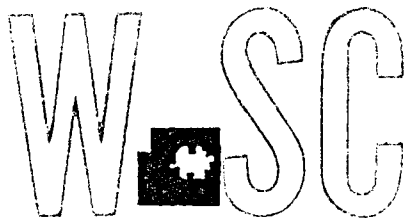


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 15, 1997

Orlin E. Ard, Jr.
PO Box 21080
Wichita, KS 67208

RE: CU-448 - Conditional use to allow a self-service storage on property zoned "SF-20" Single-Family Residential, approved for "LC" Limited Commercial (in December, 1996) and generally located 500 feet east of Webb Road, north of Harry Street.

Dear Mr. Ard:

At its regular meeting on July 31, 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 August 4, 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

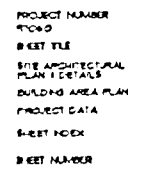
cc: PEC, PA, c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202
Glen Wiltse, Sedgwick County Code Enforcement

DATE DUE
6-3-77
REVISED

PLANS BRUFO
SITE PLAN REVIEW 6-11-89

**JEFFKREHBIEL
ASSOCIATES
ARCHITECTURE**
1320 E. LINDA WICKER, SUITE 47111
310.267-0723 FAX 310.267-0806

**SECURITY
SELF-STORAGE**
HARRY & WEBB RD.
WICHITA, KANSAS



SA1

STAFF REPORT

July 31, 1997

CASE NUMBER: CU-448

APPLICANT/AGENT: Orlin E. Ard Jr. (applicant); Gary Wiley, PEC, PA (agent)

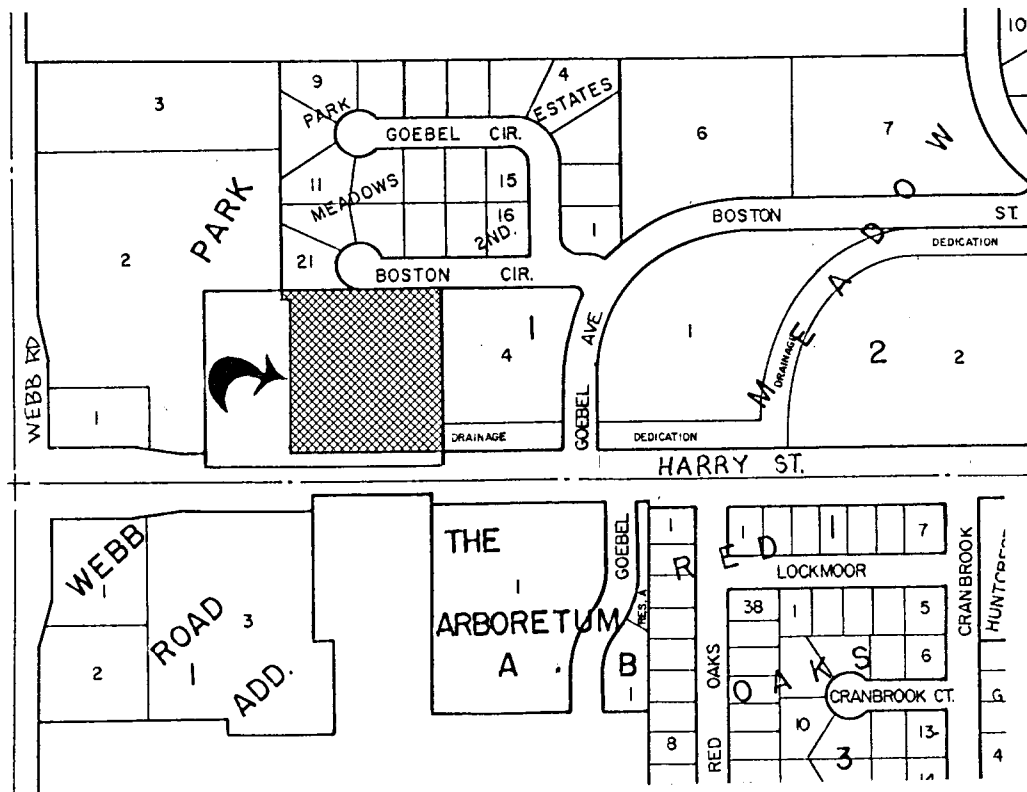
REQUEST: Conditional use to allow a self-service storage

CURRENT ZONING: "SF-20" Single-Family Residential, approved for "LC" Limited Commercial

SITE SIZE: 2.5 acres

LOCATION: 500 feet east of Webb Road, north of Harry Street

PROPOSED USE: Self-Service Storage



BACKGROUND: The applicant, Orlin E. Ard Jr., is requesting a conditional use permit in order to construct a self-service storage facility in the "LC" Limited Commercial District. The site is 2.5 acres in size and currently is being platted as Park Meadow Estates 3rd Addition, Lot 2 and is being annexed into the City of Wichita. The platting of the property and the annexing of the property into the City of Wichita were requirements of the granting of "LC" zoning of the site in December 1996. The zoning was also granted subject to the applicant providing a 20-foot landscaped buffer along the north property line adjacent to the residential zoning.

The applicant's site is 2.5 acres in size, which exceeds the two acre minimum requirement set forth in the zoning code for the location of a self-service storage facility. The proposed site is adjacent to residential zoning on the north and south. One of the requirements for this type of conditional use is that a 15-foot-wide landscape front yard be provided when across the street from or within 100 feet of a residential zoning district. This landscaping is to be in addition to any required screening fence.

In addition to the screening and landscape requirements, when the development is in close proximity to residential development, the architectural design of the project 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. The Planning Director has completed the review of the proposed project and has made the following observations/recommendations for this site.

The applicant shall develop the site according to the site plan, the buildings on the site shall have hip roofs with shingle-style roofing material, and the exteriors of the building shall be predominantly brick veneer and use only muted colors. The applicant shall also submit a landscape plan for review and approval before the site is developed which indicates compliance with landscape and parking code requirements. It is noted that the site plan submitted by the applicant does not meet the parking space requirement, a minimum of 5 spaces are required, and the plan does not include the required 15-foot landscaped front yard along Harry Street.

CASE HISTORY: The application area has been approved by the MAPC, subject to platting, for "LC" Limited Commercial zoning (SCZ-0727). The zoning case indicated a requirement for a 20-foot-wide landscape buffer along the northern property line when adjacent to residential zoning. The property is in the process of being platted as Park Meadow Estates 3rd Addition (S/D 97-18). One of the platting requirements is that the property be annexed into the City of Wichita prior to the plat being forwarded to the City Council for their consideration.

ADJACENT ZONING AND LAND USE:

NORTH:	"TF-3"	Two-Family Residential
SOUTH:	"SF-20" & "LC"	Single-Family and Retail
EAST:	"GO"	Office Park
WEST:	"LC"	Day Care Center

PUBLIC SERVICES: Municipal water and sewer is available to serve this site. The property has access to Harry, a 2-lane paved arterial, with existing traffic volume of approximately 6,116 average daily trips (ADT) east of Webb Road. The 2020 Transportation Plan projects traffic along Harry to increase to approximately 16,347 ADT for this segment. Harry is also projected by the 2020 Transportation Plan to become a 4-lane arterial. The latest edition of the Wichita-Sedgwick County Transportation Improvement Program shows Harry to be reconstructed and widened between Webb and Greenwich in 1997.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the comprehensive Plan identifies this area as appropriate for office and commercial uses. The proposed development of this site with commercial uses would be in conformance with several of the Plan's locational guidelines. A more precise plan for buffering and screening the residential uses across Boston Circle is needed to assure compliance with other guidelines calling for residential uses to be protected from the effects of commercial development. The site is located adjacent to an arterial road, it is located near existing commercial uses, and has the utilities to support such uses.

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 applicant shall submit elevation drawings for the project to the Planning Department for review and approval indicating compliance with the architectural design and screening recommendations of the Director of Planning, which are as follows:

The applicant shall develop the site according to the site plan, the buildings on the site shall have hip roofs with shingle-style roofing material, and the exteriors of the building shall be predominantly brick veneer and use only muted colors. The applicant shall also submit a landscape plan for review and approval before the site is developed which indicates compliance with landscape and parking code requirements. It is noted that the site plan submitted by the applicant does not meet the parking space requirement, a minimum of 5 spaces are required, and the plan does not include the required 15-foot landscaped front yard along Harry Street.

- B. The applicant shall submit a revised landscape plan to the Planning Department for review and approval. The plan shall comply with all requirements of this conditional use as well as ordinance as specified in Chapter 10.32 of the City Code and especially with the plan submission requirements of 10.32.070.M. All required plant material, shall be installed prior to this facility opening for business or, if weather does not permit planting, a financial guarantee shall be submitted to Central Inspection which guarantees their planting within the next planting season. The landscape plan shall also provide for a landscaped front yard with a minimum depth of 15 feet along Harry Street.
- C. The applicant shall provide 6 copies of the site plan to the Planning Department showing compliance with all of the above conditions. If the project is not to be constructed all at once, a development plan showing a time table for staging shall be submitted. The first phase shall be no less than two acres.
- D. A six-foot tall screening fence, constructed to prevent the passage of light and debris, shall be erected along the north property line of this project. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
- E. Any side of the building providing doorways to storage areas shall be set back from the property line not less than 25 feet when adjacent to a residential zoning district.
- F. Off-street parking shall be required on the basis of 1 space for each 8,000 square feet of floor area in the facility, plus 1 space for each employee, but in no case shall the number be less than 5 spaces.
- G. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards of fences shall be provided to prevent the extension of vehicles beyond property lines.
- H. 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.
- I. All storage on the property shall be kept within an enclosed building unless a portion of the property is rezoned to permit a designated area for outside storage.
- J. No activities such as miscellaneous or garage sales shall be conducted on the premises.

- K. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
- L. Signs shall be limited to one per arterial street frontage. Signs shall not exceed 20 feet in height nor exceed 50 feet in gross surface area. Signs shall not project over any public right-of-way.
- M. The area shall be properly policed by the owner or operator for removal of trash and debris.
- N. All areas not paved or covered with buildings shall be landscaped. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business.
- O. 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.
- P. No individual or business shall lease more than 3,000 square feet of storage space.
- Q. All improvements as set forth herein shall be completed prior to the occupancy of any portion of the site for a self-service storage facility and the development of this site shall be in accordance with the approved plans.
- R. Any violation of the conditions approved as part of this request by the applicant, or subsequent operators of the business 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 property to the west is zoned "LC" and developed with commercial uses. There is a day care center located in the northwest portion of the application area, on property zoned "LC". There is residential development to the north on property zoned "TF-3" Two-Family Residential. The area adjacent to the east is zoned "GO" General Office and had been developed with an office complex. Across Harry to the south is a mix of commercial and residential uses on property zoned "LC" Limited Commercial and "TF-3" Two-Family Residential.
2. Extent to which removal of the restrictions will detrimentally affect nearby property: The use of this property as a site for a self-service storage facility should not have a significant impact on the surrounding properties. The establishment of a screening and landscape buffer to the north, where adjacent

to residential property, helps mitigate any potential problems associated with the proposed use.

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 for office and commercial uses. The proposed development of this site with commercial uses would be in conformance with several of the Plan's locational guidelines. With the provisions of the zoning overlay, the site is in conformance with the plan's goal of ensuring that commercial development include site design features to protect adjacent residential areas. The site is located adjacent to an arterial road, it is located near existing commercial uses, and has the utilities to support such uses.
4. Impact of the proposed development on community facilities: The applicant's request should not have a negative impact on community facilities. Although the development of commercial uses at this location will add traffic to this segment of Harry, the road improvements being planned for Harry should accommodate the increase in traffic and a left-turn lane extensions should facilitate traffic flow.