

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0764 - Zone Change from "LC" Limited Commercial and "SF-20" Single-Family Residential to "OW" Office Warehouse on property generally located on the southeast corner of 21st Street North and Hoover Road (2102 N. Hoover).

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: July 8, 1998

COMMISSION DISTRICT #3

MAPC Recommendation: Approve, subject to revised staff conditions and the additional provisions of a Protective Overlay (P-O # 39) (10-2-1).

Staff Recommendation: Approve, subject to platting within 1 year and the additional provisions of a Protective Overlay (P-O #39).

Background/Discussion: The applicant is requesting a zone change from "SF-20" (1.01 acres) and "LC" (4.69 acres) to "OW" Office Warehouse on this 5.7 acre unplatted tract located south of 21st Street North and east of Hoover. The applicant is proposing to construct self-storage units on this property. A preliminary sketch of the units has been submitted by the applicant, which is attached. The applicant has stated the self-service storage buildings will be constructed of metal and will be fenced, with no outside storage contemplated. An office is shown near the entrance off of Hoover at the southern end of the property.

Self-service storage units are permitted in the "GO" (General Office) and "LC" Limited Commercial district with a Conditional Use Permit. The "OW" district permits self-service storage units as a "use by-right." If "OW" zoning is approved, the applicant has stated they are agreeable to a protective overlay which limits the uses on this property to only those uses permitted in both the "OW" and the "LC" Limited Commercial District plus self-service storage. Staff recommended additional provisions to the Protective Overlay, including: conformance to a revised site plan that provides a more sensitively considered view from Zoo Boulevard, 21st Street, and the Zoo and Park across those streets, including placement of the rear of a continuous storage unit along the west property line to screen the overhead doors and activity and a landscaped setback along Hoover, and the use of brick or comparable material and wrought iron. The Director of the Sedgwick County Zoo, also sent a letter detailing similar concerns about the appearance of the proposed storage units, which is attached.

At the time of platting, issues such as any additional right-of-way needed for 21st Street, detention of storm water and easements across this property for the City of Wichita Water Treatment Facility will be addressed.

To the east of the application area is the proposed City of Wichita Water Treatment Plant on "SF-20" zoned land. A single-family residence is located to the west of this site. North of this area is undeveloped agriculture land, which is zoned "LC". The Sedgwick County Zoo is located just south of this site across the railroad tracks and Zoo Boulevard.

At the June 11, 1998 MAPC hearing, the applicant's agent spoke to the planned use of this site. The agent stated the applicant was in agreement with staff's recommendations except for the continuous building along the west property line and the use of a brick exterior on all buildings, due to safety concerns, the ability for drivers along 21st Street and Zoo Boulevard to see the storage units as advertisement, and the desire to maintain flexibility in partitioning the storage areas. A representative from the Sedgwick County Zoo spoke in favor of staff's recommendations.

A motion to deny the request failed, and a subsequent motion to approve the request subject to staff's recommendations, with the addition of a masonry wall along the south property line near the office was approved. The two dissenting planning commissioners felt this was still an inappropriate use in this sensitive area.

The applicant brought a revised site plan before the MAPC at their June 25, 1998 meeting. This site plan showed a 6 foot masonry wall along the west and south property lines, which would be the same in appearance as the walls along the Sedgwick County Park and a 10 foot landscape buffer along the north, west and south property lines. The remainder of the property would be fenced with wrought iron. Building eave heights would be limited to 8.5 feet, except for the northernmost two buildings, so the wall should substantially screen the buildings. An informal poll of the planning commissioners was taken during this meeting, and the commissioners who were in attendance all voiced support for the revised site plan. The Sedgwick County Zoo Director also indicated to planning staff that he could support the revised site plan.

Recommended Action: Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change subject to the additional provisions of a Protective Overlay (P-O #39) district and subject to platting within 1-year; adopt the resolution and authorize the Chairman to sign; and instruct the Planning Department to withhold publication until all conditions have been complied with.

(An override of the Planning Commission's recommendation requires 4 votes on first hearing).

Applicants:

James M. Stewart Revocable Trust 105 South Broadway Wichita KS 67202

U-Needa Self Storage % Heather Parrish 110 South Main Ste 510 Wichita KS 67202

Protestors:

None

RESOLUTION NO. 112-1998

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY RESOLUTION NO. 57-1997.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the 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 V-C of the Wichita Sedgwick County unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. SCZ-0764

Zone change request from "LC" Limited Commercial District and "SF-20" Single-Family Residential District to "OW" Office Warehouse District and to "P-O" Protective Overlay District on property described as:

A tract of land in the N1/2 NW 1/4 of Section 11-27S-1W, Sedgwick County, Kansas, described as follows:

Beginning at a point 60 feet East of the Northwest Corner of said Section 11; thence bearing South 0 degrees 04' 13" West a distance of 238.68 feet; thence bearing South 23 degrees 00' 00" East a distance of 62.94 feet; thence bearing South 39 degrees 40' 23" East a distance of 417.37 feet; thence bearing South 4 degrees 00' 09" East a distance of 111.07 feet; thence bearing South 50 degrees 07' 19" West a distance of 51.97 feet to a point on the Easterly right-of-way line of the Missouri Pacific Railroad; thence bearing in a generally Southeasterly direction along the Easterly right-of-way line of said Railroad a distance of 280 feet; thence North approximately 967 feet to a point on the North line of said Section 11; thence West along the North line of said Section 11 approximately 440 feet to the point of beginning. Generally located south of 21st Street and east of Hoover.

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:

1. The property is limited to those uses permitted in both the "OW" (Office Warehouse) and "LC" (Limited Commercial) District, plus self-service storage warehouse, with no outdoor storage, that complies with the standards of Section III.D.6.Y of the Unified Zoning Code.

2. Signage is limited to one sign each on 21st Street and Hoover, each limited to 100 square feet in size. No off-site, portable, flashing or revolving signs are permitted.
3. Development shall be in compliance with the site plan approved by the County Commission. Development for a self-service storage use shall incorporate the rear of a continuous building along the west property line from 21st Street North to the entrance near Zoo Boulevard, with a landscaped setback conforming to the City of Wichita landscape ordinance.
4. The applicant shall submit a plant landscape plan which shows landscaping along the south portion of the property adjacent to Zoo Boulevard.
5. All exterior building walls within this lot, excluding overhead doors, shall be brick and shall share the same predominate color and texture. All fencing shall be wrought iron along 21st Street North and the east property line. A masonry wall shall be constructed along the south portion of the property surrounding the proposed office building along Zoo Boulevard.

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change 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.

Commissioners present and voting were:

BETSY GWIN
PAUL W. HANCOCK
THOMAS G. WINTERS
MELODY C. MILLER
MARK F. SCHROEDER

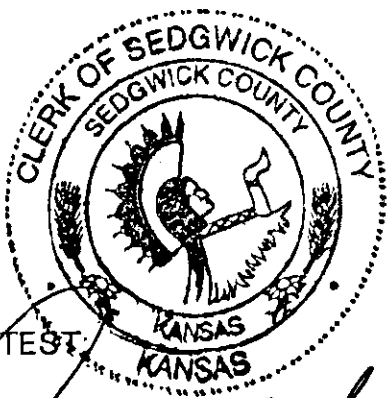
Aye
Aye
Aye
Aye
Aye

DATED this 8th day of July, 1998.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

Mark F. Schroeder

MARK F. SCHROEDER, Chairman

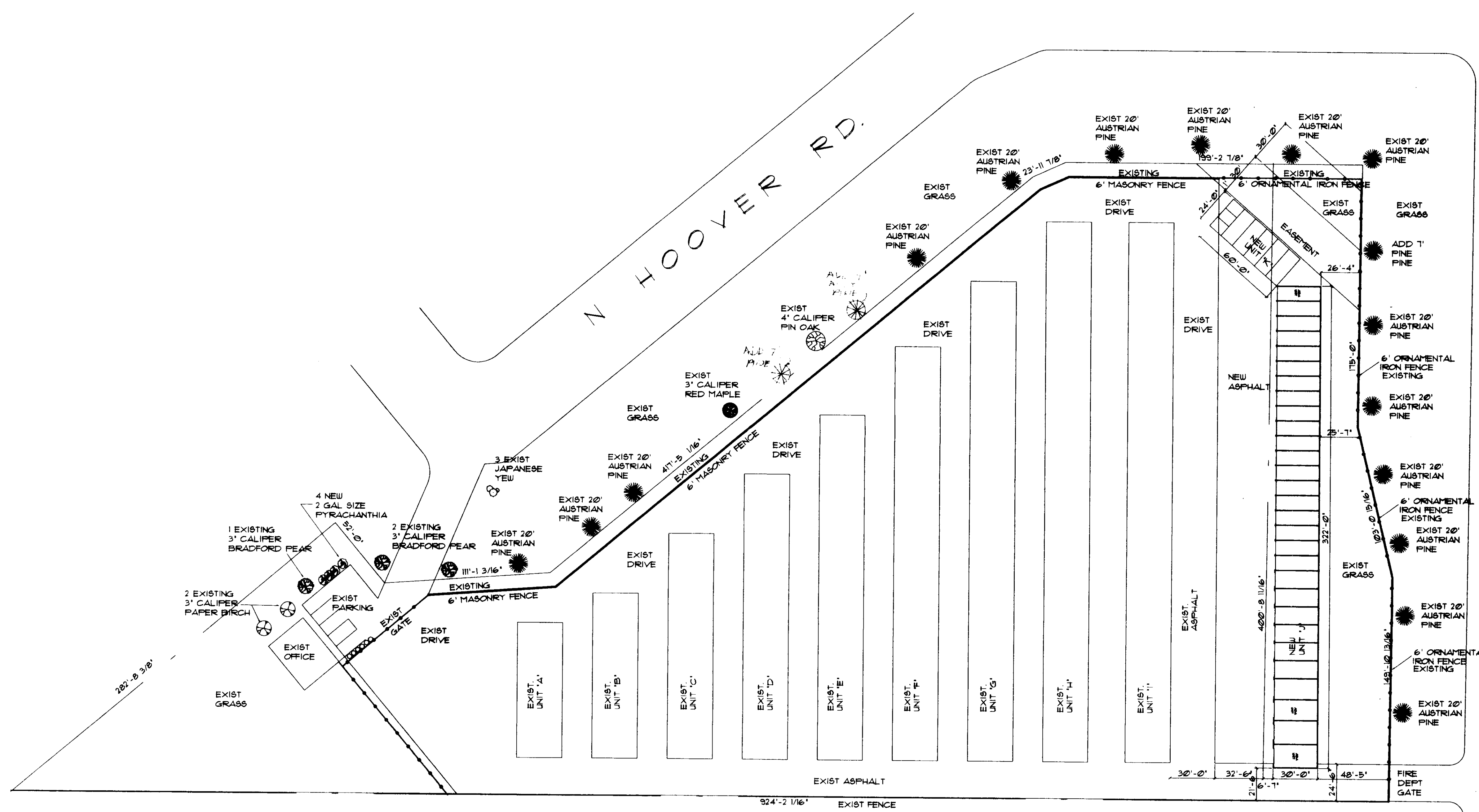


ATTEST:

James Alford
JAMES ALFORD
County Clerk

APPROVED AS TO FORM ONLY:

Richard Euson
RICH EUSON
County Counselor



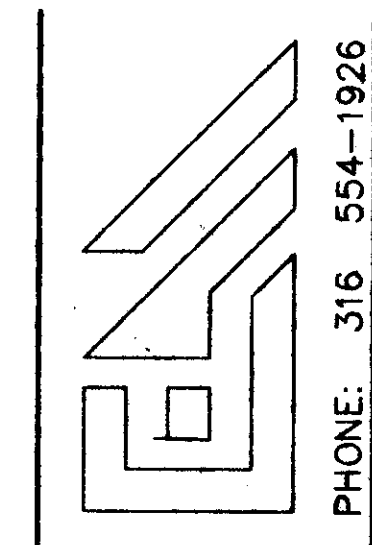
REPLACED TREES AND SHRUBS:
ADD 3 PINUS NEGRA (AUSTRIAN PINE) 6' TALL
ADD 4 PYRACANTHIA (FIRE THORN) 2 GAL SIZE

GENERAL NOTES AND CODE ANALYSIS:
TOTAL SITE AREA = 229,219 SQ. FT.
IMPERVIOUS AREA = 182,825 SQ. FT.
TOTAL STORAGE BLDG SQ. FT. = 10,740 SQ. FT.

LANDSCAPE PLAN
SCALE: 1"=40'-0"

PO#59 SCZ0764
LANDSCAPE PLAN
12-18-07

U 21st STREET



EDWARD A. MURABITO
ARCHITECT
PLANNER
WICHITA, KANSAS

NEW STORAGE BUILDINGS FOR:
U-NEEDA SELF STORAGE
2120 N. HOOVER RD. WICHITA, KANSAS

DATE:
REVISED:
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