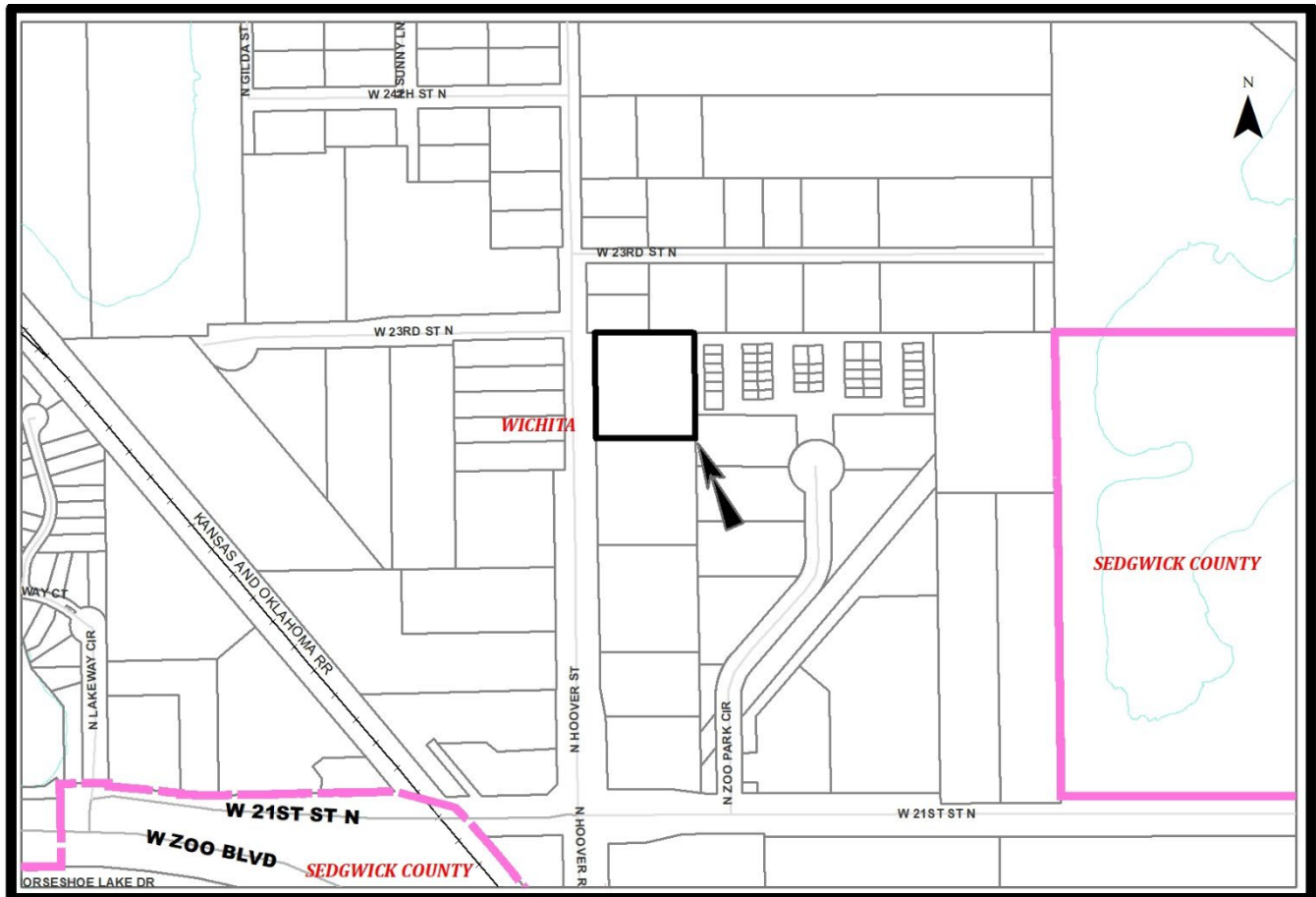




**STAFF REPORT**  
MAPC May 23, 2019  
DAB VI May 15, 2018

- CASE NUMBER:** ZON2019-00014
- APPLICANT/AGENT:** Donald Mann (Owner)
- REQUEST:** Amend P.O. #72 to allow vehicle storage
- CURRENT ZONING:** LI Limited Industrial
- SITE SIZE:** 1.7 acres
- LOCATION:** Located one-quarter mile north of West 21<sup>st</sup> Street on the east side of Hoover Road (2350 N. Hoover Rd.)
- PROPOSED USE:** Vehicle Storage Yard



**BACKGROUND:** The applicant requests an amendment to the attached PO-72 to allow a “vehicle storage yard” on 1.7 acres zoned LI Limited Industrial (LI). PO-72 currently applies to Lots 1 through 5 in the Burleson Addition. The applicant is requesting the vehicle storage yard on Lot 5, Block A of the Burleson Addition. The property is located north of West 21<sup>st</sup> Street on the east side of North Hoover Road.

The property north and west of the site is zoned SF-5 Single-Family Residential (SF-5) developed with single-family dwellings on one-half acre to one acre lots. Property east of the site is IP Industrial Park (IP) zoning. The property south of the site is zoned LI and used for warehouse/office for a gas utility company. The property is included in PO-72.

According to the Unified Zoning Code (UZC), “Vehicle Storage Yard” means the keeping outside of an enclosed building for more than 72 consecutive hours of one or more Motor Vehicles (except Inoperable Vehicles), boats, trailers or unoccupied Recreational Vehicles. The term Vehicle Storage Yard does not include Wrecking/Salvage Yard.

The applicant has provided a proposed site plan for the vehicle storage yard showing the all-weather surface of 1-1/2 inch diameter gravel and a depth of four (4) inches. The site plan does not include the landscape plan for the required street yard landscape across from residential zoning along Hoover Road and the landscape buffer required within 15 feet along the north property line abutting residential zoning. The submitted site plan does not show parking stalls and pedestrian/vehicle circulation. The site for a vehicle storage yard requires solid screening along all four property lines. The site plan only shows screening along the north property line.

**CASE HISTORY:** This property is located in the Burleson Addition to the City of Wichita, which was filed and recorded with the Register of Deeds in August 2001. The zoning (ZON2000-12) was changed to LI subject to the restrictions of PO-72.

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-5	Residential
SOUTH:	LI	Utility warehouse/office
EAST:	IP	storage units
WEST:	SF-5	Residential

**PUBLIC SERVICES:** The site has access to Hoover Road and West 21<sup>st</sup> Street. Hoover Road is a local street with 75 feet of right-of-way. West 21<sup>st</sup> Street is a fully improved commercial four-lane arterial street a center turn land and turn lanes provided at certain intersections. The site is served by all municipal services.

**CONFORMANCE TO PLANS/POLICIES:** The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the area in which the site is located within the Established Central Area which is the focus area for the Wichita Urban Infill Area. The project site is further identified on the Future Growth Concept Map as appropriate for industrial development within the Established Central Area.

**RECOMMENDATION:** Based upon the information available at the time the staff report was completed, staff recommends the request to amend PO-72 be **APPROVED** as submitted with the following amended conditions in PO-72:

1. The following uses permitted in the LI Limited Industrial Zoning District shall not be permitted on Lots 1-4, Block A, Burleson Addition to Wichita, Sedgwick County, Kansas: funeral home, hotel or motel, kennel (boarding/breeding/training), marine facility (recreational), microbrewery, night club, parking area (commercial), pawnshop, recreation and entertainment (outdoor), tavern and drinking establishment, vehicle and equipment sales (outdoor), asphalt and concrete plant (general), gas and fuel storage, landfill, mining or quarrying, oil or gas drilling, rock crushing, solid waste incinerator, transfer station, vehicle storage yard, and agricultural processing.
2. Vehicle Storage Yard shall be permitted on Lot 5, Block A, Burleson Addition to Wichita, Sedgwick County. The following uses permitted in the LI Limited Industrial Zoning District shall not be permitted

on Lots 1-4, Block A, Burleson Addition to Wichita, Sedgwick County, Kansas: funeral home, hotel or motel, kennel (boarding/breeding/training), marine facility (recreational), microbrewery, night club, parking area (commercial), pawnshop, recreation and entertainment (outdoor), tavern and drinking establishment, vehicle and equipment sales (outdoor), asphalt and concrete plant (general), gas and fuel storage, landfill, mining or quarrying, oil or gas drilling, rock crushing, solid waste incinerator, transfer station, and agricultural processing.

3. Vehicle storage shall only be allowed on rocked surfaces (4-inch depth). The vehicle storage may be expanded by increasing the rocked surface area of Lot 5, Block A, Burleson Addition to Wichita, Sedgwick County, Kansas.
4. Lots 1 -5, Block A, Burleson Addition shall have an increased front building setback of 35 feet.
5. All outdoor storage uses on the subject property (on Lots 1-5, Block A, Burleson Addition to Wichita, Sedgwick County, Kansas) shall be screened on all sides by a solid screening wall or fence constructed of standard building materials customarily used for wall and fence construction such as brick, stone, concrete masonry, stucco, concrete or wood.
6. Submit a new site plan showing the parking stalls and pedestrian/traffic circulation to be approved by the Planning Director prior to beginning operation of the vehicle storage yard.
7. Submit a landscape plan for the required street yard landscape across from residential zoning along Hoover Road and the landscape buffer required within 15 feet along the north property line abutting residential zoning. Landscape buffer shall be 1.5 times the quantity stipulated in the Landscape Ordinance Guidebook. The landscape plan shall be approved by the Director of Planning before beginning operation of the vehicle storage yard.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The property north and west of the site is zoned SF-5 Single-Family Residential (SF-5) developed with single-family dwellings on one-half acre to one acre lots. Property east of the site is IP Industrial Park (IP) zoning. The property south of the site is zoned LI and used for warehouse/office for a gas utility company.
2. The suitability of the subject property for the uses to which it has been restricted: The property is presently zoned LI and allows intensive uses except for those prohibited by PO-72.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed Vehicle Storage Yard will be screened and requires a graveled surface for outdoor storage.
4. Length of time the property has been vacant as currently zoned: The property has been vacant since it was platted in August 2001.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the area in which the site is located within the Established Central Area which is the focus area for the Wichita Urban Infill Area. The project site is further identified on the *Future Growth Concept Map* as appropriate for industrial development within the Established Central Area.
7. Impact of the proposed development on community facilities: Amending PO-72 to allow a Vehicle Storage Yard would not generate any additional demands on existing infrastructure.

Staff Report Attachments:

1. P.O. #72
2. Site Plan

Published in The Daily Reporter on \_\_\_\_\_.

RESOLUTION NO. 98-00

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 RESOLUTION NO. 178-1997.

BE IT RESOLVED BY THE GOVERNING BODY 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. ZON2000-00012**

Zone change request from "LC" Limited Commercial and "SF-20" Single-Family Residential to "LI" Limited Industrial District, and to "P-O" Protective Overlay District # 72 on property described as:

A tract of land lying in the Southwest Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: The West 10 acres of the Southwest Quarter of said Southwest Quarter, exc. that part taken for road. Generally located north of 21<sup>st</sup> Street North and east of Hoover.

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:

1. The following uses permitted in the "LI" Limited Industrial District shall not be permitted on the subject property: funeral home, hotel or motel, kennel (boarding/breeding/training), marine facility (recreational), microbrewery, night club, parking area (commercial), pawnshop, recreation and entertainment (outdoor), tavern and drinking establishment, vehicle and equipment sales (outdoor), asphalt and concrete plant (general), gas and fuel storage and sales, landfill, mining or quarrying, oil or gas drilling, rock crushing, solid waste incinerator, transfer station, vehicle storage yard, and agricultural processing.

2. The subject property shall have an increased front building setback of 35 feet.
3. All outdoor storage uses on the subject property shall be screened on all sides by a solid screening wall or fence constructed of standard building materials customarily used for wall and fence construction such as brick, stone, concrete masonry, stucco, concrete, or wood.

**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 in the official county paper.

Commissioners present and voting were:

BETSY GWIN	<u>aye</u>
BILL HANCOCK	<u>aye</u>
THOMAS G. WINTERS	<u>aye</u>
CAROLYN McGINN	<u>aye</u>
BEN SCIORTINO	<u>aye</u>


DATED this 7<sup>th</sup> day of June, 2000.

BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

  
THOMAS G. WINTERS, Chairman



ATTEST:

  
JAMES ALFORD  
County Clerk

Site Plan ZON19-14

