

May 26, 2000

Juanita L. Doyan  
1825 S. Broadway  
Wichita, KS 67211

**RE: CON2000-00010 – Conditional Use for Outdoor Vehicle and Equipment Sales on property zoned “LC” Limited Commercial. Generally located south of Boston and east of Broadway (1506 S. Broadway).**

Dear Ms. Doyan:

At its regular meeting on May 25, 2000, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Commission was to APPROVE, the request subject to following conditions:

1. No outside storage of salvaged vehicles or parts shall be permitted.
2. All parking, storage, and display areas shall be paved with concrete, asphalt, or asphaltic concrete. 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.
3. 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.
4. 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, except that fixed banners, affixed to light poles and not exceeding 50 square feet of material per light pole, will be permitted. However, in addition to the above, affixed banners or special promotional items shall be limited to twelve (12) events per year not to exceed ninety (90) days per year for all events.
5. Outdoor speakers and sound amplification systems shall not be permitted.
6. There shall be no elevated platforms for the display of vehicles.

7. The lighting standards of Section IV-B.4 of the Unified Zoning Code shall be complied with. No string-type lighting shall be permitted.
8. The applicant shall submit a landscape plan for approval by the Planning Director that provides for tree planting in the street right-of-way between the sidewalk and the curb.
9. The applicant shall submit a revised site plan that provides sufficient customer/employee parking spaces to comply with the Unified Zoning Code. The site shall be developed in general conformance with the approved site plan. All improvements shall be completed before the facility becomes operational.
10. The applicant shall dedicate by separate instrument the necessary easements in accordance with Section 7-205 of the Subdivision Regulations and street right-of-way in accordance with Section 7-201 of the Subdivision Regulations. The necessity of easements and street right-of-way shall be determined by City Engineering.
11. Any violation of the conditions of approval shall declare the Conditional Use null and void.

If there are no valid appeals or protest petitions filed opposing this action by June 8, 2000, the action of the MAPC will be considered final. If appeals or protest petitions are filed, you will be advised of the date your application will be forwarded to the Governing Body for review and final action.

The zoning adjustment sign(s) should now be removed from the property. If you have any questions concerning this case, please contact our office.

Sincerely,

Scott Knebel  
Senior Planner

SK/rs

cc: Ferris Consulting, Gregory M. Ferris, P. O. Box 573, Wichita, KS 67201  
Dilip B. & Pragna Patel, 9000 E. Lincoln, Apt. 101, Wichita, KS 67207  
George Rogers, City Council Member, District I, Mail Stop 1-13  
Heidi Drew, District Advisory Board I, Mail Stop 1-135  
Kurt Schroeder, Office of Central Inspection, 1-72  
Randy Sparkman, Office of Central Inspection, 1-72  
Paul Hays, Office of Central Inspection, 1-72  
J.R. Cox, Office of Central Inspection, 1-72  
Vicky Huang, Engineering, 1-71