WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

November 14, 1997

Andale Equipment
P.O. Box 393
Andover, KS 67001

RE: CU-456 - Conditional use to allow an addition to existing farm machine dealership (sales and services) generally located at the northwest corner of 247th Street West and 53rd Street North (24800 W. 53rd Street North)

Dear Mr. Dugan:

At its regular meeting on October 30, 1997, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to conditions stated in the letter dated October 31, 1997.

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

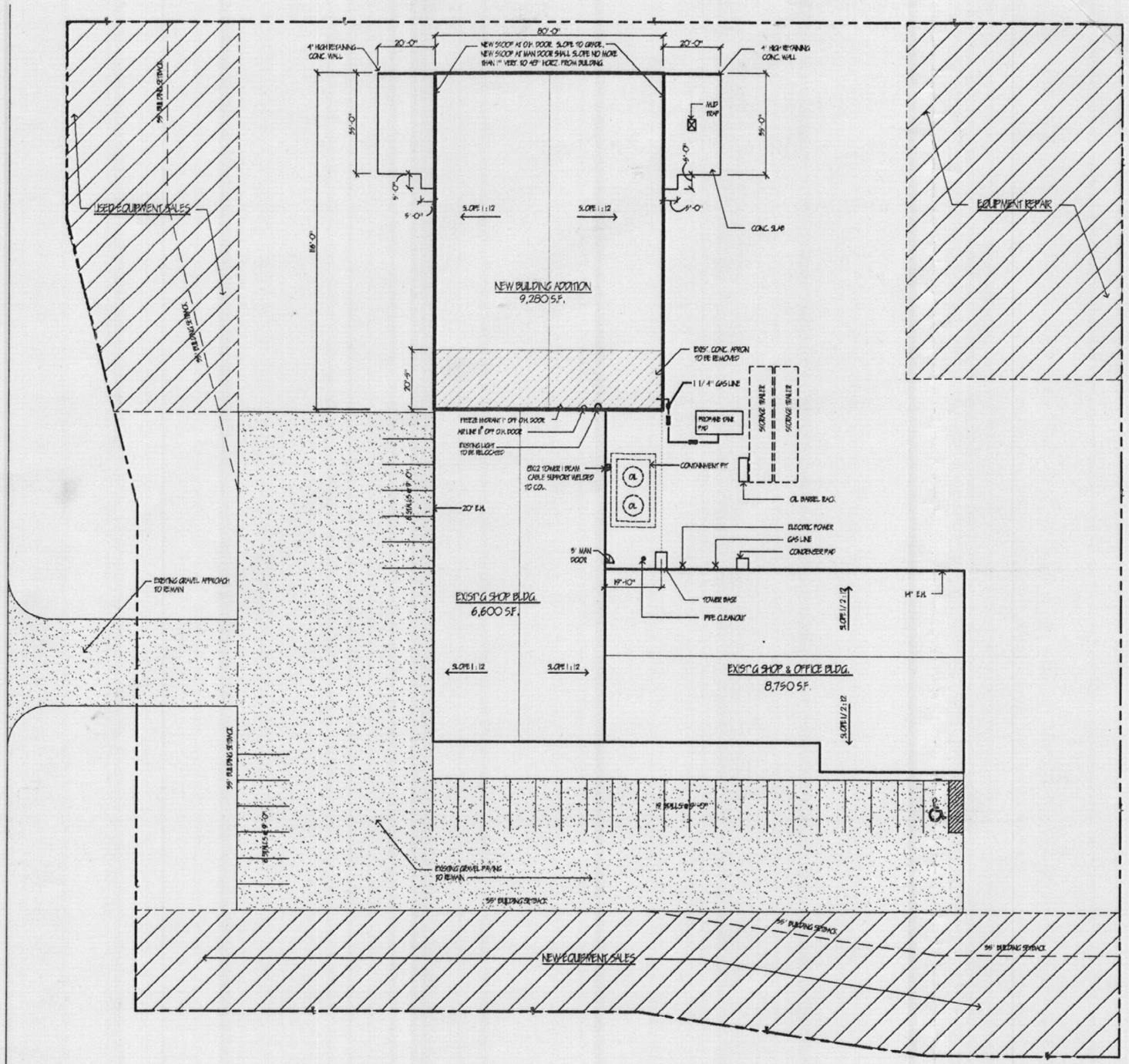
Sincerely,

Lawrence P. Mitchell

Lawrence P. Mitchell
Senior Planner

LPM/sh

cc: Andale Planning Commission, Attn: Shirley Stuever, P.O. Box 338, Andale, KS 67001
Glen Wiltse, Sedgwick County Code Enforcement
Rick Corley, Sedgwick County Code Enforcement



SITE PLAN
NOT TO SCALE

DATA BLOCK

SITE	BUILDING	MECHANICAL
LEGAL DESCRIPTION: LOT 1 BLOCK 1, ALLEN & ROSANET ADDITION	S.F. AREA: NEW SHOP ADDITION 9,280	PLUMBING: EXISTING
ZONING: LIGHT COMMERCIAL	OCCUPANC: S1	SPRINKLERS: NONE
PARKING: REQUIRED: 51 PARKING SPACES; REQUIRED: 1 H.C. ACCESSIBLE STALL	BUILDING TYPE: 2A	ELECTRICAL: (2) 300,000 BTU UNIT HEATERS
PROVIDED: 51 PARKING SPACES; PROVIDED: 1 H.C. ACCESSIBLE STALL	DESIGN LOADS: BUILDING DESIGNED PER U.B.C. - 1994 EDITION. ROOF LIVE LOAD - 20 P.S.F., 5 P.S.F. DEAD LOAD - 80 MPH WIND LOAD - EXP 'B'	
TOTAL: 52 PARKING SPACES		

NOTE:
DRAWING IS NOT TO SCALE -
DO NOT SCALE

EVANS
EVANS BUILDING CO., INC.
9801 W. YORK
WICHITA, KANSAS 67277

ANDALE EQUIPMENT INC.
24800 W. 55rd NORTH
ANDALE, KS.

PROPERTY OF EVANS BUILDING COMPANY, INC. VOLUNTARY TO REPRODUCE
Wichita City license No. 26
Sedgwick Co. license No. 0068

PERMITS ISSUED		
DATE	PURPOSE	BY

REVISIONS		
NO.	DATE	BY

DATE : 8/29/97
DR. BY : KM
CK. BY :

PROJECT NO.
97-151

SHEET
SA-1
OF

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

STAFF REPORT

Andale PC October 23, 1997
MAPC October 30, 1997

CASE NUMBER: CU-456

APPLICANT/AGENT: Andale Equipment/Glenn Dugan

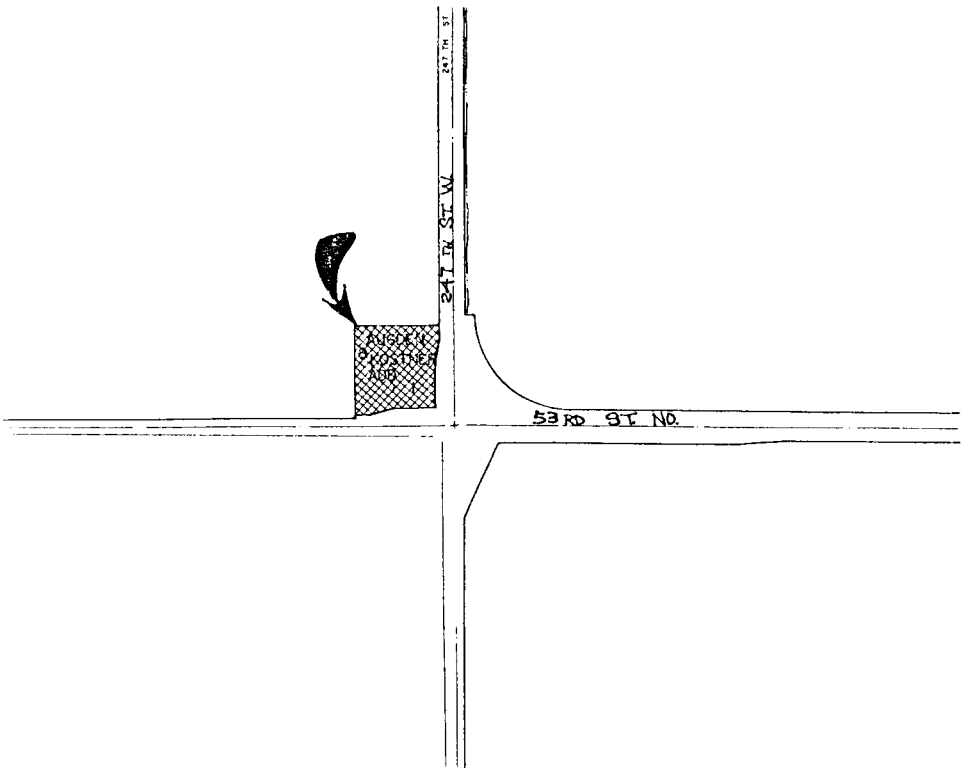
REQUEST: Conditional use to allow an addition to existing farm machine dealership (Sales and Service)

CURRENT ZONING: "LC" Limited Commercial

SITE SIZE: 2.8 acres

LOCATION: Northwest corner of 247th Street West and 53rd Street North

PROPOSED USE: Farm Machine Sales and Service Dealership



BACKGROUND: The applicant requests a conditional use permit to allow for the expansion of a sales and service farm machine dealership in the "LC" Limited Commercial district at 24800 W. 53rd Street North. The site is platted and is located on the northwest corner of 247th Street West and 53rd Street North.

The business currently being operated on the application area is a farm implement dealership which was established at this location in the early 1980's. Farm machinery and equipment are being stored and displayed outside of the structure on this site. The applicant desires to construct a 9,280 square foot building addition onto the existing 15,350 square foot structure on the site. It has been determined that because the business has new and used farm equipment for sale displayed outdoors in the "LC" district a conditional use permit is required.

The application area is bounded on the north, east and west with agricultural land under cultivation. South of the site on the south side of 53rd Street North is a single family home which is currently screened from the site by a row of trees. It is expected that, if approved, the activities conducted on this site will continue to be only the sale and repair of farm machinery and equipment.

CASE HISTORY: The site was platted as Augden and Kostner Addition in May of 1979. The City of Andale granted the "LC" zoning to this site in the early 80's when Andale had zoning responsibility within 3 miles of its city limits. The site is within ½ mile of the city of andale and within their current area of zoning influence.

ADJACENT ZONING AND LAND USE:

NORTH:	"RR"	Agricultural
SOUTH:	"RR"	Single Family Home
EAST:	"RR"	Agricultural
WEST:	"RR"	Agricultural

PUBLIC SERVICES: Neither municipal water nor sewer are available to this site. The site is currently served by a private water well and a septic system. The site has platted access to both 53rd Street North, an unimproved section line road, and 247th Street West, an improved, two-lane section line road. The current principal access to the site is from 53rd Street North.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area for agricultural uses. Although this site was granted "LC" zoning by Andale in the early 80's, it is being used as an agriculturally-oriented activity, farm equipment sales and service, which is in conformance with the land use objectives of the plan.

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

1. The property shall be developed in accordance with the site plan approved as part of the conditional use permit application.

2. The conditional use is only for the sale of agricultural farm machinery and equipment.

3. The display area containing the farm machinery and equipment shall be surfaced with asphalt, crushed rock or gravel.

4. Any violation of the conditions of approval shall render the conditional use permit null and void.

Staff did not include restrictions regarding hours of operation, lighting or screening as the proposed activity does not appear to have any greater of an impact than the existing operation being conducted on the site now. If as a result of the public hearing these items need to be addressed, the commission may add appropriate restrictions.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The area is characterized by agricultural operations with scattered farm homes. The predominate character of the immediate area is agricultural with scattered rural scale home sites.

2. Extent to which removal of the restrictions will detrimentally affect nearby property: The use has existed at this location for fifteen years and the addition of a new building on the site is not expected to have a detrimental impact upon nearby properties.

3. Conformance of the requested change to adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies the application area as "agricultural". The agricultural designation has the intent of protecting agricultural resources and is meant to accommodate agricultural operations on substantial acreage. The agricultural category also allows other uses common in rural areas, which are no more offensive than normal agricultural uses. This site has been used for agricultural equipment sales and service for several years and appears to be a complimentary use at this location.

4. Impact of the proposed development on community facilities: The use has existed at this location for several years and is served by on site water wells and a septic sewer system and does not require municipal services. It is expected that the expanded use of the site will have a minimal impact upon traffic patterns in the area.