Wichita-Sedgwick County Metropolitan Area Planning Department

July 8, 2021

Big Bang Real Estate
ATTN: Joe
8225 W Irving
Wichita, KS 67209

RE: **ZON2021-00017:** County zoning request to rezone a portion of a lot (5.9 acres) from SF-20 to GC (General Commercial) located 1,100 feet north of West 37th Street North on the east side of Hoover Road to allow construction of storage units.

Dear Applicant;

At its regular meeting on **July 7, 2021**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BoCC was to recommend **APPROVAL** of the request with conditions of Protective Overlay #370 as follows:

1. Allowed uses permitted by-right in the GC General Commercial zoning district except the following uses: correctional placement residence, limited and general; night club in the city/county; sexually oriented business in the city/county; tavern and drinking establishment; asphalt or concrete plant, limited and general; recycling processing center; landfill; transfer station; and sand extraction.
2. Screening shall be per the Unified Zoning Code Section IV-B.1-3; however, any fences or walls shall be constructed of a consistent pattern and color. The buildings along the south side of the property can be used as part of the solid screening.
3. Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: no outdoor storage or work areas shall be permitted in any building setback; no required off-street parking space or loading area shall be utilized for storage; items stored outdoors shall be screened from view from North Hoover Road.
4. If application is made to split the lot to separate the GC-zoned land and storage unit facility away from the larger parcel, the portion of land on which the screening is installed shall be included with the new lot created.
5. Roof-mounted equipment and loading docks; trash receptacles; ground-level heating, air conditioning, and mechanical equipment; free standing coolers or refrigeration units; outdoor storage including portable storage containers; outdoor work areas or similar uses shall be screened from ground level view along North Hoover Road.
6. All signs shall be limited to signs that would be allowed in the LC Limited Commercial zoning district.
7. The applicant shall submit a revised site/landscape plan to the Planning Department for review and approval prior to the issuance of building permits. The compatibility setback along the south property line can be waived by approval of the Board of County Commissioners.

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

(150004) Published in The Derby Informer on July 21, 2021

RESOLUTION NO. 151-2021

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 THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS 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. ZON 2021-00017

Zone change request from SF-20 Single-family Residential to GC General Commercial

Legally described as:

The East 960 feet of the West 1,020 feet of the North 270 feet of the South Half of the Southwest Quarter of Section 26, Township 26 South, Range 1 West, of the 6th P.M., Sedgwick County, Kansas.

Subject to Protective Overlay #370:

1. Allowed uses permitted by-right in the GC General Commercial zoning district except the following uses: correctional placement residence, limited and general; night club in the city/county; sexually oriented business in the city/county; tavern and drinking establishment; asphalt or concrete plant, limited and general; recycling processing center; landfill; transfer station; and sand extraction.
2. Screening shall be per the Unified Zoning Code Section IV-B.1-3; however, any fences or walls shall be constructed of a consistent pattern and color. The buildings along the south side of the property can be used as part of the solid screening.
3. Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: no outdoor storage or work areas shall be permitted in any building setback; no required off-street parking space or loading area shall be utilized for storage; items stored outdoors shall be screened from view from North Hoover Road.
4. If application is made to split the lot to separate the GC-zoned land and storage unit facility away from the larger parcel, the portion of land on which the screening is installed shall be included with the new lot created.
5. Roof-mounted equipment and loading docks; trash receptacles; ground-level heating, air conditioning, and mechanical equipment; free standing coolers or refrigeration units; outdoor

storage including portable storage containers; outdoor work areas or similar uses shall be screened from ground level view along North Hoover Road.

6. All signs shall be limited to signs that would be allowed in the LC Limited Commercial zoning district.
7. The applicant shall submit a revised site/landscape plan to the Planning Department for review and approval prior to the issuance of building permits. The compatibility setback along the south property line can be waived by approval of the Board of County Commissioners.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director 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 by the Governing Body and publication in the official county newspaper.

Remainder of page intentionally left blank

Commissioners present and voting were:

PETER F. MEITZNER	Aye
SARAH LOPEZ	Aye
DAVID T. DENNIS	Aye
LACEY D. CRUSE	Aye
JAMES M. HOWELL	Aye

Dated this 7th day of July 2021.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

PETER F. MEITZNER, Chairman
Commissioner, First District

LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

APPROVED AS TO FORM:

JUSTIN M. WAGGONER
Assistant County Counselor

SARAH LOPEZ
Commissioner, Second District

DAVID T. DENNIS
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

Affidavit of Legal Publication

STATE OF KANSAS)

ss.

County of Sedgwick)

Mary Joyce, being first duly sworn, deposes and says:
That he/she is Legal Manager of

The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for **1 week** the first publication thereof being made as aforesaid on the **28th** day of **April** 2021, with subsequent publications being made on the following dates:

N/A

Legal Manager

Subscribed and sworn to before me this 28th day of April, 2021.

Notary Public

Rhonda Cott
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 2-20-23

Official Hearing Notice – MAPC – May 20, 2021

Printer's Fee: $46.20
Additional copies: $_____

Legal Publication

OCA 150004
Published in The Derby Informer on April 28, 2021

MAPC May 20, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 20, 2021 no earlier than 1:30 p.m.**, the WichitaSedgwick County Metropolitan Area Planning Commission (Planning Commission) will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Wichita City Hall Building – 1st Floor Council Chambers – 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

CON2021-00017 County Conditional Use on RR Rural Residential Zoning to permit a dog boarding, training and breeding business located one-half mile south of 95th St. S. on the east side of South Webb Road (10080 S. Webb Road)

ZON2021-00017 County zoning request to rezone a portion of a lot (5.9 acres) from SF20 to GC (General Commercial) located 1,100 feet north of W. 37th St. N on the east side of Hoover Rd. to allow construction of storage units.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: **Scott Wadle** 271 W. 3rd Street – Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely
Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/651544141
You can also dial in using your phone.
United States: +1 (571) 317-3112
Access Code: 651-544-141

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/651544141

Attend In-Person
You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on April 26, 2021
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission