

AGENT ITEM REQUEST

FILE COPY

Proposed Agenda Item: ZON2002-00053 – Sedgwick County Zone change from “SF-20” Single-family Residential to “OW” Office Warehouse. Generally located southwest of the 53rd Street North – Meridian Avenue Intersection. (District IV)

Presented By: Dale Miller, Chief Planner, MAPD *DM*

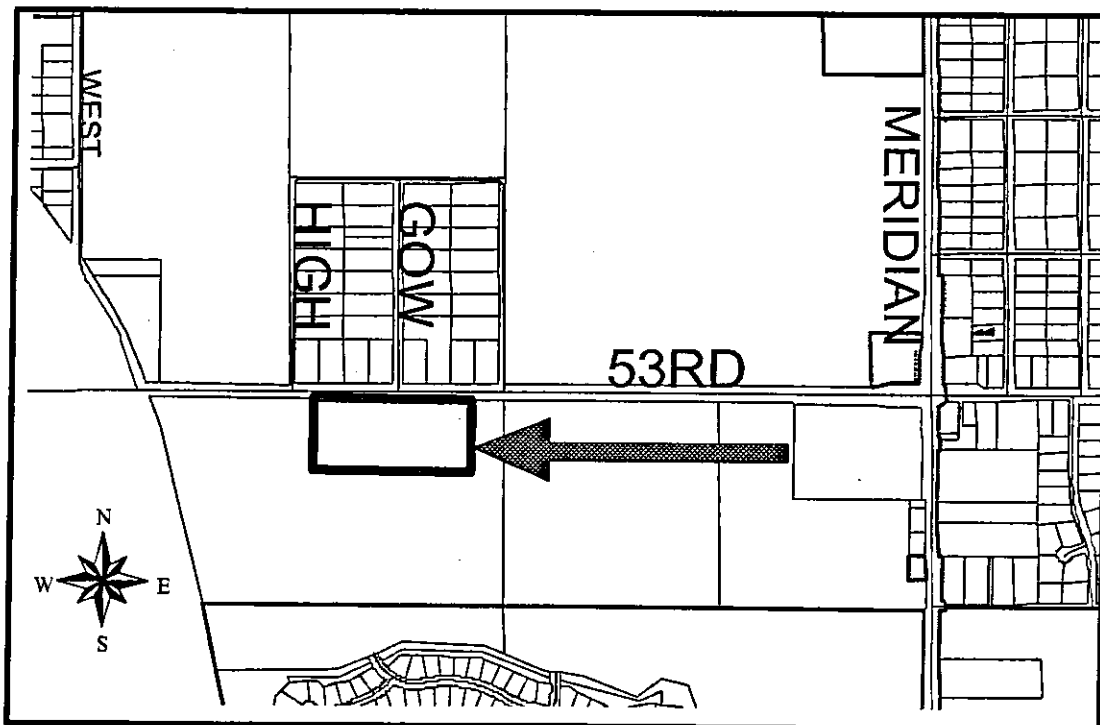
Recommended Action: Approve zone change subject to platting within one year and Protective Overlay #116, direct staff to prepare the appropriate resolution after the plat is approved, and authorize the Chairman to sign the resolution

Proposed Agenda Date: October 23, 2002

Outside Attendees: CBB Northlakes LLC, %Bill Bachman, 4647 N. Meridian, Wichita, KS 67204; and
Poe and Associates %Kenny E. Hill, 5940 E. Central, Wichita KS 67208

Multimedia Presentation: PowerPoint

Donations: Not applicable.



BACKGROUND: The applicant requests a zone change from "SF-20" Single Family Residential to "OW" Office Warehouse on 8.26 acres of unplatted property located approximately ¾ of a mile southwest of the 53rd Street North – Meridian Avenue intersection. The subject property is part of 98.11 unplatted acres owned by the applicant along the south side of 53rd, west of Meridian and east of the Wichita-Valley Center Flood Control. The site is approximately ¼ mile north and ½ mile west outside the Wichita city limits.

The character of the surrounding area is undeveloped rural with a few scattered single-family residences, an old nightclub and a vacant motel. The 'Moorings' single-family residential development (zoned "SF-5", Single-Family Residential) is approximately ¼ mile south of the site. The surrounding zoning in all directions is "SF-20". There is "LC" Limited Commercial zoning on 3 of the 4 corners of the 53rd Street North – Meridian Avenue intersection, approximately ¾ mile east of the site.

The proposed use of the subject property is a RV Storage and Office Warehouse. The applicant has turned in a site plan which shows the site having 6 metal warehouses with metal gable, 4-12 pitched, roofs, set in a straight line facing 53rd Street North. The middle 2 units (#'s 3 & 4) have office space in the front, with a gabled, wood, porched entrance and a cupola on the peak of the roof. These two units are 15,520 square-foot in size. The 4 outer units (#'s 1, 2, 5, & 6) have the same roof as the middle 2 units but lack the office space, the wood porched entrance and the copula on the peak of the roof. These units are 15,840 square-foot in size. All 6 units are shown as enclosed storage facilities with independent, fully enclosed bays. The site plan shows a 46-foot wide (x) 8-foot high berm on the south, back side, a fence (no size or type given) on the sides and front sides and trees along all 4 sides. There is one entrance into the site. No outside storage areas, lighting, signage, easements, parking, or the type of surface for parking and internal circulation is given.

The proposed use is defined by the Unified Zoning Code as 'Warehouse, Self-service Storage', which is first permitted by-right in the "OW" Office Warehouse zoning district. This use is defined as an enclosed storage facility with independent, fully enclosed bays that are leased to persons exclusively for dead storage of their household goods or personal property.


The "OW" Office Warehouse zoning district is primarily intended to accommodate office and warehousing activities for the building trades and similar businesses with operating characteristics that do not require highly visible locations or the type of vehicular access needed for retail and high-intensity office development. The "OW" Office Warehouse zoning district permits outdoor storage; however, the outdoor storage area is limited to an area equal to the size of the warehouse building and must be screened from any adjacent lot, regardless of its zoning.

The Metropolitan Area Planning Commission heard this case on September 26, 2002. The action of the Commission was to recommend approval 10-0. No one spoke in opposition. No written protests have been received.

Analysis: Not applicable.
Alternatives: Return to the Planning Commission for reconsideration.
(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing.)

Financial Considerations: Not applicable.

Policy Considerations: Not applicable.

Legal Considerations:  *Just* Approved as to form and signed by County Counselor's Office

(150004) Published in The Derby Reporter on September 8, 2003

RESOLUTION NO. 205-2002

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. ZON2002-00053

Zone change from "SF-20" Single-Family Residential to "OW" Office Warehouse, subject to the restrictions of the Protective Overlay District #116, on property described as:

Lot 1, Block 1, Northlakes Commercial Addition to Sedgwick County, Kansas. Generally located southwest of the 53rd Street North – Meridian Avenue Intersection.

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY #116 RESTRICTIONS:

1. No outside storage shall be permitted.
2. Sewer system must be approved by the county. Must sign petition to be connected to future sewer service
3. Solid screening on the 3 sides that are not bermed and the Landscaping Ordinance shall be applied.
4. Approved all weather surface for parking and circulation within the site.
5. Use shall be limited to those allowed in the SF-20 zoning district and warehouse, self-service storage.
6. The development is designed so as to compliment the potential residential development of the area as represented by the Moorings subdivision to the south.
7. Development of the site shall conform to an approved site plan.

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

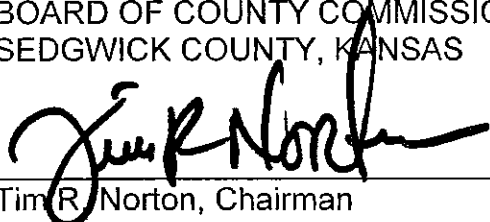
SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication.

Commissioners present and voting were:

BETSY GWIN	<u>aye</u>
TIM R. NORTON	<u>aye</u>
THOMAS G. WINTERS	<u>aye</u>
CAROLYN MCGINN	<u>aye</u>
BEN SCIORTINO	<u>aye</u>

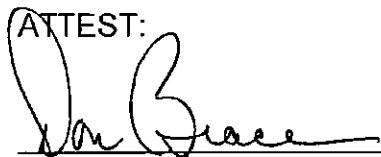
DATED this 23rd day of October, 2002.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS



Tim R. Norton, Chairman

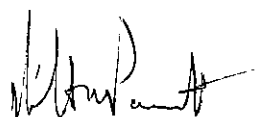
ATTEST:



DON BRACE
County Clerk



APPROVED AS TO FORM ONLY:



ROBERT W. PARNACOTT
Assistant County Counselor