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

September 30, 1997

Brian Begley
12007 E. Central
Wichita, KS 67206

RE: CU-453 - Conditional use to allow agricultural sales and service on property zoned "SF-20" Single-Family Residential and generally located on the southwest corner of Central and Jackson Avenue (12007 E. Central)

Dear Mr. Begley:

At its regular meeting on September 11, 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 September 12, 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.

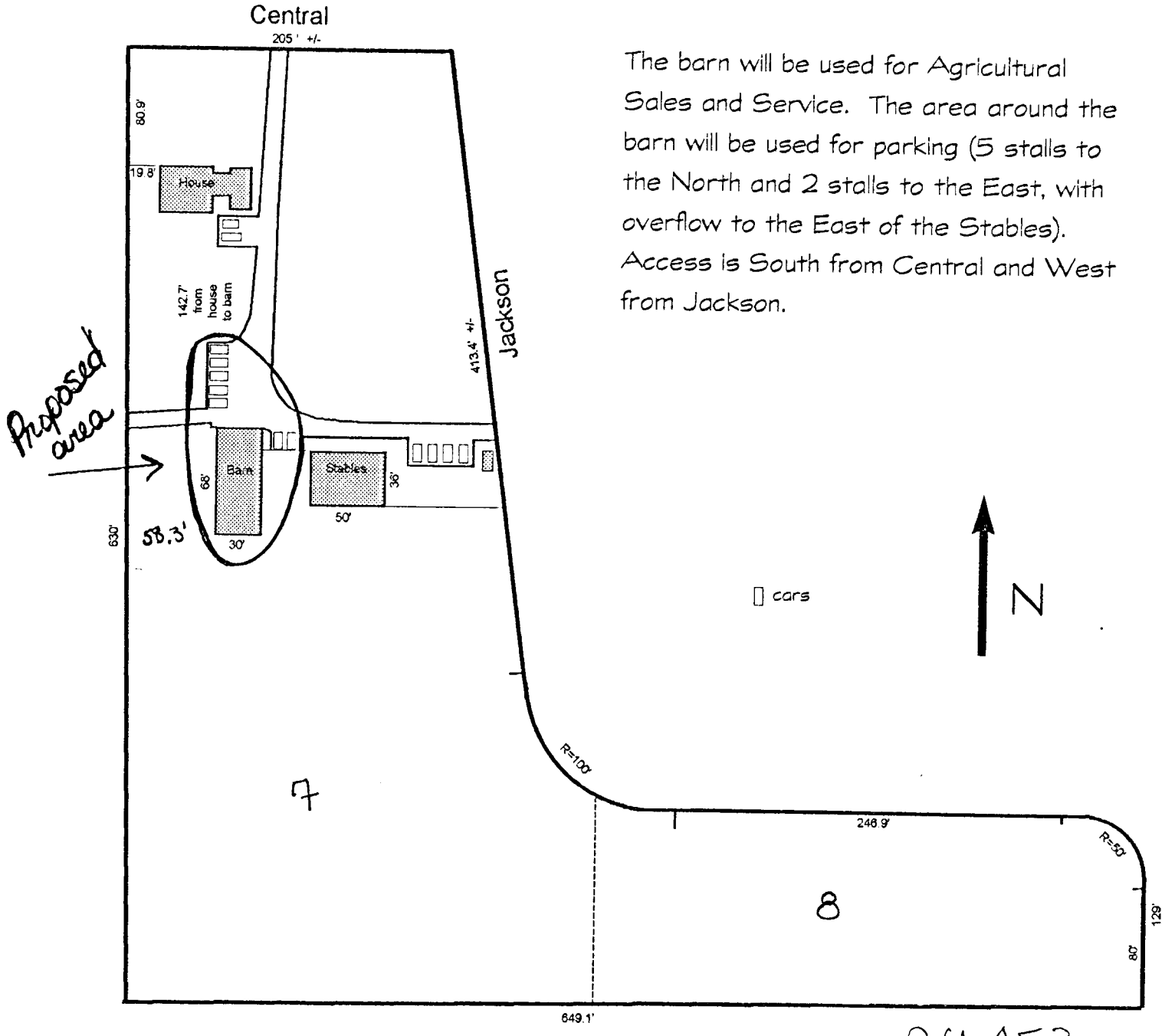
Sincerely,

Lawrence P. Mitchell
Senior Planner

LPM/sh

cc: Cynthia Chebultz, 12007 E. Central, Wichita, KS 67206
R.W. Hayden, 11811 E. Central, Wichita, KS 67206
Preston Trails LC, c/o Rob Ramseyer, 8100 E. 22nd N., Wichita, KS 67226
Glen Wiltse, Sedgwick County Code Enforcement

Begley Farms
12007 E. Central



The barn will be used for Agricultural Sales and Service. The area around the barn will be used for parking (5 stalls to the North and 2 stalls to the East, with overflow to the East of the Stables). Access is South from Central and West from Jackson.

CU453

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

STAFF REPORT

September 11, 1997

CASE NUMBER: CU-453

APPLICANT/AGENT: Brian Begley/Cynthia Chebultz

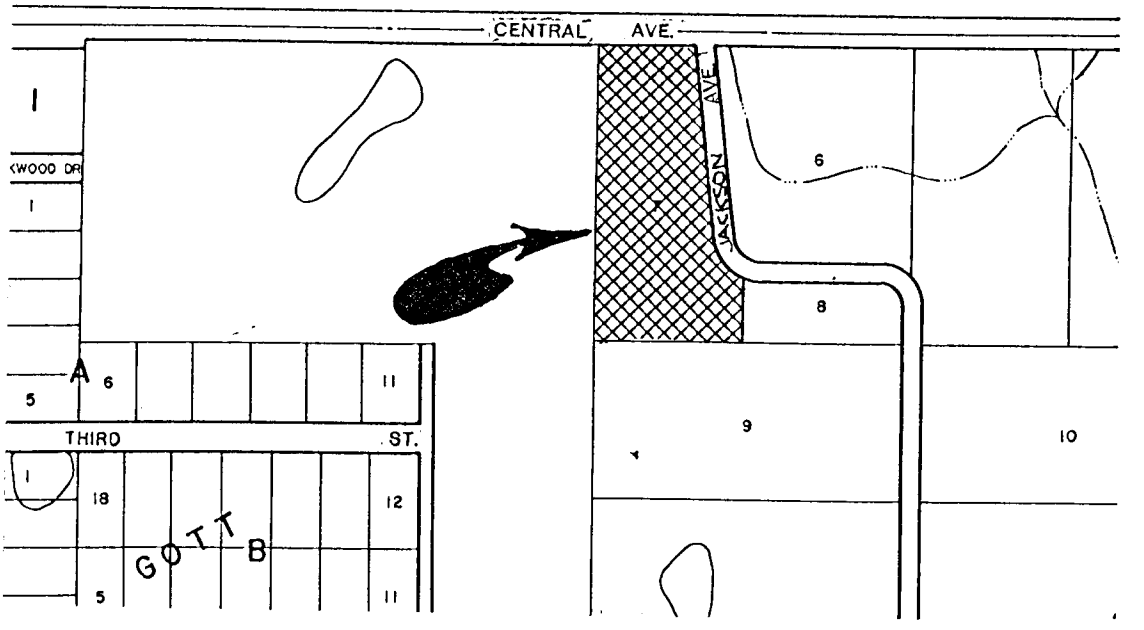
REQUEST: Conditional use to allow agricultural sales and service.

CURRENT ZONING: "SF-20" Single-Family Residential

SITE SIZE: 5.0 acres

LOCATION: Southwest corner of Central and Jackson Avenue (12007 E. Central)

PROPOSED USE: Sale of horse tack, supplies and feed.



BACKGROUND: The applicant requests a conditional use to allow for agricultural sales in the "SF-20" Single-Family District at 12007 E. Central. The site is generally located on the south side of Central ½ mile east of Greenwich Road.

The applicant occupies the dwelling on the five acre platted site and desires to sell horse tack, supplies and feed from an existing barn on the site. The barn is located 143 feet south of the home and is adjacent to the applicant's stables. The applicant's site plan indicates that there are seven parking spaces near the barn that would be available for customer parking. Access to the site is available from Central Avenue, which is currently a paved two-lane arterial. Central Avenue between Greenwich and K-96 is scheduled to be improved to a four-lane arterial during 1998. The applicant's site also has access to Jackson which is a sand residential street. South and west of the application area are single-family homes. The house and ten acre unplatted site on the west side of the application area is owned by the applicant. The home south of the application area is located approximately 600 feet from the barn that will be used for the agricultural sales. The area north and east of the site area currently undeveloped.

It is expected that, if approved, the sale of agricultural products at this location will not appreciably increase vehicular traffic in the area. These specialty products are generally purchased by a limited number of potential customers.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH:	"SF-20"	Undeveloped
SOUTH:	"SF-20"	Single-Family Home
EAST:	"SF-20"	Undeveloped
WEST:	"SF-20"	Single-Family Home

PUBLIC SERVICES: This area is served by public water and sewer.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area for low density residential development. This residential category provides for the lowest density (1-6 dwelling units per acre) of urban residential land use and consists of traditional, single-family detached homes, zero lot line units and cluster subdivisions, as well as schools, churches and similar uses. Even though the plan identified this area as low density residential, it is suburban in nature with agricultural related uses developed on 5 and 10 acres sites.

RECOMMENDATION: 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 is only for the sale of feed and grain, tack and animal care products, located on the north 350 feet of lot 7, Gilder's Garden Addition, Wichita Sedgwick County, Kansas.

B. The agricultural sales activities shall be conducted within the 30' x 68' barn located on the site and a minimum of seven parking spaces shall be provided to serve the proposed use as indicated on the applicant's site plan.

C. The site shall be limited to one non-illuminated sign that does not exceed 12 square feet in area and 12 feet in height.

D. The conditional use for agricultural sales shall be valid for five years from the date of approval.

E. Any violation of the conditions approved as part of this request shall render the conditional use null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding properties are all zoned SF-20 and those that are developed for residential purposes are at least five acres in size. The character of the proposed use of the site should blend into the use and large lot development character of the adjacent properties. However, because this general area is in transition due to the availability of public sewer and is projected to be developed at higher densities, this use should be reviewed again in the future to see if the activity is still appropriate to the area.

2. Extent to which removal of the restrictions will detrimentally affect nearby property: With the recommended conditions of approval, the proposed agricultural sales activity should not have a detrimental impact upon nearby properties inasmuch as the activity will be confined to a barn located near the middle of the site.

3. Conformance of the requested change to adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate low density residential. The SF-20 single-family district is to accommodate large lot (1 to 20 acres) single-family residential development and complementary land uses.

4. Impact of the proposed development on community facilities: The site is served with municipal services and will have a minimal impact upon traffic patterns in the area.