

R E S O L U T I O N

CASE NO. CU-197

A RESOLUTION PERMITTING A TRAILER, VEHICLE, AND EQUIPMENT RENTAL BUSINESS IN THE "LC" LIGHT COMMERCIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 7A.66.c) AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 7A.66.c) and Section 11E. of the Zoning Resolution, as amended, a Conditional Use Permit to allow a trailer, vehicle, and equipment rental business in the "LC" Light Commercial District is hereby approved on the lands legally described as follows:

Beginning at a point 650 feet west of the S.E. corner of the SE-1/4 of Sec. 4, Twp. 27-S, R-1-W; thence west along the south line of said SE-1/4, 250 feet; thence north parallel with the east line of said SE-1/4, 630 feet; thence east parallel with the south line of said SE-1/4, 250 feet; thence south 650 feet to beginning, except the south 80 feet thereof. Generally located on the north side of 21st St. North, in an area west of Ridge Road.

SUBJECT TO THE FOLLOWING:


1. The entire application area shall be platted.
2. All storage, parking and display areas shall be paved with concrete, asphalt, or other comparable material.
3. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
4. No sign shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
5. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.
7. No repair work shall be conducted except in an enclosed building.
8. A 6 to 8 foot high solid wall of masonry or metal shall be constructed along the west, north and east perimeter lines of the north 143 feet of the south 200 feet of the west 175 feet of the legally described property.


9. A 5 foot wide landscape area shall be provided adjacent to south, east and west perimeter lines of the 57 feet of the west 175 feet of the legally described property, except for points of ingress and egress. Four copies of a landscape plan, showing the type and placement of plant materials proposed for said area, shall be submitted to the Director of Planning for his approval.
10. Small equipment only, not exceeding the height of 5', shall be displayed in the south 60 feet of subject property. An acceptable definition of small equipment shall be agreed upon as a condition of approval, with said definition being placed upon the face of a revised site plan which will also include all pertinent dimensions of display areas, parking areas, etc.
11. Off-street parking space shall be provided as required by The Zoning Resolution, and shall not be utilized for the storage or display of any equipment.
12. At such time as a larger portion of subject property is proposed to be utilized for equipment rental related activities, a revised site plan shall be submitted to the Director of Planning for his approval, to assure continuity of screening, landscaping and display areas with the conditions herein imposed.
13. All conditions of approval shall be complied with prior to utilization of the property for an equipment rental operation. Compliance with all conditions of approval shall occur within one year from the date of approval by the Board of County Commissioners or this Conditional Use Permit shall be considered null and void.

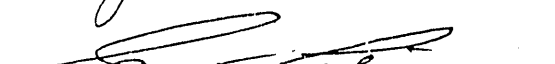
SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

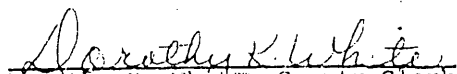
PASSED AND ADOPTED at Sedgwick County, Kansas, this 22 day of June, 1977.


Tom Scott, Chairman


John Hale, Commissioner


Everett Patrick, Commissioner

ATTEST:


Dorothy K. White, County Clerk
(SEAL)

Approved as to form by County Counselor