8. 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.

9. 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.

10. No activities such as miscellaneous or garage sales shall be conducted on the premises.

11. The servicing or repair of motor vehicles, boats, trailers, lawn movers and other similar equipment shall not be conducted on the premises.

12. Signs shall be limited to 1 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. One sign shall be permitted on 50th Street South per the requirements of the sign code.

13. The area shall be properly policed by the owner or operator for removal of trash and debris.

14. 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.

15. 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.

16. No individual or business shall lease more than 3,000 square feet of storage space.

17. 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.

18. This resolution authorizing self-service storage on this property may be declared null and void upon a finding by the Board that the applicant, or subsequent operator of the business, has failed to comply with any of the foregoing conditions.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 5
January 24, 1995

SECRETARY'S REPORT

CASE NUMBER: BZA 43-94

OWNER/APPLICANT: Ron Bramlage

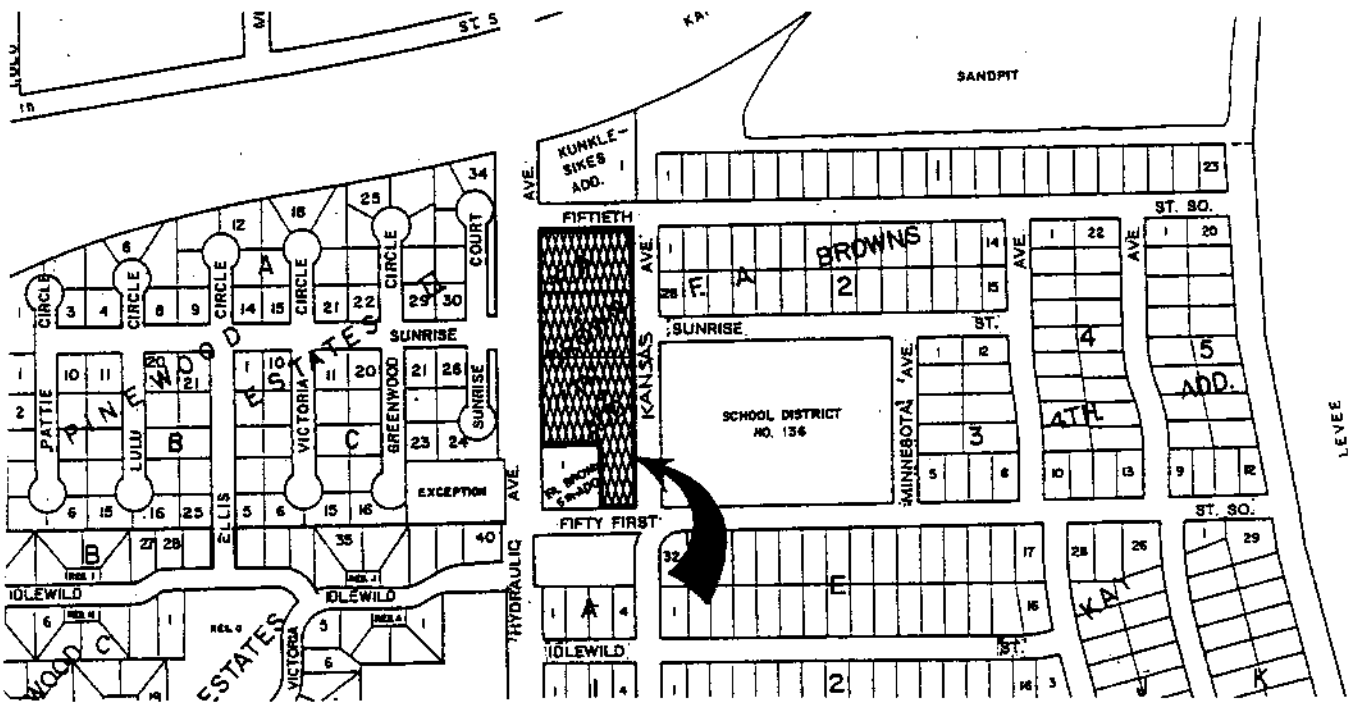
AGENT: Wayne Matlock

REQUEST: Exception to permit a self service storage facility.

CURRENT ZONING: "LC" Light Commercial

SITE SIZE: 3.0 Acres

LOCATION: South of 50th Street South between Hydraulic and Kansas. (5100 S. Hydraulic)



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.183.5 can be complied with.

BACKGROUND: The applicant, Ron Bramlage, is requesting an exception in order to construct a self-service storage facility in the "LC" Light Commercial District. The site is three acres in size which exceeds the two acre minimum requirement set forth in the zoning ordinance 28.04.183.5. The proposed site is adjacent to residential zoning on the east, west, and south. One of the requirements for this type of land use exception is that a 15-foot-wide landscaped 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 requirement, the design of the facility must be compatible with the residential development and approved by the Superintendent of Central Inspection. The superintendent has completed the review of the proposed project and has made the following observations/recommendations for this site:

"The proposed exterior vertical metal panelling is not architecturally compatible with the surrounding development. The houses in this area are primarily one-story or split-level homes which are sided with horizontal lap-siding with 4" to 10" exposure. Several of the homes in the area are wainscoated with brick or stone veneer to a height of 4' - 6' on the front of the house, with the horizontal siding above. The school is combination brick veneer and concrete (although the west face is primarily red brick)."

The Superintendent recommends the following:

"That the developer use a horizontal lap siding with 4" - 6" exposure on the east faces of the buildings which front Kansas and install an 8' wood or concrete block screening fence between the buildings along Kansas St. In addition, the developer should plant 4-5 more trees and add additional shrubbery over and above that shown on his preliminary landscape plan along the east side of these buildings, and add some shrubbery and several trees along the south side of the property along 51st St. South. The color of siding for all the buildings should be warm or earth tones, such as beige."

Staff will concur that this is an appropriate location for a self-service storage facility if the applicant adjusts the development plans for this site to comply with the recommendations of the Superintendent of Central Inspection. These changes will aid in integrating this project into the neighborhood.

ADJACENT ZONING AND LAND USE:

NORTH:	"LC"	Undeveloped Land
SOUTH:	"AA"	Single-Family Dwelling
EAST:	"AA"	Single-Family Dwellings & Public School
WEST:	"G"	Agriculture

RECOMMENDATION: Should the Board determine that a self-service storage facility is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. Prior to the release of the resolution authorizing a self-service storage facility, the applicant shall submit elevation drawings for the project to the secretary for review and approval indicating compliance with the architectural design and screening recommendations of the Superintendent of Central Inspection.

2. Prior to the release of the resolution authorizing construction of this self-service storage facility, the applicant shall submit a revised landscape plan to the secretary for review and approval. The plan shall comply with all requirements of this use exception 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 materials, 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 show the location, type and size of all fences.

3. Prior to the release of the resolution authorizing this use exception, the applicant shall provide 6 copies of the site plan to the secretary 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.

4. A six to eight foot tall screening fence, constructed to prevent the passage of light and debris, shall be erected along the perimeter of this project at the required setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).

5. 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.

6. 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.

7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.

Enclosure
LPM/hm

cc: Wayne Matlock, 640 S. Buckner, Derby, KS 67027
Randy Sparkman, OCI
Paul Hays, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk
Yolanda Anderson, MAPD

Exhibit

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

January 25, 1995

Ron Bramlage
P. O. Box 1005
Juncton City, KS 67207

Re: BZA 43-94 - Exception to permit self-service storage facilities on property zoned "LC" Light Commercial.

Dear Mr. Bramlage:

At the regular meeting of the Board of Zoning Appeals on January 24, 1995, your request for an exception was considered. It was the action of the Board to grant the request, subject to the following conditions:

1. Prior to the release of the resolution authorizing a self-service storage facility, the applicant shall submit elevation drawings for the project to the secretary for review and approval indicating compliance with the architectural design and screening recommendations of the Superintendent of Central Inspection which are as follows: That the developer use a horizontal lap siding with 4" - 6" exposure on the east faces of the buildings which front Kansas and install an 8' wood or concrete block screening fence between the buildings along Kansas St. In addition, the developer should plant 4-5 more trees and add additional shrubbery over and above that shown on his preliminary landscape plan along the east side of these buildings, and add some shrubbery and several trees along the south side of the property along 51st St. South. The color of siding for all the buildings should be warm or earth tones, such as beige.

2. Prior to the release of the resolution authorizing construction of this self-service storage facility, the applicant shall submit a revised landscape plan to the secretary for review and approval. The plan shall comply with all requirements of this use exception 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 materials, 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 show the location, type and size of all fences.

3. Prior to the release of the resolution authorizing this use exception, the applicant shall provide 6 copies of the revised site plan to the secretary showing compliance with all of the required 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.

4. An eight foot tall screening fence, constructed to prevent the passage of light and debris, shall be erected along the perimeter of this project at the required setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).

5. 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.

6. 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.

7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.

8. 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.

9. 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.

10. No activities such as miscellaneous or garage sales shall be conducted on the premises.

11. The servicing or repair of motor vehicles, boats, trailers, lawn movers and other similar equipment shall not be conducted on the premises.

12. Signs shall be limited to 1 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. One sign shall be permitted on 50th Street South

per the requirements of the sign code.

13. The area shall be properly policed by the owner or operator for removal of trash and debris.

14. 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.

15. 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.

16. No individual or business shall lease more than 3,000 square feet of storage space.

17. 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.

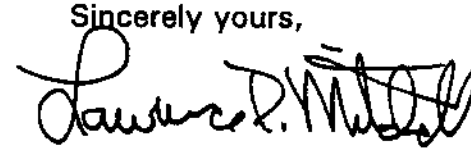
18. No portable signs, bright colored fences, string-type banners, pennants or lights shall be permitted.

19. This resolution authorizing self-service storage on this property may be declared null and void upon a finding by the Board that the applicant, or subsequent operator of the business, has failed to comply with any of the foregoing conditions. The resolution setting forth the official action of the Board will be released upon compliance with conditions numbers 1, 2, and 3.

This resolution setting forth the official action of the Board will be released upon compliance with conditions numbers 1, 2, and 3.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please call our office.

Sincerely yours,



Lawrence P. Mitchell
Assistant Secretary
Board of Zoning Appeals

5. 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.

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19. This resolution authorizing self-service storage on this property may be declared null and void upon a finding by the Board that the applicant, or subsequent operator of the business, has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 24th day of January, 1995.

Susan Osborne-Howes, President

ATTEST:

Lawrence P. Mitchell, Assistant Secretary

BZA RESOLUTION NO. 43-94

WHEREAS, Ron Bramlage, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit self service storage facilities on property zoned the "LC" Light Commercial and legally described as follows:

> Lots 2, 3, and east 112.8 feet of Lot 1, F. A. Brown 7th Addition, Wichita, KS. Generally located south of 50th Street South between Hydraulic and Kansas. (5100 S. Hydraulic)

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of January 24, 1995, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit a self service storage facility on property zoned the "LC" Light Commercial, subject to the conditions outlined in Section 28.04.183.5, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit a self service storage facility on property zoned the "LC" Light Commercial and legally described as follows:

> Lots 2, 3, and east 112.8 feet of Lot 1, F. A. Brown 7th Addition, Wichita, KS. Generally located south of 50th Street South between Hydraulic and Kansas. (5100 S. Hydraulic)

subject to the following conditions:

1. Prior to the release of the resolution authorizing a self-service storage facility, the applicant shall submit elevation drawings for the project to the secretary for review and approval indicating compliance with the architectural design and screening recommendations of the Superintendent of Central Inspection which are as follows: That the developer use a horizontal lap siding with 4" - 6" exposure on the east faces of the buildings which front Kansas and install an 8' wood or concrete block screening fence between the buildings along Kansas St. In addition, the developer should plant 4-5 more trees and add additional shrubbery over and above that shown on his preliminary landscape plan along the east side of these buildings, and add some shrubbery and several trees along the south side of the property along 51st St. South. The color of siding for all the buildings should be warm or earth tones, such as beige.

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