



Wichita-Sedgwick County Metropolitan Area Planning Department

January 5, 2022

Kreager Investments, LLC
Attn: Derek Kreager
P.O. Box 9411
Wichita, KS 67277

Baughman Company, P.A.
Attn: Philip Meyer, L.A.
315 Ellis
Wichita, KS 67211

RE: ZON2021-00050: City zone change from LC Limited Commercial to GC General Commercial for redevelopment from residential to non-residential uses; generally located on the south side of West Maple Street and within one quarter mile east of South West Street (3623 West Maple Street).

Dear Applicant;

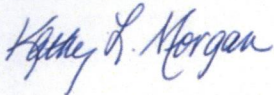
At its regular meeting on **January 4, 2022**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request with conditions of Protective Overlay #384:

1. Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
2. Signs shall be in accordance with the LC zoning district in the Sign Code of the City of Wichita, with the following additional requirements:
 - a. Portable signs are not permitted.
 - b. Ground signs shall be monument type.
 - c. No off-site /billboard signs.
 - d. No illuminated building signs on the north or west elevations of any buildings.
3. Property shall install similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - a. The height of all light poles, including pole base, is limited to 15 feet.
 - b. All exterior lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas.
4. Landscape buffers and screening shall be in accordance with the City of Wichita Landscape Ordinance.
5. Noise from the site shall not be audible from adjacent or surrounding property above the local, ambient noise. No outdoor speaker systems shall be permitted.
6. All rooftop mechanical equipment shall be screened from ground-level view from adjacent residential areas and adjacent street right of way.
7. Trash receptacles and ground level mechanical equipment shall be screened to reasonably hide them from ground level view, adjacent property and street right of way.
8. Uses shall be limited to the following: All uses permitted in G.C. zoning district except for the following: manufactured/mobile homes; assisted living; group residence; auditorium; cemetery; community assembly; correctional placement residence; golf course; library; entertainment establishment; event center; farmer's market; kennel, hobby and boarding/breeding/training; recreational marine facility; outdoor recreation and entertainment; rodeo; riding academy or stable; sexually oriented business in the city; teen club; vocational school; hospital; recycling collection

stations; reverse vending machine; elementary, middle, and high schools; car wash; convenience stores; night club; pawn shop; service stations; tavern and drinking establishments; vehicle repair; recycling processing center; second hand store; microbrewery; RV campground; vehicle sales; manufacturing limited and general; welding or machine shop; asphalt and concrete plant, limited; outdoor storage as a principal use; commercial parking area as a principal use; all as defined in the Unified Zoning Code. Any use requiring a conditional use in GC zoning shall require a PO amendment.

9. If used for vehicle storage, the following restrictions shall apply:
 - a. Use: the vehicle storage yard shall be used for the storage of licensed, operable vehicles only, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicle or equipment, or for storage of materials or supplies.
 - b. Setbacks: the minimum setback for any stored vehicles from any residence shall be 20 feet. This setback requirement can be modified or waived if the applicant demonstrates there is sufficient screening to substitute for the setback protections. Modification or waiving of the setback requirement shall be done by Administrative Adjustment.
 - c. Paving: the storage area and all entrance/exit drives on private property shall be surfaced with an all-weather surface that meets the approval of the Zoning Administrator and shall be maintained in good condition and free of weeds, trash, and other debris.
 - d. Noise: the compatibility noise standards of Section IV-C.6 shall be complied with provided, however, outdoors speakers and sound amplification systems shall not be permitted.
10. All internal circulation drives shall be paved with concrete or asphalt to mitigate dust.
11. Amendments, adjustments or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
12. The Transfer of title of all or any portion of land included within the Protective Overlay (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

Sincerely,



Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Jeff Blubaugh, WCC District IV
Rebecca Fields, CSR, District IV
Jeff VanZandt, Assistant City Attorney, Mail Stop 1-72

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. ZON2021-00050

City zone change from LC Limited Commercial to GC General Commercial zoning lot described as:

Lots 7, 8, 9, & 10, Block 1, Quincy Addition to Wichita, Sedgwick County, Kansas.

Subject to Protective Overlay #384:

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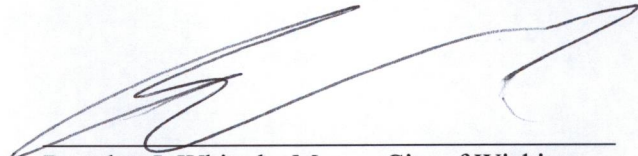
campground; vehicle sales; manufacturing limited and general; welding or machine shop; asphalt and concrete plant, limited; outdoor storage as a principal use; commercial parking area as a principal use; all as defined in the Unified Zoning Code. Any use requiring a conditional use in GC zoning shall require a PO amendment.

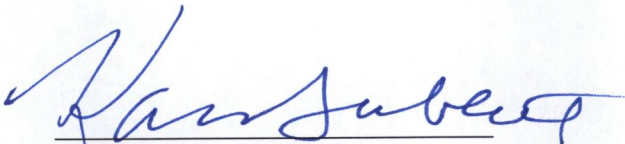
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14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

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.

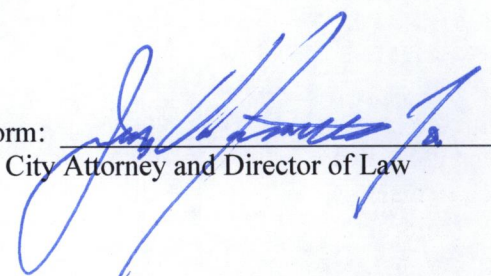
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:


Brandon J. Whipple, Mayor, City of Wichita


Karen Sublett, City Clerk



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