Wichita-Sedgwick County Metropolitan Area Planning Department

July 10, 2018

CAR-SMART Used Cars, LLC
7337 West 33rd Street North
Wichita, KS 67205

Jim Albertson
9225 Peppertree
Wichita, KS 67226

RE: ZON2018-00016 - City request to rezone property from LC Limited Commercial to OW Office Warehouse and establish Protective Overlay #329 on property at 802 North Ridge Road

Dear Applicants:

Dear Applicants:

At its regular meeting on **June 26 2018** the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

David L. Yearout, AICP
Principal Planner

Copies to: Bryan Frye, Council Member District V, Mail Stop 1-13
Laura Rainwater, CSR District V, Mail Stop 1-135
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71
MABCD

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON July 13, 2018
ORDINANCE NO 50-807

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2018-00016

City zone change from LC Limited Commercial District to OW Office Warehouse District described as:

Lots 1, Block 1 of Johnson's Garden Center Ridge Addition, Wichita, Sedgwick County, Kansas.

Subject to the following Protective Overlay (**PO-329**):

1. Prior to issuance of a building permit, a site plan shall be submitted for review and approval by the Director of Planning. The site plan shall indicate type and location of perimeter enclosure materials, which shall entirely enclose the self-service storage warehouse facility. The site plan also shall indicate the size and location of the landscape buffer areas consistent with the previously approved Conditional Use Permit.
2. Uses shall be limited to those allowed by right in the OW Office Warehouse zoning district, EXCEPT the following uses shall be prohibited: Auditorium or Stadium; Recycling Collection Station, Private; Recycling Collection Station, Public; Recycling Processing Center; Utility, Major; Utility, Minor; Airport or Airstrip; Farmers Market in the City; Heliport; Tattooing and Body Piercing Facility; and Asphalt or Concrete Plant, Limited.
3. All parking lot lights shall be shielded and directed downward.
4. Signage shall be per the sign code for the OW, Office Warehouse zoning district.
5. Landscape and screening shall be per the Unified Zoning Code and landscape ordinance.
6. Prior to publishing the ordinance establishing the zone change, the applicants shall record a document with the Register of Deeds indicating that this tract includes special conditions for development on this property.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 10th day of July, 2018.

Jeff Longwell, Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form:
Jennifer Magaña, City Attorney and Director of Law

The Wichita Eagle
Kansas.com
825 E. Douglas | Wichita, KS 67202 | 316-268-6000

LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453697	0003755802	Published in the Wichita Eagle, July 13, 2018 (3		$57.60	1	96

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

Published in the Wichita Eagle,
July 13, 2018 (3755802)
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Case No. ZON2018-00016

City zone change from SF-5 Single Family Residential District to GC General Commercial District described as: Lots 1, Block 1 of Johnson's Garden Center Ridge Addition, Wichita, Sedgwick County, Kansas.

Subject to the following Protective Overlay (**PO-329**):

1. Prior to issuance of a building permit, a site plan shall be submitted for review and approval by the Director of Planning. The site plan shall indicate type and location of perimeter enclosure materials, which shall entirely enclose the self-service storage warehouse facility. The site plan also shall indicate the size and location of the landscape buffer areas consistent with the previously approved Conditional Use Permit.
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Karen Sublett, City Clerk

(SEAL)

Approved as to form:
Jennifer Magaña, City Attorney and Director of Law

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 07/13/2018

Ending issue of: 07/13/2018

STATE OF KANSAS)
.SS
County of Sedgwick)

Dale Seiwert, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from **7/13/2018** to **07/13/2018**.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dale Seiwert

(Signature of Principal Clerk)
DATED: 7/13/2018

Notary Public Sedgwick County, Kansas

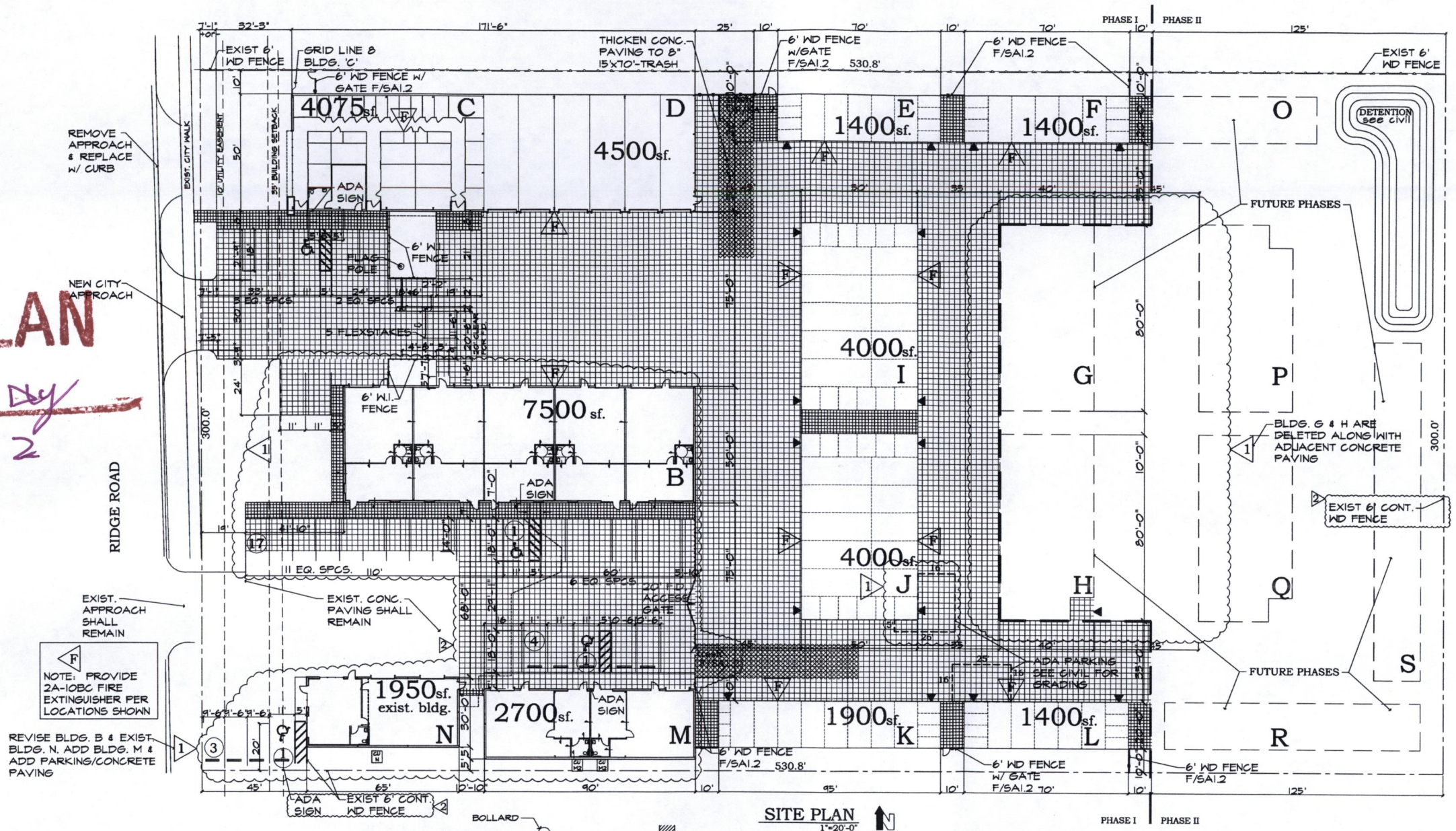
JENNIFER RAE BAILEY
Notary Public - State of Kansas
My Appt. Expires 6/4/2021

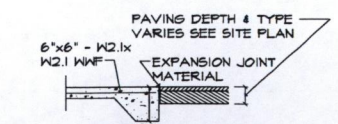
ZON 2018-16

SITE PLAN

APPROVED 1/11/18 BY: DGY

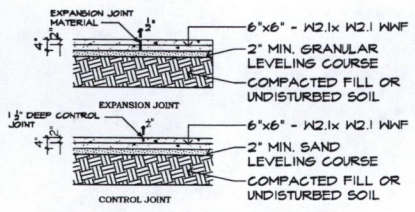
MAPD 1 OF 2



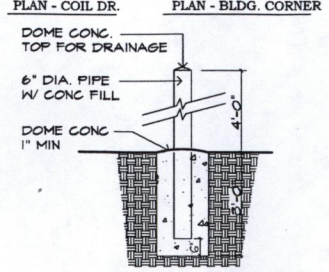


1 CURB & GUTTER 1/2" =1'-0"

2 CURB & GUTTER 1/2" =1'-0"

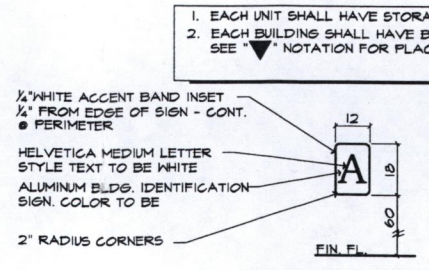


3 SIDEWALK DETAILS 1/2" =1'-0"

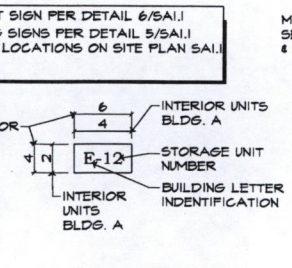


4 PIPE BOLLARD 1/2" =1'-0"

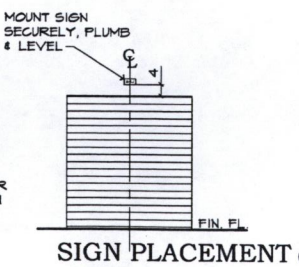
1. EACH UNIT SHALL HAVE STORAGE UNIT SIGN PER DETAIL 6/SA1.1
2. EACH BUILDING SHALL HAVE BUILDING SIGNS PER DETAIL 5/SA1.1
SEE "▼" NOTATION FOR PLACEMENT LOCATIONS ON SITE PLAN SA1.1



5 BUILDING SIGN 1/2" =1'-0"



6 STO UNIT SIGN NOT TO SCALE



7 SIGN PLACEMENT @ UNIT DOORS NOT TO SCALE

WICHITA SELF STORAGE
802 N. RIDGE ROAD WICHITA, KANSAS

ALBERTSON ASSOCIATES L.L.C.
9225 PEPPERTREE WICHITA, KS 67226 316 636-9472

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JAMES R. ALBERTSON JR.

REV. DATES
1-26-17
1-26-17
2-15-18
2-15-18 plan review
3-13-18 plan review
3-21-18 rev #1
7-13-18
7-13-18 rev #2

ISSUE DATE
2-06-18 plan review
3-13-18 plan review
3-13-18 rev #1
3-21-18
7-13-18 2nd Plan Review

SA1.1