



Wichita-Sedgwick County Metropolitan Area Planning Department

January 24, 2001

Heather L. Parrish, Manager
U-Needa Self Storage LLC
110 S. Main, Suite 510
Wichita, KS 67202-5734

FILE COPY

Re: BZA2000-00072: An administrative adjustment to Protective Overlay District #39 to permit outdoor storage of three utility trailers only in a designated area.

Legal Description: Lots 1, Block 1, U-Needa Self Storage Addition, Wichita, Sedgwick County, Kansas. Generally located south of 21st St. N. and east of Hoover (2120 N. Hoover).

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Dear Ms. Parrish:

We have reviewed your request for an administrative adjustment to Protective Overlay District #39 to permit outdoor storage of three utility trailers. You state in your application that the trailers are provided free of charge to patrons renting space in the self storage facility and are not rented or used for other purposes. You further state in your application that the trailers will only be stored in the area designated on the site plan submitted with your application.

The Unified Zoning Code allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to Protective Overlay Districts as long as the adjustment does not have any of the negative impacts stated in Sec. V-I.6. We find that permitting the outdoor storage of three utility trailers only in a designated area meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The designated storage area for the utility trailers is not located within the drive aisles and should have no impact on the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The designated storage area for the utility trailers is screened from view and should have no negative impacts on existing uses in surrounding areas.
- 3) Compatibility with existing or permitted uses on abutting sites: The existing and permitted uses on abutting sites are primarily commercial and industrial in nature. The outdoor storage of three utility trailers is compatible with commercial and industrial uses.

Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an administrative adjustment to Protective Overlay District #39 to permit outdoor storage of three utility trailers only in a designated area on the aforementioned property is hereby granted subject to the following condition:

- 1) A maximum of three utility trailers, measuring no more than 6 feet in height, may be stored outdoors. The utility trailers may only be stored outdoors in the area designated on the attached site plan and may only be used by patrons renting space at the self storage facility.
- 2) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

21ST. STREET NORTH

HOOPER RD

PHILLIPS PIPE LINE

P.L. 173

P.L. 101.12' +/-

P.L. 150' +/-

P.L. 229.6' +/-

P.L. 229.6' +/-

P.L. 173.37

P.L. 111.07

P.L. 51.97

P.L. 280

P.L. 923.78

PAVED AREA

14' x 40' x 16' (TYP.)

15' x 60' x 15' (TYP.)

30' x 340' x 8' 6"

30' x 340' x 8' 6"

30' x 340' x 8' 6"

30' x 300' x 12'

30' x 250' x 8' 6"

30' x 210' x 8' 6"

30' x 180' x 8' 6"

30' x 120' x 8' 6"

30' x 80' x 8' 6"

PROPOSED UTILITY TRAILER PARKING

NORTH
1" = 100'

BZA 2000-00072

SITE PLAN

APPROVED 1-24-01 BY SK

MO-PAG-R.R.