

12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles is part of such business.
14. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
15. The maximum building coverage may be 45% of the total land area, regardless of general limitations of the zoning district.
16. No individual or business shall lease more than 3,000 square feet of storage space.
17. All areas not paved as required by condition of approval #6 shall be landscaped with deciduous and coniferous plant materials. The landscape plan, as set forth in condition #2, shall include the landscaping material to be used.

**BOARD OF ZONING APPEALS
WICHITA, KANSAS**

AGENDA ITEM NO. 4

November 22, 1988

SECRETARY'S REPORT

CASE NUMBER:

BZA 52-88

OWNER/APPLICANT/AGENT:

Security Storage Properties (owner/applicant)
John Gist, Planning Development Serv. (agent)

REQUEST:

Exception to permit the expansion of
self-service storage facilities.

CURRENT ZONING:

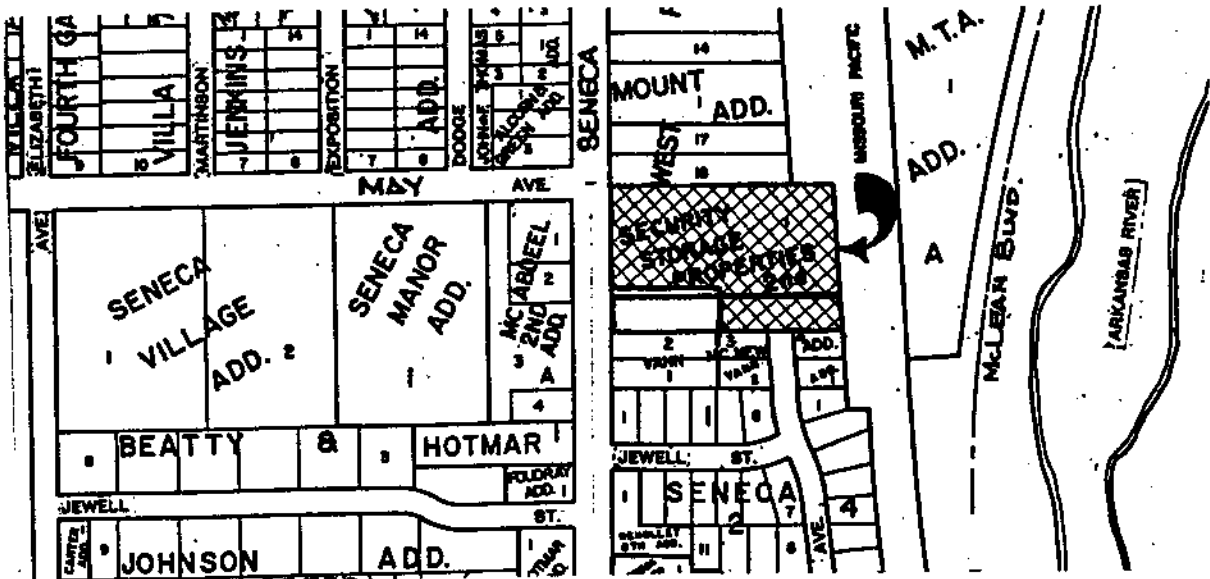
"LC" Light Commercial District, "BB" Office
District, and "AA" One-Family Dwelling
District (approved for "BB")

SITE SIZE:

3.7 acres

LOCATION:

East side of Seneca between Jewell & May.



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.183.5 can be complied with.

BACKGROUND: A previous exception (BZA 53-84) granted approval for self-storage warehouses on a 3.3-acre lot zoned "LC" and "BB". The owner has recently purchased additional property to the south and is desirous of expanding the storage facilities. "BB" zoning has been approved (Z-2927) for this additional area subject to platting. The plat of Security Storage Properties 3rd Addition is now in the review process.

One of the requirements for this type of land use exception is that a 15-foot-wide landscaped yard (side or rear) be provided when adjacent to a residential zoning district and a 15-foot-wide landscaped front yard be provided when within 100 feet of a residential zoning district. This landscaping is to be in addition to any required screening fence. The width of the required landscaped yard may be reduced to not less than the minimum yard of the zoning district when the lot is adjacent to a property where an adopted policy favors office, commercial or industrial zoning. Since the adopted zoning policy for the east side of Seneca at this location favors "BB" office zoning, the width of the required landscaping along the north and along the west could be reduced to 5 feet. The required landscaped yard along the east 302 feet of the south property line, however, must be a minimum of 15 feet wide because it abuts residential lots on Osage Avenue. The applicant has indicated that an existing hedgerow at this location will be maintained. The east side technically requires a landscaped yard because it abuts "AA" zoning, but that zoning is on abandoned railroad right-of-way, east of which is the MTA bus depot. Staff recommends that no landscaping be required along the east line, due to this unique situation. The landscape plan which was submitted and approved with BZA 53-84 should be modified to fit the current criteria. None of the landscaping indicated on that plan was ever installed.

ADJACENT ZONING AND LAND USE:

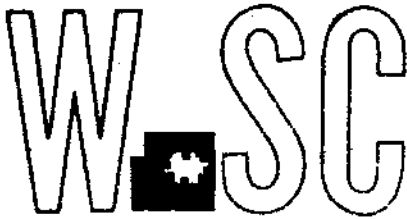
NORTH	"A"	Single-family dwelling
SOUTH	"LC" & "AA"	Vacant house; vacant lot & single-family dwelling
EAST	"AA"	Railroad right-of-way
WEST	"LC"	Retail commercial

RECOMMENDATION: Should the Board determine that expansion of the self-service storage facilities is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. Prior to the release of the resolution authorizing the expansion of this self-service storage facility, the applicant shall complete the plat of Security Storage Properties 3rd Addition which is necessary to establish "BB" Office zoning on the south portion of the property.

2. Prior to the release of the resolution authorizing the expansion of this self-service storage facility, the applicant shall submit a revised landscape plan for the required landscaped yards to the Secretary for review and approval. The plan shall indicate the sizes and quantities of plant materials to be installed; identify existing plant materials which are to remain; and indicate the method of providing water to the plant materials. All new plant materials, as approved, shall be installed prior to occupancy of the proposed three new buildings or, if weather does not permit planting, a financial guarantee shall be submitted to Central Inspection which guarantees their planting within the next planting season. The landscape plan shall also show the location, type and size of all fences.
3. A 6- to 8-foot screening fence of brick, stone, architectural tile, masonry units, wood or other similar material constructed to prevent the passage of light and debris shall be erected and maintained along the north and south at the required setback lines.
4. Any side of the building providing doorways to storage areas shall be set back from the property line not less than 25 feet when adjacent to a residential zoning district.
5. Off-street parking shall be required on the basis of 1 space for each 8,000 square feet of floor area in the facility, plus 1 space for each employee, but in no case shall the number be less than 5 spaces.
6. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
7. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
8. All storage on the property shall be kept within an enclosed building.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. Signs shall be limited to 1 per arterial street frontage. Signs shall not exceed 20 feet in height nor exceed 50 feet in gross surface area. Signs shall not project over any public right-of-way.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
456 NORTH MAIN STREET
WICHITA, KANSAS 67202-1868
(316) 268-4561

February 21, 1989

John Gist
Planning Development Svcs, Inc.
924 N. Main
Wichita, KS 67203

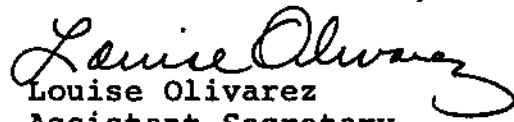
Re: BZA 52-88 - Exception to permit the expansion of
self-service storage facilities, located on east side of
Seneca between Jewell St. and May Ave (2010 S. Seneca).

Dear Mr. Gist:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on November 22, 1988. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files now that a landscape plan has been approved and the plat of Security Storage Properties 3rd Addition has been recorded. The associated zone change (Z-2927) which establishes "BB" zoning for the proposed expansion area should become effective within a few days upon publication of the rezoning ordinance.

If you have questions concerning this matter, please call our office.

Sincerely,


Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

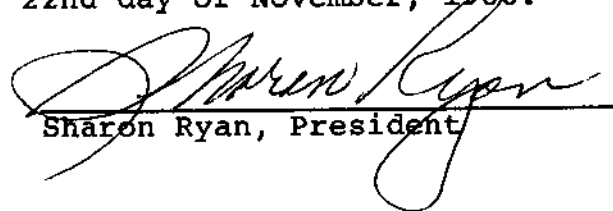
LO:jcm
Enclosure

cc: Security Storage Properties, Box 8207, Wichita, 67208
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

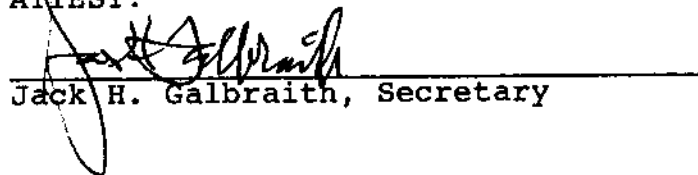
FILE COPY

15. The maximum building coverage may be 45% of the total land area, regardless of general limitations of the zoning district.
16. No individual or business shall lease more than 3,000 square feet of storage space.
17. All areas not paved as required by condition of approval #6 shall be landscaped with deciduous and coniferous plant materials. The landscape plan, as set forth in condition #2, shall include the landscaping material to be used.
18. Release of this resolution shall make null and void Resolution No. BZA 53-84.

ADOPTED AT WICHITA, KANSAS, this 22nd day of November, 1988.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary

BZA RESOLUTION NO. 52-88

WHEREAS, Security Storage Properties, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the expansion of self-service storage facilities on property zoned the "LC" Light Commercial District, the "BB" Office District and the "AA" One-Family Dwelling District (approved for "BB") and legally described as follows:

Lot 1, Security Storage Properties 2nd Addition, Wichita, Kansas, except the south 15 ft. of the west 250 ft. thereof; AND beginning at a point on the west line of Lot 7 in the SW 1/4 of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 268.77 ft. south of the northwest corner of said Lot 7; south along the west line of said Lot 7 a distance of 76.08 ft.; thence east parallel with the north line of said Lot 7 a distance of 601.79 ft. more or less to the west line of the Midland Valley Railroad right-of-way; thence in a north-westerly direction along west line of said right-of-way to a point 268.77 ft. south of the north line of said Lot 7; thence west 597.23 ft. more or less to the point of beginning, except the west 300 ft. thereof; being platted as Lot 1, Security Storage Properties 3rd Addition. Generally located on the east side of Seneca in an area between Jewell and May.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of November 22, 1988, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the expansion of self-service storage facilities on property zoned or to be zoned the "LC" Light Commercial District and "BB" Office District, subject to the conditions outlined in Section 28.04.183.5, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit the expansion of self-service storage facilities on property zoned or to be zoned the "LC" Light Commercial District and "BB" Office District, and legally described as follows:

Lot 1, Security Storage Properties 2nd Addition, Wichita, Kansas, except the south 15 ft. of the west 250 ft. thereof; AND beginning at a point on the west line of Lot 7 in the SW 1/4 of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 268.77 ft. south of the northwest corner of said Lot 7; south along the west line of said Lot 7 a distance of 76.08 ft.; thence east parallel with the north line of said Lot 7 a distance of 601.79 ft. more or less to the west line of the Midland Valley Railroad right-of-way; thence in a north-westerly direction along west line of said right-of-way to a point 268.77 ft. south of the north line of said Lot 7; thence west 597.23 ft. more or less to the point of beginning, except the west 300 ft. thereof; being platted as Lot 1, Security Storage Properties 3rd Addition. Generally located on the east side of Seneca in an area between Jewell and May.

subject to the following conditions:

1. Prior to the release of the resolution authorizing the expansion of this self-service storage facility, the applicant shall complete the plat of Security Storage Properties 3rd Addition which is necessary to establish "BB" Office zoning on the south portion of the property.
2. Prior to the release of the resolution authorizing the expansion of this self-service storage facility, the applicant shall submit a revised landscape plan for the required landscaped yards to the Secretary for review and approval. The plan shall indicate the sizes and quantities of plant materials to be installed; identify existing plant materials which are to remain; and indicate the method of providing water to the plant materials. All new plant materials, as approved, shall be installed prior to occupancy of the proposed three new buildings or, if weather does not permit planting, a financial guarantee shall be submitted to Central Inspection which guarantees their planting within the next planting season. The landscape plan shall also show the location, type and size of all fences.
3. A 6- to 8-foot screening fence of brick, stone, architectural tile, masonry units, wood or other similar material constructed to prevent the passage of light and debris shall be erected and maintained along the north and south no closer to the property lines than the required setback lines.
4. Any side of the building providing doorways to storage areas shall be set back from the property line not less than 25 feet when adjacent to a residential zoning district.
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