



## Wichita-Sedgwick County Metropolitan Area Planning Department

March 23, 2017

VT Properties  
Attn: Jeff Arensdorf  
8620 W. 21<sup>st</sup> Street N.  
Wichita, KS 67205

James Morgan  
8438 W. Northridge Ct.  
Wichita, KS 67205

Baughman Company  
Attn: Russ Ewy  
315 Ellis  
Wichita, KS 67211

**RE: ZON2018-02:** County zone change from SF-20 Single-Family Residential to LI Limited Industrial on Approximately 10.4 acres; Generally Located at the Northwest Corner of North Ridge Road and K-96 Highway

Dear Applicant:

At its regular meeting on **March 22, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the re-zoning to LI Limited Industrial with a Protective Overlay #327 as follows:

1. All uses permitted by right in the "LI" zoning district except the following uses: correctional facility; correctional placement residence, limited and general; day reporting center; night club in the city/county; sexually oriented business in the city or the county; tavern and drinking establishment; a night club, asphalt or concrete plant, limited and general; Recycling Processing Center; mining or quarrying; and grain storage.
2. Screening shall be per the Unified Zoning Code, except as modified below. Any fences or walls shall be constructed of a consistent pattern and color.
3. A 35-foot setback will run along the perimeter of the site.
4. Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: no outdoor storage or work areas shall be permitted in any building setback, and no required off-street parking space or loading area shall be utilized for storage.
5. Items stored outdoors, excluding vehicles, shall be screened from view from K -96, Ridge Road, and within a distance of 200 feet from any residential uses adjacent to the east line of the property. If the subject property is developed with a use requiring vehicle storage, or similar transportation-related use,

solid screening shall not be required around the perimeter of the subject property. If the subject property is developed with any other non-residential use, the screening standards of the UZC shall apply.

6. Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas, or similar uses shall be screened from ground level view along K-96, Ridge Road and within a distance of 200 feet from any residential uses adjacent to the east line of the property.

7. All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district; no off-site, billboard or portable signs shall be permitted except for off-site signs advertising uses located within this tract that shall be allowed to have signage placed on signs fronting Ridge Road.

Property owners opposed to the application may file with the County Clerk signed written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on April 5, 2018. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1,000 feet of the property for which the application was filed, and must be submitted to the County Clerk by April 5, 2018 at 5:00 p.m.

This application will be presented to the Board of County Commissioners on Wednesday May 2, 2018, beginning at 9:00 a.m. The Board of County Commissioners meeting will be held in the Sedgwick County Court House, Third Floor, 525 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Kathy L. Morgan, Senior Planner  
Current Plans Division

cc: MABCD  
Richard Ranzau, District 4 Board of County Commission