



Wichita-Sedgwick County Metropolitan Area Planning Department

VISCO Property Management LLC
Scott Riffel
3104 W. Central
Wichita, KS 67203

September 9, 2019

RE: CON2019-00032 - City Conditional Use to allow Warehouse, Self-Service Storage on property zoned D-O Delano Overlay and GC General Commercial, generally located 1/3 mile west of North Seneca Street on the north side of West Douglas Avenue (1642 West Douglas Avenue).

Dear Applicant;

At its regular meeting on **September 5, 2019**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the attached conditions.

Property owners opposed to the application may file with the City Clerk a 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 September 20, 2019. 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 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **September 20, 2019 at 5:00 p.m.**

If any protest petitions are filed against the above the captioned case, the application will be scheduled for consideration by the City Council. The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas. If no protest petitions are filed, then the ruling the Wichita - Sedgwick County Metropolitan Area Planning Commission is final subject to meeting the attached conditions.

This is a reminder that the 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,

A handwritten signature in black ink that reads 'Matt Williams'.

Matt Williams
Associate Planner

Copies to: MABCD
Cindy Claycomb, Council Member District VI
Ana López, CSR District VI
Christopher Perisho, Delano NA, 406 S. Vine, Wichita, KS 67203

CONDITIONAL USE RESOLUTION NO. CON2019-00032

WHEREAS, Visco Property Management, LLC, (Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Warehouse, Self-Service Storage, on property zoned D-O Delano Overlay at 1642 West Douglas, and legally described as:

Odd and Even Lots 25 thru 36, inclusive, Block 7, together with vacated alley lying north of Lots 25 thru 30, Block 7 and half of vacated alley lying east of Lots 31 thru 36, Block 7, Junction Town Company Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH

Beginning 5 feet south of the northwest corner of Lot 9; thence East 103 feet; thence Southerly 100 feet; thence Southerly and Westerly to a point 82 feet south of the Northwest corner of Lot 24; thence North 82 feet; thence East 10 feet; thence North 263 feet to begin and one half vacated alley adjacent on the West, Block 7, Junction Town Company Addition, Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of September 5, 2019, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow Warehouse, Self-Service Storage, on property zoned D-O Delano Overlay at 1642 West Douglas, and legally described as:

Odd and Even Lots 25 thru 36, inclusive, Block 7, together with vacated alley lying north of Lots 25 thru 30, Block 7 and half of vacated alley lying east of Lots 31 thru 36, Block 7, Junction Town Company Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH

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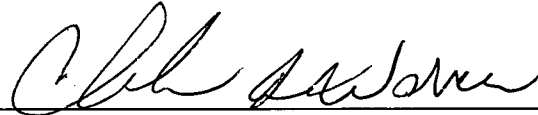
Subject to the following conditions:

1. The site must adhere to the Delano Neighborhood Design Guidelines unless approved by the Delano Design Advisory Committee.
2. The Conditional Use permits a "Warehouse, Self-service Storage," which shall be maintained and operated in compliance with all applicable codes, including but not limited to zoning, building, fire and

- health, and in substantial compliance with the approved site plan.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of approval, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Adopted this 5th Day of September 2019

METROPOLITAN AREA PLANNING COMMISSION



Charles A. Warren, Chair MAPC

ATTEST:



Dale Miller, Secretary

BACKGROUND: The applicant requests a Conditional Use to allow Self-service Storage on property zoned D-O Delano Overlay and GC General Commercial at 1642 West Douglas, which is 1/3 mile west of North Seneca on the north side of West Douglas Avenue. Per the Unified Zoning Code (UZC, Article III, Section III-C.8.b(2)) Warehouse, Self-service Storage shall be allowed only as a Conditional Use in the D-O District, regardless if permitted in the underlying district.

The applicant has indicated via site plan the intention for a two-phase project. Phase 1 would include remodeling the building located at 1642 West Douglas into climate controlled self-storage. Phase 2 would include the construction of 56 storage spaces replacing unused parking on site. The compound would be enclosed with gated access and a porte-cochere would be built for a covered loading area. Phase 2 would also include remodeling the building located at 122 Millwood into climate controlled self-storage.

Properties within the Delano Overlay must also comply with the Delano Neighborhood Design Guidelines. The guideline are meant to ensure that “alterations shall be respectful of the character of one of Wichita’s earliest commercial and residential districts.” The site plan and elevations provided are not detailed enough to thoroughly review the project for compliance with the design guidelines, however the documents do indicate that the following guidelines have not been met:

- Architectural features shall be retained and building designs shall be compatible with the district’s historical architectural character by coordinating style, architectural detailing, materials and scale with the original buildings in the district (UZC, A-5, Section 3-a.1). The removal of windows along Douglas Avenue and Millwood Avenue at the remodeled building at 1642 West Douglas is incompatible with the district’s historical architectural character.
- All remodeling or rehabilitation of exteriors shall ensure the visual integrity of the building and be compatible with the overall architectural character of the district (UZC, A-5, Section 3-a.2). The removal of windows along Douglas Avenue and Millwood Avenue at the remodeled building at 1642 West Douglas does not ensure the visual integrity of the building would be compatible with the overall architectural character of the district.
- Detached garages, carports and other accessory structures shall be subordinate (smaller) to the primary structure with regard to height, scale and mass, and shall be situated in a manner that is typical of the neighborhood (UZC, A-5, Section 3-a.4). The storage units to be constructed in Phase 2 are not situated in a manner that is typical of the neighborhood.
- All openings in the façade of a building (windows, doorways, etc.) shall be proportioned to reflect pedestrian scale and designed in a manner that encourages interest at the street level (UZC, A-5, Section 3-f.1(e)). The removal of the pedestrian scaled windows along Douglas Avenue and Millwood Avenue at the remodeled building at 1642 West Douglas does not encourage interest at the street level.

In addition, when more detailed site plans and elevations are provided, any building additions and accessory buildings shall be compatible in appearance with the principal building (UZC, A-5, Section 3-a.3).

All properties abutting and adjacent to the subject site are zoned D-O. Properties to the north of the subject site are additionally zoned LI Limited Industrial and include industrial uses. Property to the south of the subject site and across Douglas Avenue is additionally zoned LC Limited Commercial and includes a railroad. Property to the east of the subject site is additionally zoned GC and includes a railroad. Properties to the west of the subject site and across Millwood Avenue are additionally zoned GC and SF-5 Single Family. Uses include commercial buildings and single family homes.

Staff have received no indication of concern or opposition from any members of the community at the time of this writing.

CASE HISTORY: The subject property is platted as part of Junction Town Company Addition, Wichita, Sedgwick County, Kansas Recorded with the Register of Deeds on March 1, 1886. The property is 1.6 acres in size and fully improved with buildings and parking lots.

ADJACENT ZONING AND LAND USE:

NORTH:	D-O; LI	Industrial
SOUTH:	D-O; LC	Douglas Avenue; Railroad
EAST:	D-O; GC	Railroad
WEST:	D-O; GC; SF-5	Millwood Avenue; Commercial; Single Family Homes

PUBLIC SERVICES: Normal municipal services are available. West Douglas Avenue and North Millwood Avenue are paved local streets.

CONFORMANCE TO PLANS/POLICIES: The Unified Zoning Code (UZC) allows for Warehouse, Self-service Storage in the underlying General Commercial zoning district, but the Delano Overlay requires a Conditional Use for such a use.

The adopted Future Land Use Map of the Delano Neighborhood Revitalization Plan identifies this site as appropriate for “Commercial Mixed-Use”. These areas are described as having ground floors with commercial/office use with a residential component included on upper floors.

The Future Land Use Map of the adopted Wichita-Sedgwick County Comprehensive Plan, the Community Investment Plan, identifies this site as appropriate for “commercial”. These areas are described as encompassing the full diversity of commercial development intensities and types typically found in a large urban municipality. This site conforms to this designation.

RECOMMENDATION: Based upon information available prior to the public hearings, staff recommends that the request be APPROVED, subject to the following conditions:

- A. The site must adhere to the Delano Neighborhood Design Guidelines.
- B. The applicant shall submit a revised site plan and elevations for review and approval by the Director of Planning prior to the issuance of a building permit.
- C. The Conditional Use permits a “Warehouse, Self-service Storage,” which shall be maintained and operated in compliance with all applicable codes, including but not limited to zoning, building, fire and health, and in substantial compliance with the approved site plan.
- D. If the Zoning Administrator finds that there is a violation of any of the conditions of approval, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: All properties abutting and adjacent to the subject site are zoned D-O. Properties to the north of the subject site are additionally zoned LI and

include industrial uses. Property to the south of the subject site and across Douglas Avenue is additionally zoned LC and includes a railroad. Property to the east of the subject site is additionally zoned GC and includes a railroad. Properties to the west of the subject site and across Millwood Avenue are additionally zoned GC and SF-5. Uses include commercial buildings and single family homes.

2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned D-O and the Delano Overlay is intended to preserve, enhance, and promote the character of the Delano neighborhood as prescribed in the Delano Neighborhood Plan. The district prohibits many industrial uses and manufactured homes. Conditional Uses are required for uses seen as not preserving, enhancing, or promoting the character of the Delano neighborhood including Self-service Storage. Any number of permitted by right uses could be economically viable at this location. The site is located adjacent to a railroad.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request should not detrimentally impact adjacent properties provided the Self-service Storage is developed and maintained in compliance with the Delano Neighborhood Design Guidelines, Code requirements, and conditions of approval.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Unified Zoning Code (UZC) allows for Warehouse, Self-service Storage in the underlying General Commercial zoning district, but the Delano Overlay requires a Conditional Use for such a use. The Future Land Use Concept Map of the adopted Delano Neighborhood Plan identifies this site as appropriate for “commercial”. The Future Land Use Map of the adopted Wichita-Sedgwick County Comprehensive Plan, the Community Investment Plan, identifies this site as appropriate for “commercial”. These areas are described as encompassing the full diversity of commercial development intensities and types typically found in a large urban municipality. This site conforms to this designation.
5. Impact of the proposed development on community facilities: Infrastructure and community services are in place to accommodate the proposed use.

Attachments:

1. Aerial Photo
2. Zoning Map
3. Land use Map
4. Site Plans
5. Site Photos

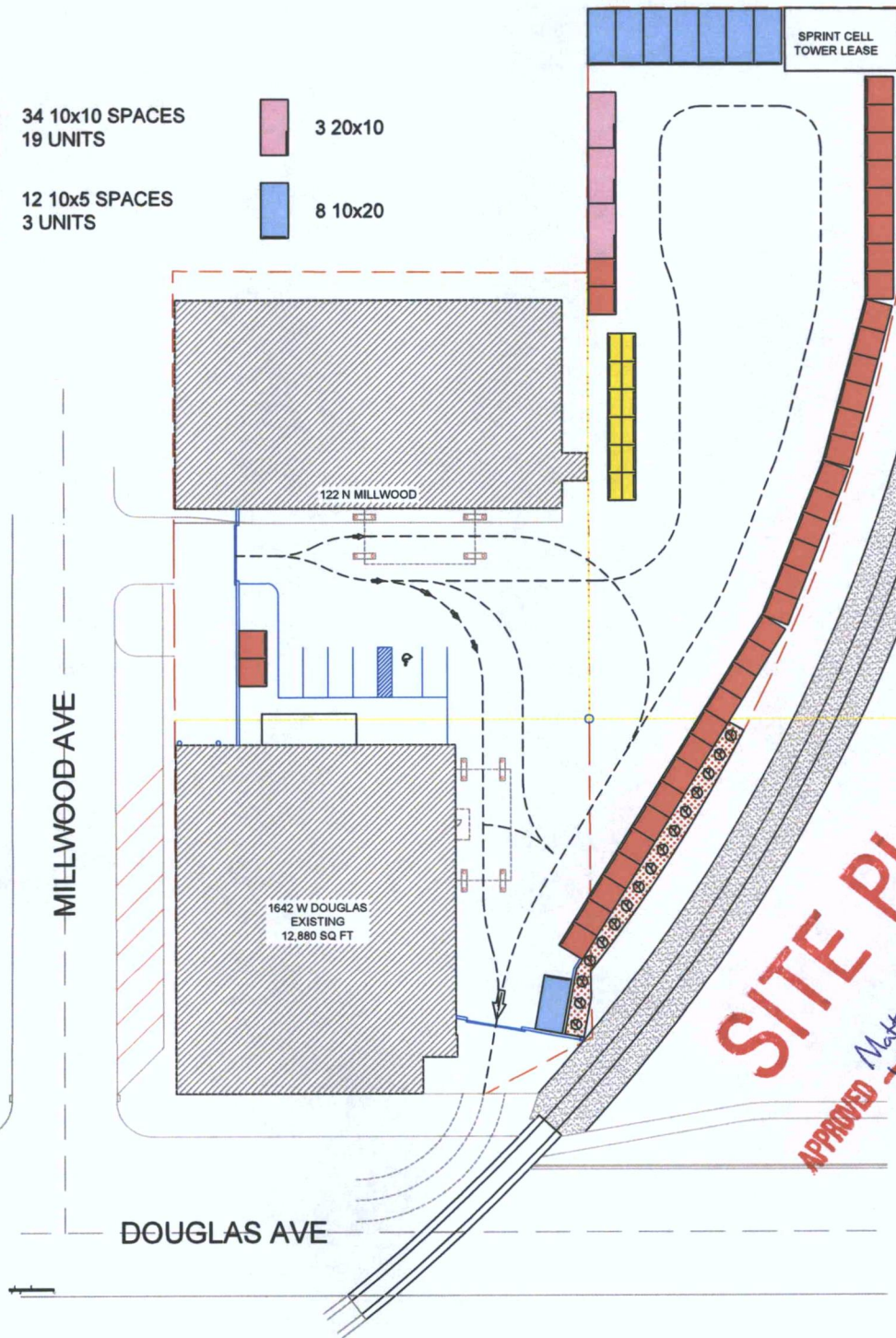
Delano Storage Project for Scott Riffel Phase 2

PURPOSE BUILT STORAGE UNITS REPLACE UNUSED PARKING.
COMPOUND ENCLOSED WITH GATED ACCESS. PORTE COCHERE
ADDED FOR COVERED LOADING AREA. 122 MILLWOOD INTERIOR
REMODELED INTO ADDITIONAL CLIMATE CONTROLLED STORAGE
SPACE

Max Christensen Architect

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WICHITA, KANSAS 67206
(316) 393-1256
OCSMAX@GMAIL.COM

- | | |
|---|--|
|  34 10x10 SPACES
19 UNITS |  3 20x10 |
|  12 10x5 SPACES
3 UNITS |  8 10x20 |



SITE PLAN

APPROVED *Max Christensen* BY *9/19/19*

SITE PLAN

SCALE 1" = 40'-0"

