



## Wichita-Sedgwick County Metropolitan Area Planning Department

May 24, 2019

Donald Mann  
306 N. Kentucky Lane  
Wichita, KS 67235

**RE: ZON2019-00014** – City zone request to amend P.O. #72 to permit an outdoor vehicle storage yard on LI Limited Industrial zoned property; generally located ¼ mile north of West 21<sup>st</sup> Street North on the east side of Hoover Road (130 N. Oak Street)

Dear Applicant:

At its regular meeting on **May 23, 2019**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** as submitted with the following amended conditions in PO-72:

1. The following uses permitted in the LI Limited Industrial Zoning District shall not be permitted on Lots 1-4, Block A, Burleson Addition to Wichita, Sedgwick County, Kansas: funeral home, hotel or motel, kennel (boarding/breeding/training), marine facility (recreational), microbrewery, night club, parking area (commercial), pawnshop, recreation and entertainment (outdoor), tavern and drinking establishment, vehicle and equipment sales (outdoor), asphalt and concrete plant (general), gas and fuel storage, landfill, mining or quarrying, oil or gas drilling, rock crushing, solid waste incinerator, transfer station, vehicle storage yard, and agricultural processing.
2. Vehicle Storage Yard shall be permitted on Lot 5, Block A, Burleson Addition to Wichita, Sedgwick County. The following uses permitted in the LI Limited Industrial Zoning District shall not be permitted on Lots 1-4, Block A, Burleson Addition to Wichita, Sedgwick County, Kansas: funeral home, hotel or motel, kennel (boarding/breeding/training), marine facility (recreational), microbrewery, night club, parking area (commercial), pawnshop, recreation and entertainment (outdoor), tavern and drinking establishment, vehicle and equipment sales (outdoor), asphalt and concrete plant (general), gas and fuel storage, landfill, mining or quarrying, oil or gas drilling, rock crushing, solid waste incinerator, transfer station, and agricultural processing.
3. Vehicle storage shall only be allowed on rocked surfaces (4-inch depth). The vehicle storage may be expanded by increasing the rocked surface area of Lot 5, Block A, Burleson Addition to Wichita, Sedgwick County, Kansas.
4. Lots 1 -5, Block A, Burleson Addition shall have an increased front building setback of 35 feet.
5. All outdoor storage uses on the subject property (on Lots 1-5, Block A, Burleson Addition to Wichita, Sedgwick County, Kansas) shall be screened on all sides by a solid screening wall or fence constructed of standard building materials customarily used for wall and fence construction such as brick, stone, concrete masonry, stucco, concrete or wood.
6. Submit a new site plan showing the parking stalls and pedestrian/traffic circulation to be approved by the Planning Director prior to beginning operation of the vehicle storage yard.
7. Submit a landscape plan for the required street yard landscape across from residential zoning along Hoover Road and the landscape buffer required within 15 feet along the north property line abutting residential zoning. Landscape buffer shall be 1.5 times the quantity stipulated in the Landscape

Ordinance Guidebook. The landscape plan shall be approved by the Director of Planning before beginning operation of the vehicle storage yard.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding the City Council meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. 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 within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **June 6, 2019, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

If there are no protests, this application will be forwarded to the City Council for review and final action on **Tuesday, June 25, 2019.** If protests are received, this application will be forwarded to the City Council for final review and action on **Tuesday, July 2, 2019.** This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 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

Copies to: Cindy Claycomb, WCC VI, Mail Stop 1-13  
Brandon Findley, CRS District VI, Mail Stop 1-135  
Jeff Van Zandt, City Law, Mail Stop 1-72  
MABCD  
Julianne Kallman, City Engineering, Mail Stop 1-71  
Mark Bauer, 2615 N. Hoover Rd., Wichita, KS 67205  
Mark and Holly Rehwinkle, 2919 N. Hoover Rd., Wichita, KS 67205