the approved site plan.
3. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
4. 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.

The DAB heard the request so that adjacent property owners and Wichita residents had an opportunity to express their concerns. After the presentation by MAPD, DAB made the following comments:

DAB member expressed concern about a potential increase in vehicular traffic resulting from the proposed use and stated they were not in favor of reducing or waiving the off-street parking requirements.

DAB member asked whether staff supported the requested parking waivers.

Staff responded that they were in support of the waivers.

DAB member reiterated concerns about the parking requirements and the potential impact on surrounding properties.

The applicant explained that the building has been vacant for about a year and that the proposal is to convert the existing structure to a new use within the self-storage footprint established approximately five years ago. The applicant stated that the exterior of the building would remain unchanged, aside from the removal of the Barney's sign, while the interior would undergo significant renovations. The applicant also noted that the project would be completed in three phases and that site circulation would comply with Fire Department requirements, including maintaining adequate access for ladder trucks and emergency vehicles.

No further questions from the public or agent, the discussion returned to the DAB for a motion.

Motion Taken: Brain Irwin made a motion to **APPROVE** staff's recommendation. The motion was seconded by Josh Siebenaler.

MOTION APPROVED 9-0

Respectfully submitted,
Ana Lopez
Community Services Representative, District 6

July 10, 2024

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

RESOLUTION NO. 24-266

WHEREAS, Victor Riffel Jr. and Gibson Wholesale Co. Inc., Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow Warehouse, Self-Service Storage with waivers of Supplementary Use Regulations 4, 5, 17, and 18 pertaining to Section III-D.6.y of the Unified Zoning Code, on a property zoned LC Limited Commercial District, generally located on the northeast corner of West Central Avenue and North Mount Carmel Street, legally described as:

Lot 1, Riffel's Addition to Wichita, Sedgwick County, Kansas.

AND

Lot 1, except the West 100 feet thereof, Dotzour's Addition to Wichita, Sedgwick County, Kansas.

AND

The West 100 feet of Dotzour's Addition to Wichita, Sedgwick County, Kansas.

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

WHEREAS, the MAPC did, at the meeting of April 9, 2026, consider said application; and

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

NOW, THEREFORE, BE IT RESOLVED by the Wichita City Council that this application be approved to allow a Conditional Use allow Warehouse, Self-Service Storage with waivers of Supplementary Use Regulations 4, 5, 17, and 18 pertaining to Section III-D.6.y of the Unified Zoning Code, on a property zoned LC Limited Commercial District, generally located on the northeast corner of West Central Avenue and North Mount Carmel Street, legally described as:

Lot 1, Riffel's Addition to Wichita, Sedgwick County, Kansas.

AND

Lot 1, except the West 100 feet thereof, Dotzour's Addition to Wichita, Sedgwick County, Kansas.

AND

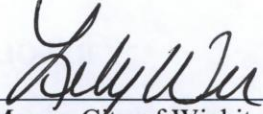
The West 100 feet of Dotzour's Addition to Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. Any new buildings shall be constructed of similar exterior building materials as the existing building for the facades along street frontages.
2. Warehouse, Self-Service Storage shall be in substantial conformance with the approved site plan.
3. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
4. 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.

This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on 7th day of July, 2026.



Lily Wu, Mayor, City of Wichita

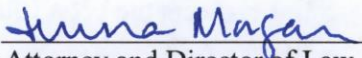
ATTEST:



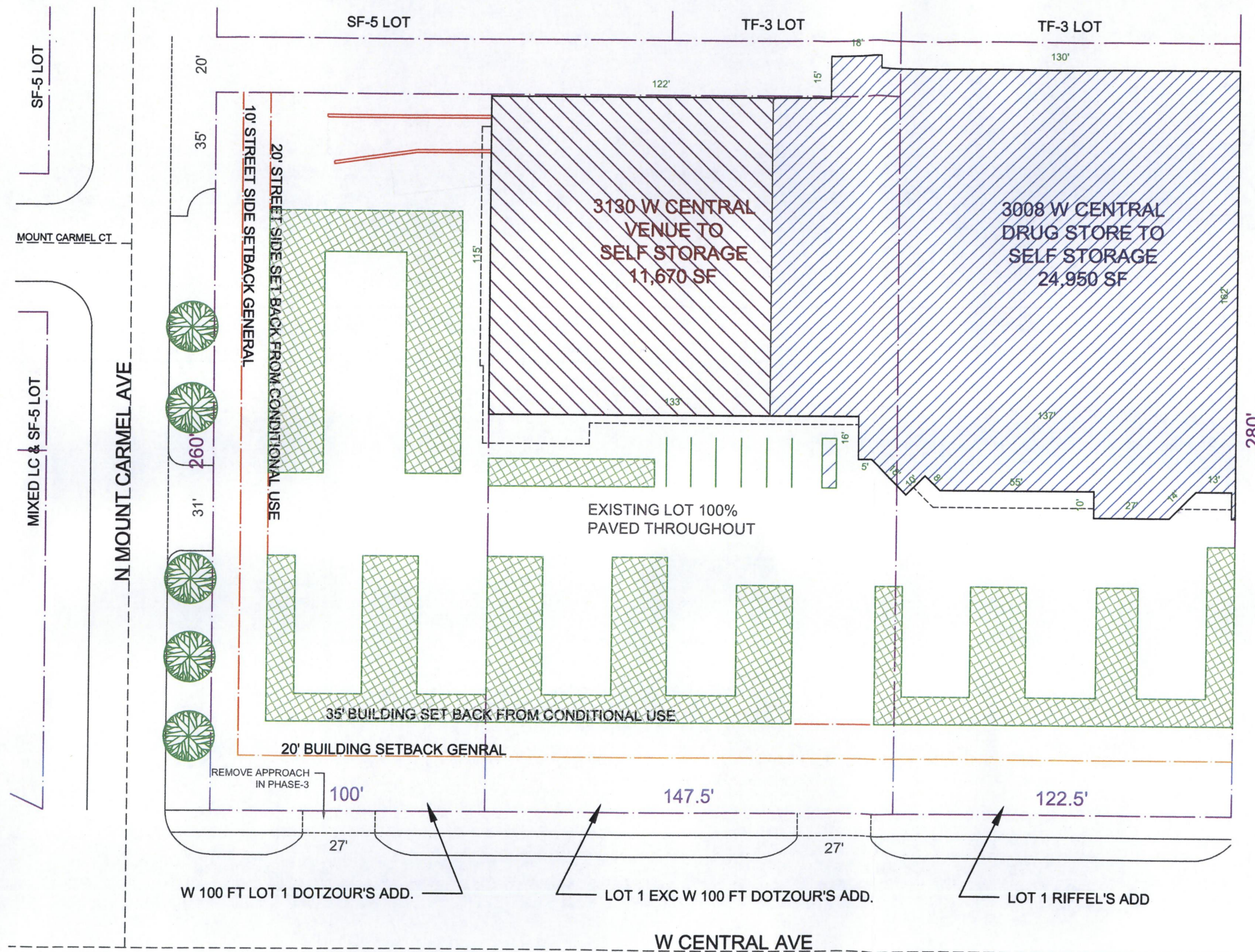
Shinita Rice, City Clerk



(SEAL)

Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



APPLICATION FOR CONDITIONAL USE

Self-Service Storage Warehouse facility in LC District
for Scott Riffel

ZONING CLASSIFICATION: LC
CONSTRUCTION TYPE: II-B

NARRATIVE

PHASE ONE - 3008 W CENTRAL 24,950 SF
INTERIOR REMODEL OF FORM DRUG STORE LOCATION INTO
SELF STORAGE UNITS

PHASE TWO - 3130 W CENTRAL 11,670 SF
IF AND WHEN THE VENUE DOES NOT RENEW THERE
LEASE THE SELF STORAGE MAY EXPAND INTO THAT
ADDITIONAL SPACE

PHASE THREE
IF PHASE TWO IS COMPLETED THE EXISTING PARKING
WILL NO LONGER BE NEEDED. WE WOULD THEN LIKE
TO CONVERT THE LOT INTO AN ENCLOSED ACCESS
CONTROLLED AREA AND PLACE ADDITIONAL STORAGE
UNITS OVER THE PAVED LOT. THE PRELIMINARY
LAYOUT SHOWN INDICATES JUST UNDER 15,000 SF OF
ADDITIONAL
STORAGE SPACE. THE LAYOUT DESIGNED AT THAT
TIME MAY VARY.

NOTE:

PHASE THREE WILL INCREASE THE PERCENTAGE OF
THE SITE COVERED BY BUILDINGS FROM 36.1% TO 52%
OR MORE

IT IS ANTICIPATED THAT THE COST OF IMPROVEMENTS
MAY TRIGGER THE NEED TO COME INTO COMPLIANCE
WITH THE LANDSCAPING ORDINANCE. THERE WILL BE
AMPLE SPACE TO DO SO DUE TO THE REQUIRED SET
BACKS.

SITE PLAN

APPROVED 5/29 BY CMR

FLOOR PLAN
SCALE 1" = 40'-0"



Max Christensen Architect
6519 E MARJORIE ST
WICHITA, KANSAS 67206
(316) 393-1256
OCSMAX@GMAIL.COM

DATE:
02-24-26

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0322545	Legal Ad - IPL0322545	MAPC Official Hearing Notice	2.0	186.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

MHEBERT@wichita.gov;kgonzalez@wichita.gov

OCA 150004
Published in The Wichita Eagle on March 18, 2026
(One Time Only)
MAPC/BZA April 9, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 9, 2026, 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. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2026-00019: Variance request in the City to reduce front setback from 20 feet to 7.5 feet on property zoned GC General Commercial District; generally located on the north side of East Lewis Street, within 275 feet east of South Ellis Street.

CON2026-00035: Conditional Use request in the City to allow Warehouse, Self-Service Storage on property zoned LC Limited Commercial District; generally located on the north side of West Central Avenue and 300 feet east of North Mount Carmel Avenue (3104 West Central Avenue).

CUP2026-00006: Amendment in the City to CUP DP-225 to waive Paragraph 3 of General Provision #25 regarding screening requirements for loading areas; generally located on the south side of West Maple Street, within 650 feet west of South 135th Street West (13801 West Maple Street).

DER2024-00010: Unified Zoning Code amendment (City and County) pertaining to the Event Centers in the County land use.

DER2026-00003: Comprehensive Plan amendment (City and County) pertaining to the Event Centers in the County land use.

PUD2026-00001: Amendment to PUD #83 to allow Group Residence, Limited on Lot 25, Block 1 of Parcel 1, for a HomePlus for up to 12 residents, generally located on the east side of South Horseback Street, within 350 feet north of East Pawnee Street (2320 South Horseback Road).

PUD2026-00003: Zone Change request in the City from SF-5 Single-Family Residential to PUD Planned Unit Development to allow residential development with more than one housing type; generally located on the north side of East 37th Street North, within one-half mile west of North 127th Street East.

VAC2026-00002: Vacation request in the City to vacate a portion of the west building setback on property zoned SF-5 Single-Family Residential District, generally located on the south side of West 34th Street North, and one block east of North Arkansas Avenue (525 West 34th Street North).

VAC2026-00007: Vacation request in the City for a portion of a 15-foot plat-tered setback to install an egress window on property zoned SF-5 Single-Family Residential District, located on the southwest corner of East Lincoln Street and South Fabrique Drive (6069 East Lincoln Street).

VAC2026-00008: Request in the City to vacate a plat-tered 20-foot utility easement on property zoned GC General Commercial District to relocate an existing sanitary sewer line for development, generally located on the southeast corner of East Kellogg Drive and South Chateau Street.

VAC2026-00009: Vacation request in the City for a 20-foot access easement and portion of an 80-foot drainage easement on property zoned GI General Industrial District, generally located west of North Bridgeport Circle and 800 feet north of East 37th Street North (3921 North Bridgeport Circle).

ZON2026-00007: Zone Change requesting the City from TF-3 Two-Family Residential to LC Limited Commercial; generally located East of North 135th Street West and approximately 300 feet north of West Central Avenue.

ZON2026-00008: Zone Change request in the City from SF-5 Single-Family Residential to LI Limited Industrial; generally located on the west side of North Webb Road and within one-half mile south of East 45th Street North (4225 North Webb Road).

ZON2026-00009: Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District to build two duplexes; generally located on the east side of North Jeannette Avenue, within 150 feet north of West 23rd Street North.

ZON2026-00010: Zone Change request in the City from CBD Central Business District to GC General Commercial District for Tattoo and Body Piercing; generally located on the southeast corner of West Douglas Avenue and South Seneca Street (1029 West Douglas Avenue).

ZON2026-00011: Zone Change request in the City from SF-5 Single-Family Residential District to NO Neighborhood Office District; generally located on the west side of North Tyler Road and 300 feet south of West 2nd Street North (239 North Tyler Road).

IPL0322545
Mar 18 2026

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)

the undersigned, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:
03/18/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



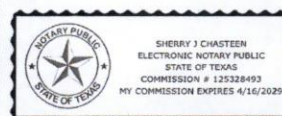
Julie Ambry

Sherry J Chasteen



Sworn to and subscribed before
me on

Mar 18, 2026, 12:32 PM ED



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

STAFF REPORT
MAPC: April 9, 2026
DAB VI: April 13, 2026

CASE NUMBER: CON2026-00035 (City)

APPLICANT/AGENT: Victor Riffel (Applicant)

REQUEST: Warehouse, Self-Service Storage; waiver of Supplementary Use Regulations Sec. III.D.6.y(4), Sec. III.D.6.y(5), Sec. III.D.6.y(17), and Sec. III.D.6.y(18)

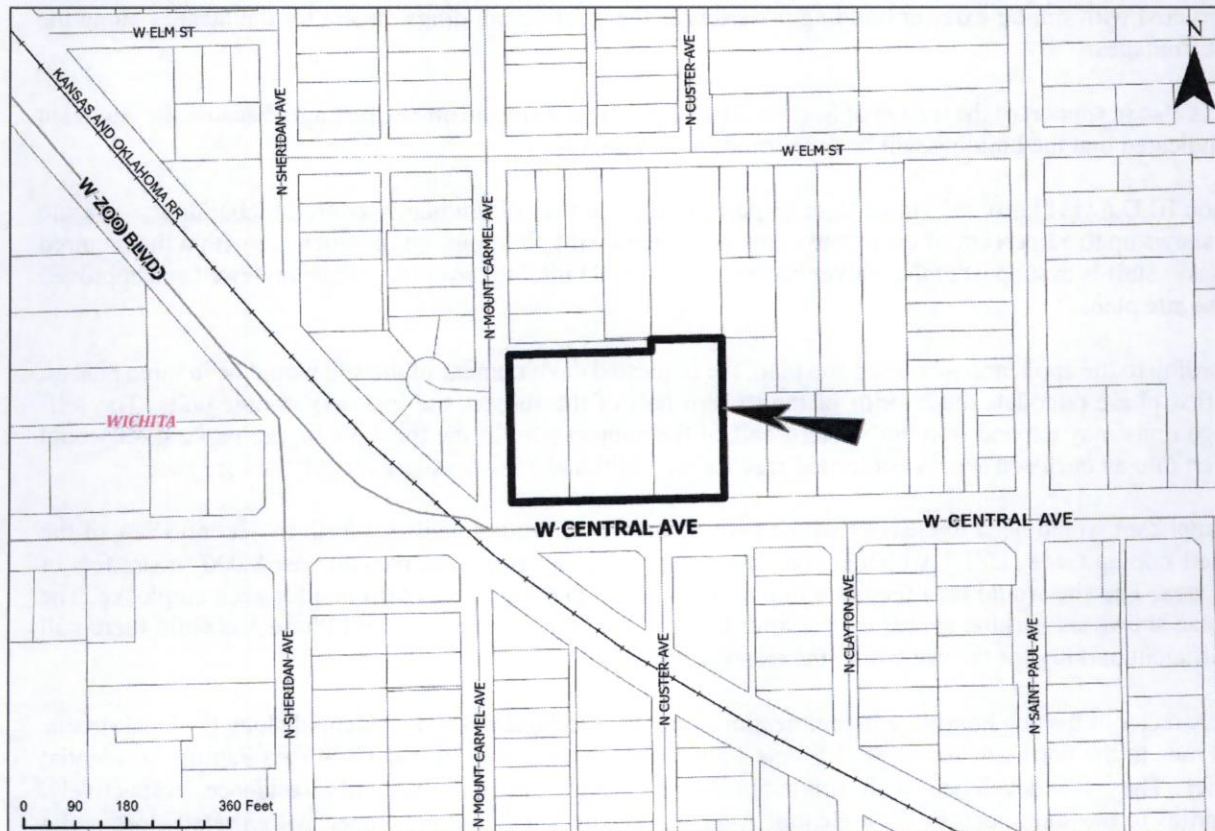
CURRENT ZONING: LC Limited Commercial District

SITE SIZE: 1.68 acres

LOCATION: Generally located on the northeast corner of West Central Avenue and North Mount Carmel Avenue (3104 and 3130 West Central Avenue)

PROPOSED USE: Warehouse, Self-Service Storage

RECOMMENDATION: Approval with conditions



BACKGROUND: The applicant requests a Conditional Use for Warehouse, Self-Service Storage on property zoned LC Limited Commercial District. The subject site is 1.68 acres in size and is generally located on the northeast corner of West Central Avenue and North Mount Carmel Avenue (3104 and 3130 West Central Avenue). The property is currently developed with a 24,950-square-foot vacant retail space and a 11,670-square-foot event center.

Warehouse, Self-Service Storage is subject to Supplementary Use Regulations when located in the LC zoning district. These regulations include requirements to be located on an arterial street, building setback and paving requirements, prohibiting servicing or repairing motor vehicles, and requiring an on-site manager. The complete list of Supplementary Use Regulations is included as an attachment to this report. The applicant is requesting waivers of Supplementary Use Regulations 4, 5, 17, and 18.

Section III-D.6.y(4) pertains to landscaping requirements. The applicant requests a waiver of the landscaping requirements that pertain a buffer where abutting a residential district because there is insufficient space on a portion of the north property line for landscaping. The building that Warehouse, Self-Service Storage intends to occupy is positioned on the rear property line. Apart from the landscape requirement stated in the Supplementary Use Regulation, redevelopment will require the site to come into compliance with the Wichita Landscape Code along West Central Avenue and North Mt. Carmel Avenue with the installation of landscaped street yards and parking lot screening.

Section III-D.6.y(5) pertains to architectural compatibility with the surrounding development and adequate screening. Site photography shows existing screening between the building and the adjacent residential properties. Since the requested Warehouse, Self-Service Storage is utilizing an existing building that has been in the community for several decades and has zero setback in the rear, staff is in support of the waiver of this Supplementary Use Regulation with a condition of approval that any new buildings constructed need to be constructed with similar exterior building materials as the existing buildings on-site for the facades along the street frontages.

Staff is also in support of the waiver of Section III-D.6.y(17) requiring an on-site manager because the applicant has indicated that the building will be monitored 24/7 by security.

Section III.D.6.y(18) prohibits more than 45 percent of the lot area from being covered by buildings. The site plan shows up to 52 percent of the lot area may be covered with buildings, all of which are within the required setbacks. Staff is in support of the waiver because the overall building coverage will be reviewed and approved per the site plan.

According to the applicant-submitted site plan, the requested development of the site would be in three phases. The first phase remodels the interior of the eastern half of the subject site into self-storage units. The self-storage units may expand into the western half of the subject site. In the third phase, the parking lot would convert into an enclosed access-controlled area for an additional 15,000 square feet of storage space.

The applicant would need to ensure that the parking meets the requirements set forth in Section IV-A of the Unified Zoning Code (UZC), which is one off-street parking per employee plus one per 8,000 square feet of floor area. The site would thus require a minimum of seven parking spaces plus one for each employee. The site plan shows six parking spaces on site after the full build out of Phase 3. Until Phase 3 is built, there will be sufficient parking for the use within the existing buildings.

The character of the neighborhood is commercial along the arterial street and residential along the local streets. Properties to the north are zoned SF-5 Single-Family Residential District and TF-3 Two-Family Residential District. They are developed with single-family residences and a multi-family residence, respectively. Properties to the south, across West Central Avenue, are zoned LC and developed with a retail store and a multi-tenant commercial building. Property to the east is zoned LC and developed with a medical equipment store. Properties to the west, across Mount Carmel Avenue, are zoned LC and SF-5 and developed with a multi-tenant retail store and single-family residences, respectively.

CASE HISTORY:

- In 1957, the western half of the subject site was platted as part of Dotzours Addition.
- In 1989, the eastern half of the subject site was platted as part of Riffels Addition.
- In 1989, the eastern half of the subject site was granted a use exception (Variance) to allow wholesale distribution in addition to commercial uses (BZA3-89).
- In 2012, the Metropolitan Area Planning Commission granted the eastern half of the subject site a Conditional Use for a Night Club in the City (CON2012-00033).
- In 2013, the eastern half of the subject site was granted an administrative adjustment to reduce the amount of parking based on the remodeling of the building (BZA2012-00072).
- In 2014, the Metropolitan Area Planning Commission approved an amendment to CON2012-00033 to modify hours to serve alcohol and remove affiliation with fraternal order (CON2014-00004).

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5, TF-3	Single-family dwellings and multi-family dwellings
SOUTH:	LC	Retail store, multi-tenant retail store
EAST:	LC	Medical equipment facility
WEST:	LC, SF-5	Multi-tenant retail store, single-family residences

PUBLIC SERVICES: The subject site has access to West Central Avenue, a five-lane arterial street with a designated turn lane and sidewalks on both sides, and North Mount Carmel Avenue, a two-way local street with no sidewalks. Wichita Transit stops immediately south of the subject site, on the northwest corner of West Central Avenue and North Custer Street. Municipal water and sewer already serve the site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the following plans:

Community Investments Plan: The Conditional Use and waivers request are in conformance to the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for “Commercial” uses. This category is defined as “*areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, Residential Uses. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types.*” The use of Warehouse, Self-Service Storage is a commercial use is an appropriate use on the subject site. The Supplementary Use Regulations and the conditions of approval are designed to mitigate any detrimental effects to neighboring properties. Waiver of the requested Supplementary Use Regulations are not likely to have significant detrimental impacts on nearby properties.

The request is in conformance with the Land Use Compatibility Locational Guidelines of the Comprehensive Plan. Under the “Development Pattern” title, Guideline #2a aims to “*Encourage infill development that maximizes public investment in existing and planned infrastructure and services.*” The proposed use would bring development to a parcel that is currently underutilized. The eastern half of the subject site has been vacant for about a year.

Wichita: Places for People Plan: The requested zone change is in conformance with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zone change is in conformance with Strategy 3, which

aims to “*Improve the economic feasibility of commercial / service uses and the markets necessary to support them.*” Approval of the Conditional Use request would expand the number of commercial uses permitted on site. Strategy 6 aims to “*Encourage infill and redevelopment that is contextual to the environment in which it is occurring.*” The applicant is requesting to redevelop an existing building that aligns with the goals of the *Comprehensive Plan*.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use and Supplementary Use Regulation waivers for Warehouse, Self-Service Storage be **APPROVED**, subject to the following conditions:

1. Any new buildings shall be constructed of similar exterior building materials as the existing building for the facades along street frontages.
2. Warehouse, Self-Service Storage shall be in substantial conformance with the approved site plan.
3. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
4. 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.

This recommendation is based on the following findings:

1. The zoning uses and character of the neighborhood: The character of the neighborhood is commercial along the arterial street and residential along the local streets. Properties to the north are zoned SF-5 Single-Family Residential District and TF-3 Two-Family Residential District. They are developed with single-family residences and a multi-family residence, respectively. Properties to the south, across West Central Avenue, are zoned LC and developed with a retail store and a multi-tenant commercial building. Property to the east is zoned LC and developed with a medical equipment store. Properties to the west, across Mount Carmel Avenue, are zoned LC and SF-5 and developed with a multi-tenant retail store and single-family residences, respectively.
2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned LC Limited Commercial District, which allows Warehouse, Self-Service Storage with a Conditional Use.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The conditions of approval, in addition to the Supplementary Use Regulations set forth in Section III-D.6.y, should help to minimize and mitigate any significant potential negative impacts of the Warehouse, Self-Service Storage to neighboring residential properties. Waiver of the requested Supplementary Use Regulations are not likely to have significant detrimental impacts on nearby properties.
4. Length of time subject property has remained vacant as zoned: The site has been developed with a multi-tenant commercial building since 1957. The eastern half of the building has not been utilized for about one year.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of this application is not anticipated to have a significant detrimental impact to public health, safety, or welfare. Denial may be considered an economic loss for the applicant.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is in conformance to the *Community Investments Plan* and the *Wichita: Places for People Plan*, as discussed in the staff report.

7. Impact of the proposed development on community facilities: Approval of this application is not anticipated to have negative impacts on community facilities. Municipal services already serve the site.
8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff did not receive any public comment on the request.

Attachments:

1. Supplementary Use Regulations Section III-D.6.y
2. Site Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

SUPPLEMENTARY USE REGULATION SECTION III-D.6.y

The underlined regulations indicate which regulations the applicant has requested to waive.

y. Warehouse, Self-Service Storage, in GO and LC. Self-Service Storage Warehouse facilities shall be subject to the following standards when located within the GO or LC Districts.

- (1) A tract for such use located in the GO District shall be Contiguous with a less restrictive District.
- (2) The use must be located Contiguous to an arterial Street, and have direct access to the arterial Street, as designated in the Transportation Plan adopted by the Governing Bodies, and amended from time to time.
- (3) All buildings shall set back at least 35 feet from arterial Street Rights-of- Way lines. There shall be a minimum 20-foot Building Setback line from all other Streets, unless a platted Building Setback line would require a greater Setback.
- (4) Where the Lot is Contiguous to a residential zoning District, a landscaped Yard with a minimum depth of 15 feet shall be provided on the Lot Contiguous to the residential zoning District and a landscaped front Yard with a minimum depth of 15 feet shall be provided when within 100 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 six feet or more than eight feet in height. The landscaped Yard may be reduced in depth to not less than the minimum Side and Rear Setback required by the property development standards of the applicable zoning District of the Lot when the Contiguous residential zoning District is occupied by any legal Nonconforming office, commercial or industrial Use, or when Adjacent to a property where an adopted zoning policy by the Governing Body is to look with favor on office, commercial or industrial zoning for the area.
- (5) When the Development is in close proximity to residential development, the architectural design shall be submitted to the Planning Director for review and a recommendation to the Planning Commission 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 Planning Commission, may be retained in the MAPC case file and by the Zoning Administrator to ensure that final Development plans and construction comply therewith.

(6) Any side of the Building providing doorways to storage areas shall be set back from the property line at least 40 feet when Contiguous to a residential zoning District.

(7) Off-street Parking shall be required on the basis of one space for each 8,000 square feet of Floor Area in the facility plus one space for each employee, but in no case shall the number be less than five spaces.

(8) All driveways, Parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete or comparable hard surfacing material. Adequate bumper guards or Fences shall be provided to prevent the extension of Vehicles beyond property lines.

(9) 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.

(10) All storage on the property shall be kept within an enclosed Building, unless a portion of the property or Lot is properly zoned to otherwise permit a designated area for outside storage.

(11) No activities such as miscellaneous or garage sales shall be conducted on the premises.

(12) The servicing or repair of Motor Vehicles, boats, Trailers, lawn mowers and other similar equipment shall not be conducted on the premises.

(13) Signs shall be limited to one per arterial Street frontage. Signs shall not exceed twenty feet in height nor exceed fifty square feet in gross surface area. Signs shall not project over any public right-of-way.

(14) All areas not paved in accordance with the requirements of this section 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 is 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) No more than 45 percent of the Lot Area shall be covered by Buildings.

(19) No individual or business shall lease more than 3,000 square feet of storage spaces.

APPLICATION FOR CONDITIONAL USE

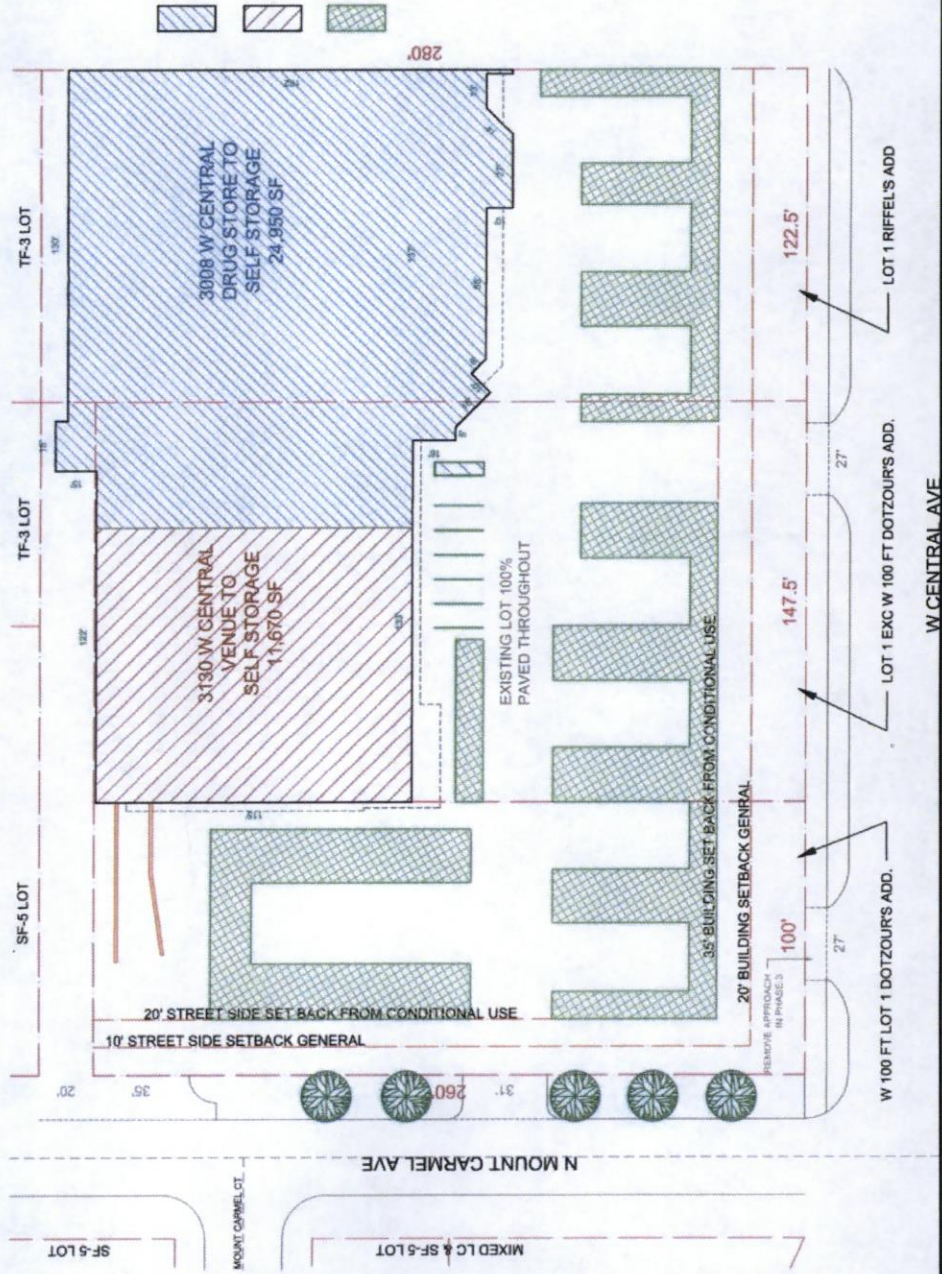
Self-Service Storage Warehouse facility in LC District for Scott Riffel

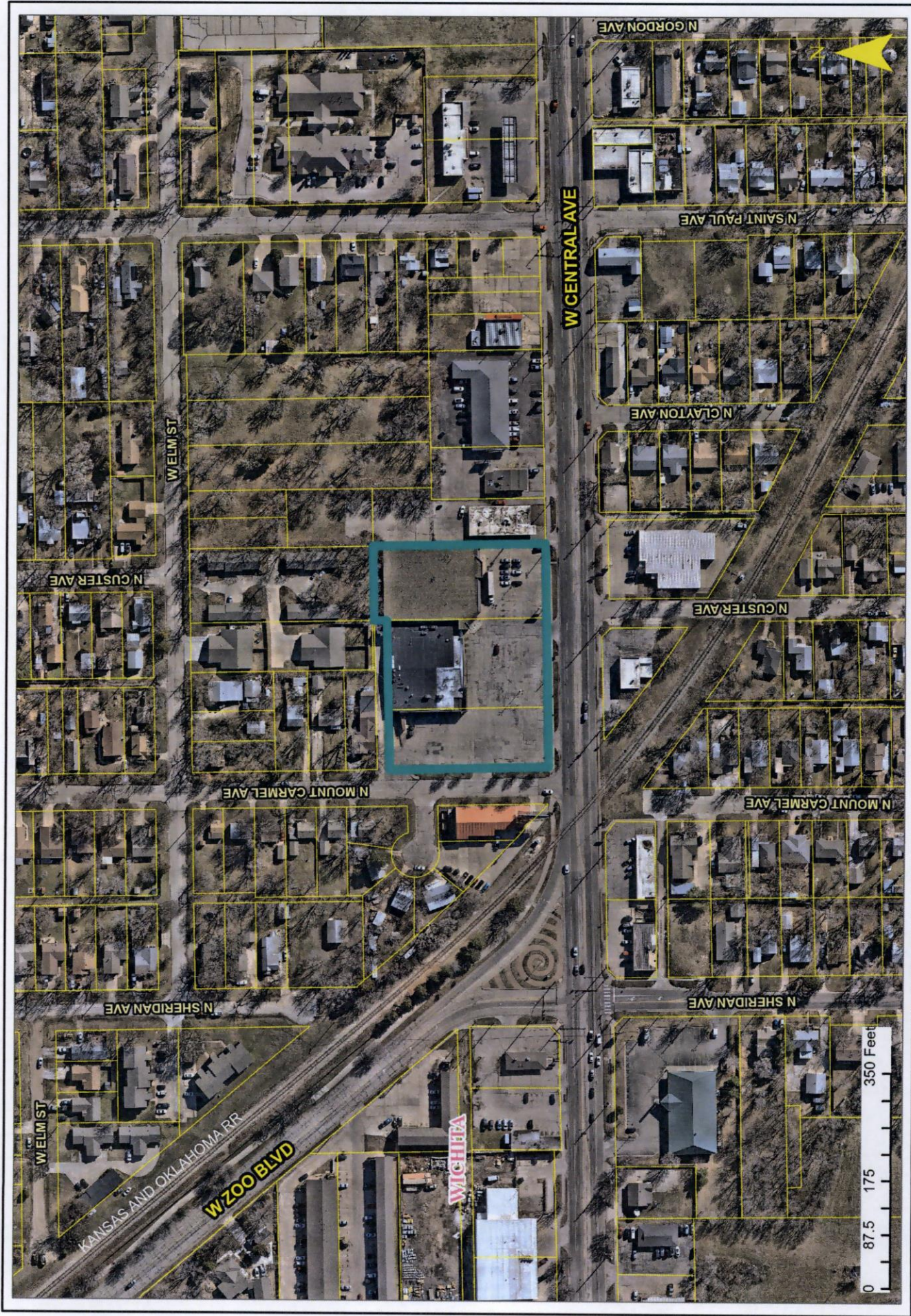
ZONING CLASSIFICATION: LC
CONSTRUCTION TYPE: II-B

NARRATIVE
PHASE ONE - 3008 W CENTRAL 24,950 SF
INTERIOR REMODEL OF FORM DRUG STORE LOCATION INTO
SELF STORAGE UNITS
PHASE TWO - 3130 W CENTRAL 11,670 SF
IF AND WHEN THE VENUE DOES NOT RENEW THERE
LEASE THE SELF STORAGE MAY EXPAND INTO THAT
ADDITIONAL SPACE

PHASE THREE
IF PHASE TWO IS COMPLETED THE EXISTING PARKING
WILL NO LONGER BE NEEDED. WE WOULD THEN LIKE
TO CONVERT THE LOT INTO AN ENCLOSED ACCESS
CONTROLLED AREA AND PLACE ADDITIONAL STORAGE
UNITS OVER THE PAVED LOT. THE PRELIMINARY
LAYOUT SHOWN INDICATES JUST UNDER 15,000 SF OF
ADDITIONAL
STORAGE SPACE. THE LAYOUT DESIGNED AT THAT
TIME MAY VARY.

NOTE:
PHASE THREE WILL INCREASE THE PERCENTAGE OF
THE SITE COVERED BY BUILDINGS FROM 36.1% TO 52%
OR MORE
IT IS ANTICIPATED THAT THE COST OF IMPROVEMENTS
MAY TRIGGER THE NEED TO COME INTO COMPLIANCE
WITH THE LANDSCAPING ORDINANCE. THERE WILL BE
AMPLE SPACE TO DO SO DUE TO THE REQUIRED SET
BACKS.

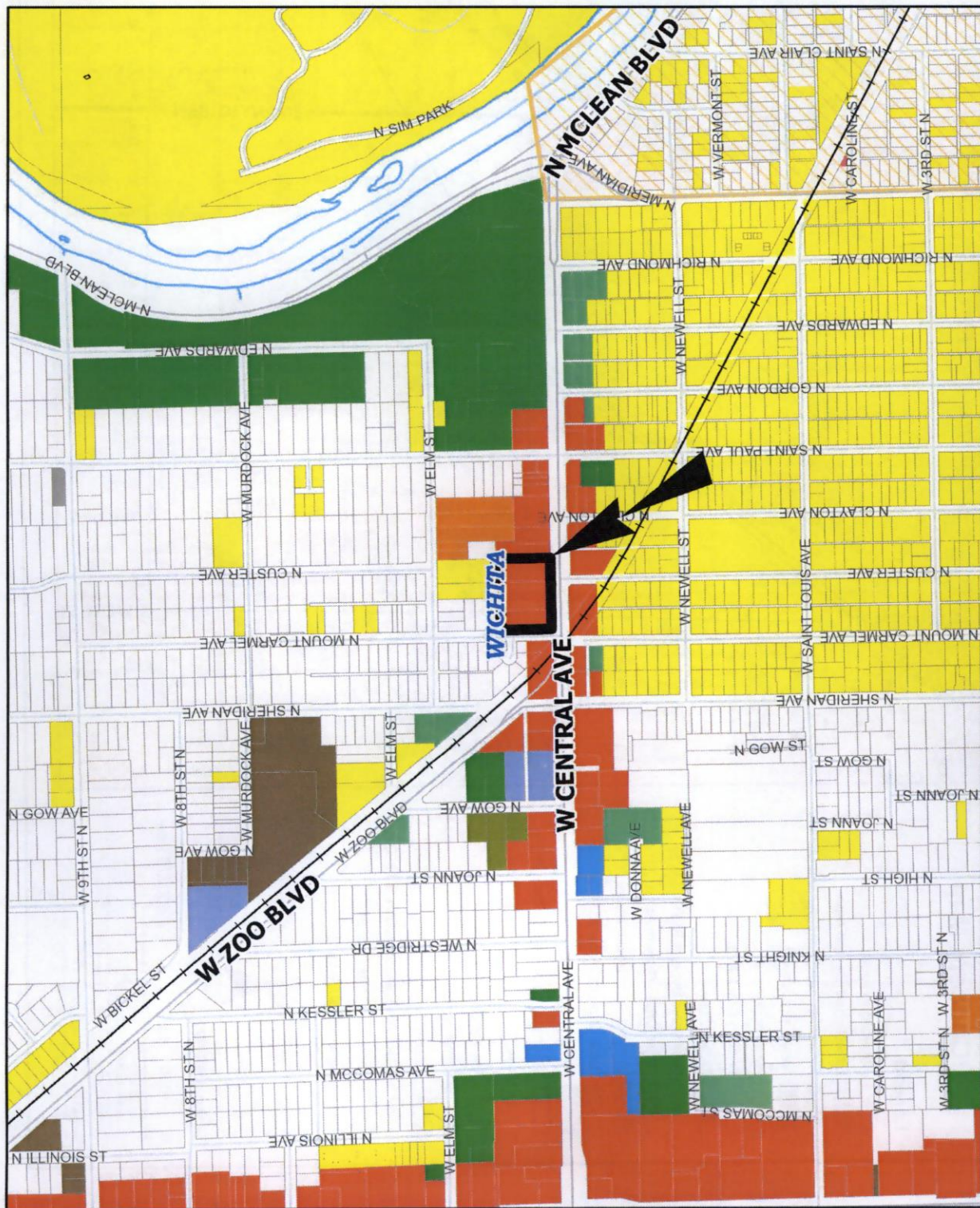






ZONING

- | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|-------|-------|------|------|-------|-------|---|----|----|----|----|----|----|-----|----|----|----|------|----|-----|---|-----|---------|----------|
| 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

Application Area

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

Major Institutional

Neighborhood Area & Plans 2025

LAND USE

Residential

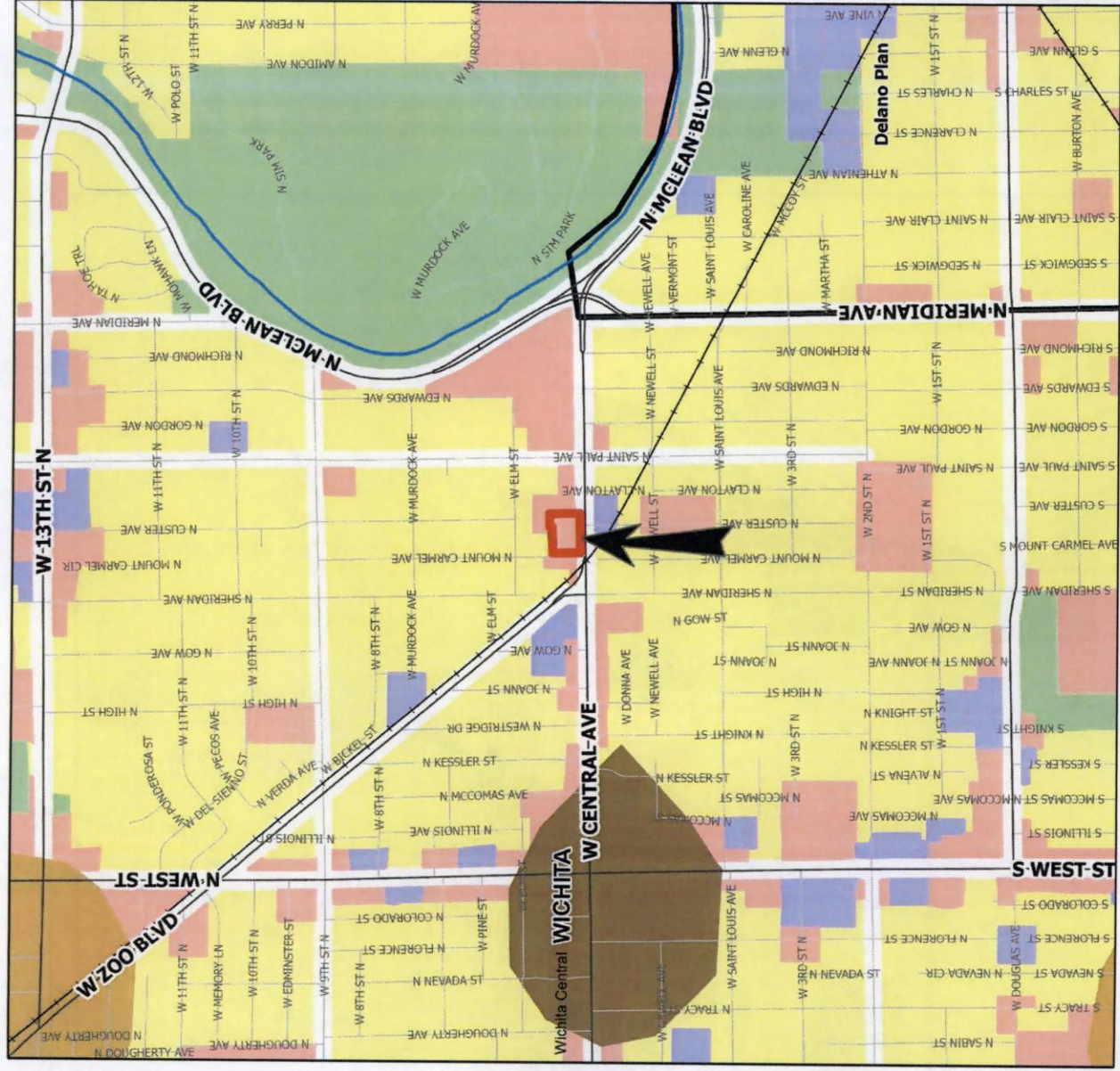
Commercial

Industrial

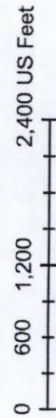
Major Air Transportation & Military

Parks and Open Space

Agricultural or Vacant



Scale: 1:15,572

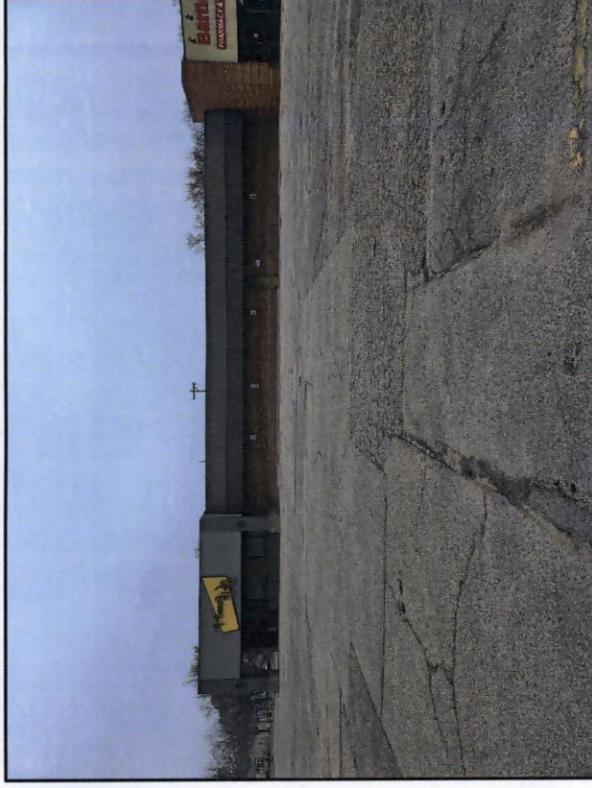


It is understood that while the City of Wichita Data Center Geographical Information System Database has no indication of ownership or representation, other represented or implied, with the City of Wichita. Public property represented on this map is not intended to be inclusive.

Looking north towards site



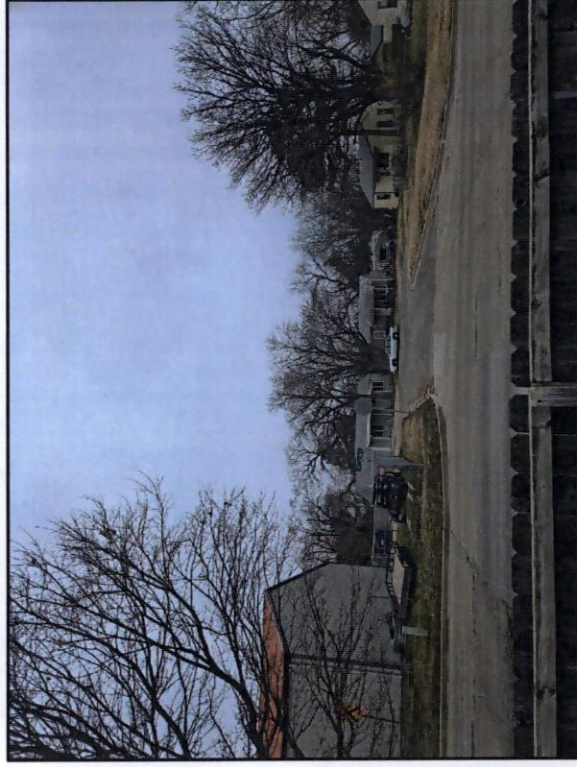
Looking north towards site



Looking south away from site



Looking west away from site



Looking east towards site



Looking north away from site



Looking east away from site



Looking west towards site

