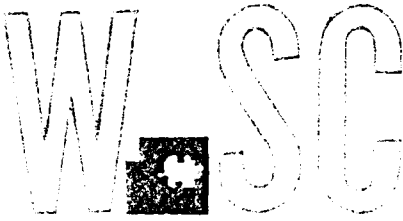


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 24, 1996

Ramsay Farms Inc.
C/O Diane MacNair
9103 W. 18th Street
Wichita, KS 67212

RE: CU-387 - Conditional Use Permit to allow a wholesale greenhouse on property zoned "R-1" Suburban Residential generally located north of Maple on the east side of 151st Street West.

Dear Ms. MacNair:

On May 22, 1996 the Board of County Commissioners Approved the above referenced request subject to platting within one year or the case will be considered denied and closed. The resolution authorizing the request will not be published until the plat has been recorded with the Register of Deeds. You will have until May 22, 1997 to record a plat of the property.

Enclosed is a subdivision application form. You will need to contact a surveyor or an engineer to prepare the platting documents for you. This should be done as soon as possible.

This will be our only letter advising you of your platting deadline. If you have not recorded the plat by May 22, 1997 the case file will be marked denied and closed. If you have any questions, please call our office 268-4421.

Sincerely

Russ Ewy
Senior Planner

RE/le
Enclosure

RAMSAY FARMS, INC.

SITE PLAN for S/CEA

APPLICATION AREA:

TRACT "A" and TRACT "B"

599,410.7 SQ.FT.

13.76 ACRES

Employees per 8 Bay Building:

1 Manager

4 Part-time People

5 Total per Building

Parking per Building:

5 Employee Stalls per Building (x3)

15 Employee Parking Stalls

3 Customer Parking Stalls

18 Total Parking Stalls

LANDSCAPE PLAN

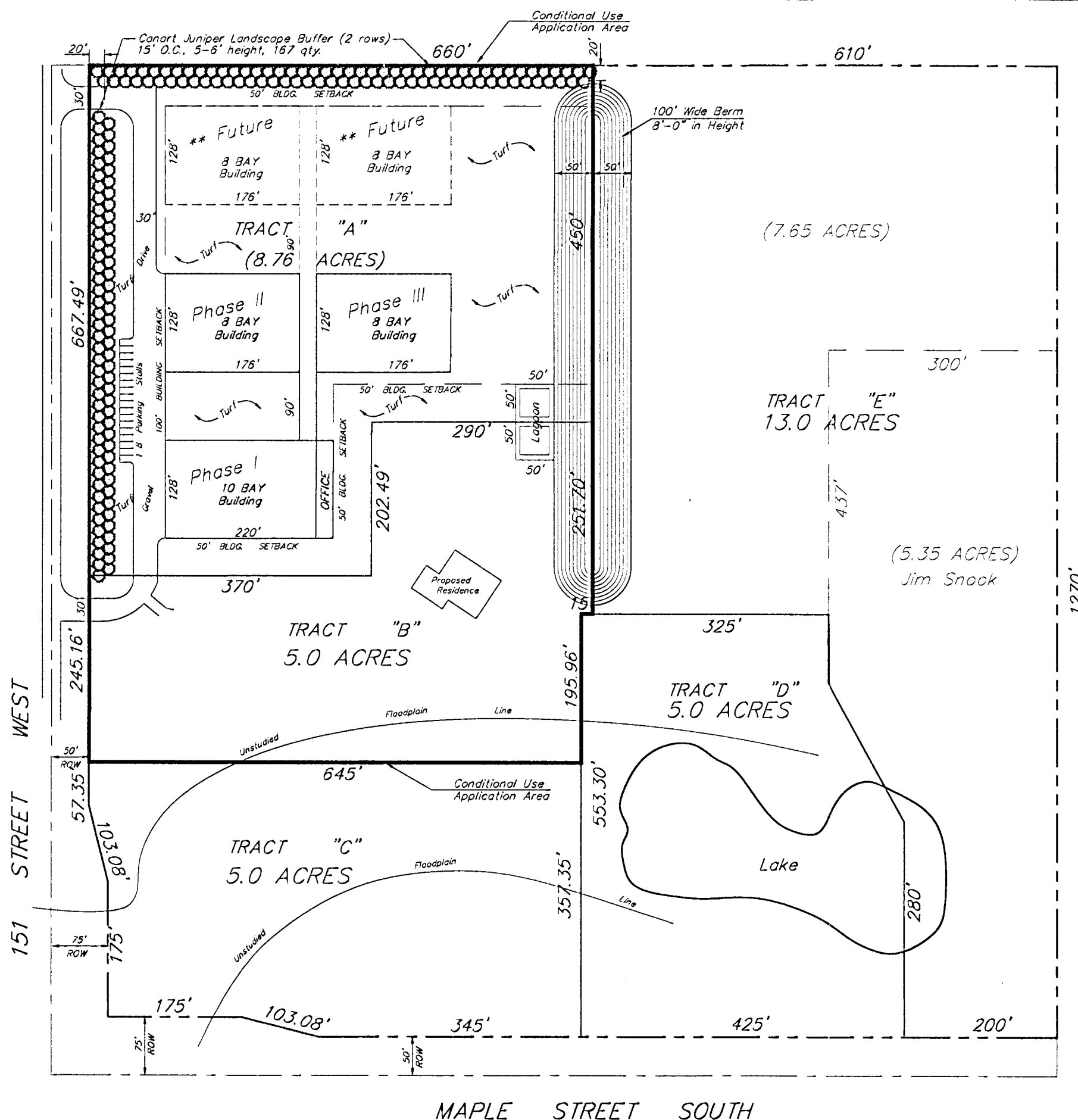
APPROVED 2/6/97 BY LO



NORTH

1" = 150'

** Note: Future Greenhouses shown on plan can NOT be constructed without an approved amendment to the proposed conditional use permit.



MAPLE STREET SOUTH

APRIL 18, 1996



AGENDA ITEM NO. 4

STAFF REPORT

April 25, 1996

CASE NUMBER: CU-387

APPLICANT/AGENT: Paul Z. & Ruth B. Moses (property owners), Ramsay Farms, Inc. c/o Diane MacNair (contract purchaser / Mallard Real Estate c/o Dennis Schmidt (agent), Baughman Company c/o Phil Meyer (agent)

REQUEST: Conditional Use Permit for a wholesale greenhouse on property zoned 'R-1' Suburban Residential.

CURRENT ZONING: 'R-1' Suburban Residential

SITE SIZE: 13.76 acres

LOCATION: North of Maple on the east side of 151st Street West.

BACKGROUND: The applicant requests a Conditional Use Permit for a wholesale greenhouse on property located north of Maple on the east side of 151st Street West. The subject property is currently undeveloped and used for agricultural purposes. The site is bordered by agricultural operations in all directions, with scattered suburban residential homes and subdivisions located nearby. Developing suburban residential subdivisions are located both southeast and southwest of the Maple / 151st Street intersection. The property owner's home is located to the south, a suburban single family home is located approximately 600 feet to the east, another home is approximately 800 feet to the west, and a suburban residential subdivision is approximately 1,000 feet to the southwest.

The subject property is located north of a creek and a heavily wooded area at the northeast corner of the intersection. According to the FEMA maps, portions of the property at the northeast corner of the intersection are located in the 100-year flood plain. However, it is not clear if any of the application area is located in the flood plain. No hydric soils commonly associated with wetlands are identified by the Soil Survey of Sedgwick County.

This request is a new application by Ramsay Farms, Ins. c/o Diane MacNair, who previously applied for a similar Conditional Use Permit (CU-384) for a platted lot in the Windmill Estates Addition, southeast of 29th Street North and Reece Road (¼ mile west of 151st Street West) and zoned 'R' Rural Residential. That request received significant neighborhood opposition and on October 12, 1995, the MAPC voted 12-0 to recommend denial. The applicant withdrew that request prior to consideration by the Board of County Commissioners. Since that time, the applicant has been looking for other suitable sites west of Wichita for the proposed wholesale greenhouse.

This current request is located on property zoned 'R-1' Suburban Residential. In the 'R-1' District, greenhouses may be authorized by the governing body as a Conditional Use Permit for wholesaling and research purposes only. Therefore, the proposed greenhouse may not include a retail store or any display or sales of landscape or plant materials typically found in commercial greenhouse businesses. Also, as part of the Conditional Use Permit, the governing body may establish restrictions for site development and/or the operation of the facility as deemed necessary.

The site plan submitted by the applicant indicates that the greenhouse operation would be confined to Tract 'A', an 8.76 acre tract in the northern portion of the 13.76 acre application area. The applicant indicates that the larger tract was requested because joint access from 151st Street is planned through Tract 'B' and a landscape berm along the east property line is planned for the northern portion of Tract 'B' for screening purposes. Tract 'B' is planned as a suburban home site.

The site plan indicates that the greenhouse operation will be developed in five phases, with the initial phase to include a 10-bay building that will include an office. The site

plan indicates a maximum of five buildings, with a solid evergreen buffer located along 151st Street and the north property line for screening purposes. An 8 foot high berm that would be 100 foot wide would be located along the east property line. Significant natural vegetation is located to the south and should adequately screen the operation from vehicular traffic along Maple. The applicant indicates that she intends to plant the greenhouse site with additional grass and landscape materials to help control dust that could be harmful to plant materials in the greenhouses.

The applicant indicates that the greenhouses would be used to grow vegetables. Each building would employ one full-time manager, who would be responsible for the operation of that building, and between 2-4 part-time employees. When the facility is fully developed, the operation would have a maximum of 25 employees and 30 parking stalls. However, since a majority of these workers would be part-time employees, it is unlikely that all 25 employees would be on the site at any one time. The applicant indicates that she anticipates two harvest periods a year in which truck traffic (pick-ups and vans) would be the heaviest. The trucks are expected to travel to the site no more than twice a week, with 2-3 trucks expected on those days. The applicant indicates that semi-trucks will not be used with this operation.

CASE HISTORY: On 4-26-73, the MAPC was scheduled to consider a zone change from 'R-1' to 'AA' One Family Dwelling District (SCZ-0305) and an associated Conditional Use Permit for duplex and fourplex housing (CU-148), located at the northeast corner of Maple and 151st Street West. However, the applicant withdrew the requests before the MAPC public hearing.

ADJACENT ZONING AND LAND USE:

NORTH:	'R-1'	Agricultural
SOUTH:	'R-1'	Agricultural, developing suburban residential subdivisions
EAST:	'R-1'	Agricultural, suburban single family home
WEST:	'R-1'	Agricultural, suburban single family home

PUBLIC SERVICES: Municipal services are not currently available to serve this area. However, a County sewer district is currently serving the suburban residential subdivision southwest of the Maple / 151st St. West intersection. Rural Water District No. 4 also has water lines in this general area. The applicant proposes two lagoons to serve Tract 'A' and Tract 'B'. If the facility generates over 1,000 gallons per day of waste water, on-site disposal facilities will require approval by the Kansas Department of Health and Environment. Also, if on-site water wells are used for this operation, the applicant will need to receive all necessary permits from the Division of Water Resources and the Department of Agriculture.

The subject property has access to 151st Street West, an unpaved section-line arterial with 27.5 feet of existing half-street right-of-way. The site is also located near Maple,

an existing 2-lane paved arterial with 30 feet of existing half-street right-of-way. The 2020 Transportation Plan identifies both 151st Street and Maple as 2-lane paved arterials.

Existing traffic counts are not available for 151st Street. Existing traffic volumes on Maple range from 850 average daily trips (ADT) west of the intersection to 1,600 ADT west of the intersection. Existing and projected traffic volumes on Maple are well within the traffic capacity of an 2-lane paved arterial.

CONFORMANCE TO PLANS/POLICIES: The Wichita Land Use Guide of the Comprehensive Plan (Figure 36, pgs. 118-119) identifies this area for future low density residential uses, typically 1-6 dwelling units per acre. The Sedgwick County Development Guide of the Comprehensive Plan (Figure 37, pgs. 122-123) identifies this area as an "urban reserve". These are areas where urban development due to the expansion of Wichita is likely to occur between the years 2000 and 2010. The Comprehensive Plan recommends that only typical rural densities be encouraged in these areas until urban density development occurs.

The site plan submitted with the application for the Conditional Use Permit indicates the applicant's intent to plat the surrounding property in lots of approximately 5-acres or more in size. The proposed Conditional Use Permit should not impact the development of urban density residential subdivisions on surrounding properties. However, the proposed 5-acre lots would not be consistent with the Comprehensive Plan's designation of future urban density development for this area.

RECOMMENDATION: Planning staff is supportive of the proposed use and we feel that it is suitable for locations characterized by agricultural and suburban residential uses. Also, the proposed greenhouses can be easily dismantled and redeveloped for residential uses. Therefore, the proposed use should not hamper future urban density development in this area. However, we would point out that the applicant's plan to plat the surrounding properties into large suburban lots is not consistent with the Comprehensive Plan's designation for future urban density development. Planning staff's support of this request does not suggest that we will support the platting of such large residential lots in this area.

Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

- A. The Conditional Use Permit shall permit a greenhouse operation for wholesaling and research purposes only. The site shall be developed in conformance with the site plan approved by the Board of County Commissioners.

- B. All non-plant materials and equipment stored outside shall be screened from view from adjoining properties. The landscaped screens indicated on the site plan shall be a combination of a double row of evergreen and deciduous materials capable of providing a year round solid visual screen, except that solid fencing at least 6 feet in height, using standard fencing materials, may be used in combination with plant materials. A detailed landscape plan (plant names, spacing, height at planting, method of watering, etc.) shall be submitted to the Director of Planning for approval prior to obtaining any building permits. All plant material used for screening shall be plant materials typically expected to achieve a solid screening effect and reach a height of 6 feet within 3 years of planting.
- C. No buildings or structures shall exceed 35 feet in height.
- D. All lighting on the premises shall use fixtures and be located so as to prevent light from extending beyond the applicant's property lines and which minimizes ambient glare.
- E. The maximum number of employees and parking spaces for this facility shall not exceed 25 persons and 30 parking spaces.
- F. The applicant shall obtain all necessary permits from the Division of Water Resources and the Department of Agriculture.
- G. All property included within this Conditional Use Permit shall be platted within one year after approval of by the Board of County Commissioners, or the cases shall be considered denied and closed. The Resolution establishing the Conditional Use Permit shall not be published until the plat has been recorded with the Register of Deeds.
- H. Violation of the foregoing conditions shall be cause for declaring this conditional use null and void.

Planning staff's recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The proposed use is compatible with and typical of uses commonly found in agricultural areas. The surrounding area is currently characterized by agricultural uses and suburban residential homes.
2. Extent to which removal of the restrictions will detrimentally affect nearby property: The site development, landscaping, and use restrictions should minimize any detrimental impacts upon nearby properties.

3. Conformance of the requested change to adopted or recognized Plans/Policies: The Comprehensive Plan designates this area for future urban development. Wholesale greenhouses are generally considered to be a rural use as evidenced by the fact that both the 'R' and 'R-1' districts list them as conditional uses. While the proposed greenhouse facility may not be compatible with urban residential development, it is compatible with the area's current agricultural and suburban residential character. Also, the facility can be easily dismantled and redeveloped in the future for urban density uses.

4. Impact of the proposed development on community facilities: The proposed use does not require municipal water and sewer services. However, KDHE approvals and permits may be necessary for on-site sewage disposal. The subject property is located near to and has convenient access to a paved arterial roadway (Maple) and 151st is designated as a future paved arterial. Maple is projected to be well within its designed traffic capacity in the future. The applicant will be required to obtain all necessary permits from the Division of Water Resources and the Department of Agriculture.