



Wichita-Sedgwick County Metropolitan Area Planning Department

June 7, 2022

Uneeda Storage, Inc.
c/o R.D. Wood
3540 W. Douglas Avenue
Suite 3
Wichita, Ks. 67203

RE: ZON2022-00022 with CUP2022-00014: City Zone Change from SF-5 Single-Family Residential to GC General Commercial associated with CUP2022-00014; generally located northeast of West 13th Street North and North 135th Street West (1530 N. 135th Street West)

Dear Applicant;

At its regular meeting on **June 7, 2022**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request subject to the enclosed conditions:

1. The Development Guidelines shall be modified to read in accordance with the attached recommended text.
2. The site shall be developed in substantial conformance with the revised development guidelines and general provisions of the approved CUP.
3. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

Copies to: MABCD
Bryan Frye, City Council District V
Cory Buchta, CSR District V
Mies Land Development LLC, c/o Earl Mies
Baughman Company, c/o Phil Meyer



Wichita-Sedgwick County Metropolitan Area Planning Department

May 20, 2022

Uneeda Storage, Inc.
c/o R.D. Wood
3540 W. Douglas Avenue, Suite 3
Wichita, KS 67203-5455

RE: ZON2022-00022 and CUP2022-00014: City CUP Amendment to DP-343 to expand self-storage and allow outdoor storage on property zoned LC Limited Commercial and associated with ZON2022-00022; generally located northeast of West 13th Street North and North 135th Street West (1530 N. 135th Street West)

Dear Applicant;

At its regular meeting on **May 5, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on May 19, 2022. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed and must be submitted to the City Clerk by **May 19, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, June 7, 2022, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

A handwritten signature in black ink that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

Copies to: MABCD
 Bryan Frye, City Council District V
 Cory Buchta, CSR District V
 Philip Meyer, Baughman Company
 Earl Mies, Mies Land Development

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON June 17, 2022

ORDINANCE NO. 51-872

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. ZON2022-00022 and CUP2022-00014

City zone change from SF-5 Single-Family Residential to GC General Commercial and Amendment to CUP DP-343 zoning on property described as:

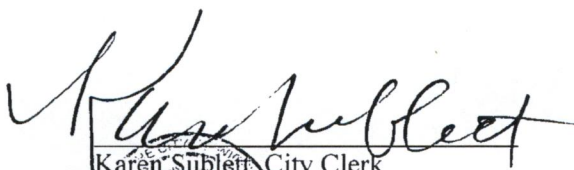
Lot 1, Block A, R.D. Wood Commercial Addition, Sedgwick County, Kansas.

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.

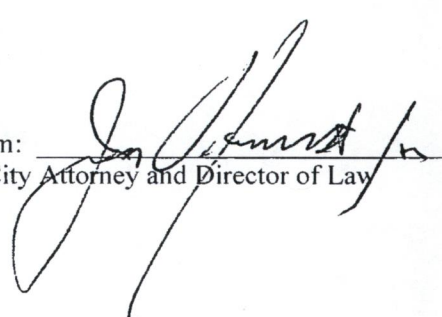
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ATTEST:


Brandon J. Whipple, Mayor, City of Wichita


Karen Sublett, City Clerk



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



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	245445	WIC-4-14-2022	OCA 150004	\$100.80	1	12.00 in

Attention: Betsy Pagán
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

Copy of ad content
is on the next page

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

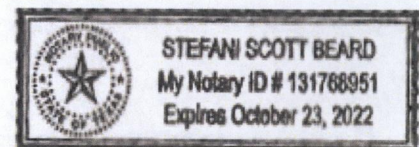
No. of Insertions: 1
Beginning Issue of: 04/14/2022
Ending Issue of: 04/14/2022

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, 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 04/14/2022 to 04/14/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/21/2022

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON APRIL 14, 2022 (579584)
(One Time Only)

MAPC/BZA May 5, 2022

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 5, 2022, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals 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 the 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 Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

CUP2022-00014: City CUP Amendment to DP-343 to expand self-storage and allow outdoor storage on property zoned LC Limited Commercial and associated with ZON2022-00022; generally located northeast of West 13th Street North and North 135th Street West (1530 N. 135th Street West).

VAC2022-00006: City vacation of a portion of a utility easement on property zoned SF-5 Single Family Residential; generally located one mile east of N. Tyler Road and one half mile south of W. 29th Street (8117 W Meadow Pass Court).

VAC2022-00007: City Vacation to reduce a platted 30-foot front setback to 20 feet on property zoned SF-5 Single-Family Residential; generally located two blocks north of West Douglas Avenue and two block east of North Hoover Street (208 North Elder and 5234 West 1st Street).

ZON2022-00021: City Zone Change from SF-5 Single Family to TF-3 Two-Family for construction of a duplex; generally located within one-half mile west of North West Street and within one-half mile north of West Douglas Avenue (218 North Tracy).

ZON2022-00022: ZON2022-00022: City Zone Change from SF-5 Single-Family Residential to GC General Commercial associated with CUP2022-00014; generally located northeast of West 13th Street North and North 135th Street West (1530 N. 135th Street West).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick 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/visitchall. 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 (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on April 14, 2022

Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

El Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News-Tribune - Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	277842	Print Legal Ad - IPL0077605		\$51.13	1	61 L

Attention: Jamie Buster
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON June 17, 2022

ORDINANCE NO. 51-872
AN ORDINANCE CHANGING THE
ZONING CLASSIFICATIONS OR DIS-
TRICTS OF CERTAIN LANDS LOCAT-
ED IN THE CITY OF WICHITA, KANSAS,
UNDER THE AUTHORITY GRANTED
BY THE WICHITA-SEDGWICK COUN-
TY UNIFIED ZONING CODE, SEC-
TION V-C, AS ADOPTED BY SECTION
28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERN-
ING BODY

OF THE CITY OF WICHITA, KANSAS.
SECTION 1. That having received a
recommendation from the Planning
Commission, and proper notice hav-
ing 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. ZON2022-00022 and
CUP2022-00014

City zone change from SF-5 Sin-
gle-Family Residential to GC General
Commercial and Amendment to CUP
DP-343 zoning on property described
as:

Lot 1, Block A, R.D. Wood Commercial
Addition, Sedgwick County, Kansas.

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 Wich-
ita -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

(SEAL) Approved as to form:

Jennifer Magana, City Attorney and
Director of Law

IPL0077605

Jun 17 2022

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

No. of Insertions: 1

Beginning Issue of: 06/17/2022

Ending Issue of: 06/17/2022

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, 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 06/17/2022
to 06/17/2022.

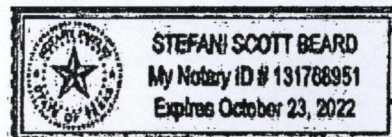
M. Hayley

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

DATED: 06/17/2022

Stefani Beard

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



CONFORMANCE TO PLANS/POLICIES: The requested zone change and CUP amendment are in conformance with the adopted Comprehensive Plan. The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as a “Residential and Employment Mix” on the Future Growth Map Concept Map. “Residential and Employment Mix” can be described as follows: “Areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.”

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be **APPROVED**, subject to the following conditions:

1. The Development Guidelines shall be modified to read in accordance with the attached recommended text.
2. The site shall be developed in substantial conformance with the revised development guidelines and general provisions of the approved CUP.

The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed. This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property to the north and east is zoned SF-20 Single-Family Residential and is undeveloped land in Sedgwick County. On April 19, 2022, the City Council approved an annexation petition submitted by the applicant. On April, 22, 2022, the ordinance was published and the property was annexed into the City of Wichita and the zoning converted to SF-5 Single-Family Residential. Property to the south is zoned SF-5 Single Family Residential in the City of Wichita and is undeveloped. Property to the west is zoned LC Limited Commercial within the subject CUP and is developed with a storage facility. Because the applicant is seeking to expand the existing storage facility on undeveloped land, where the existing traffic and noise is minimal, there should be no substantial impact on the nearby residential dwellings.
2. **The suitability of the subject property for the uses to which it has been restricted:** The site is currently zoned SF-5 Single-Family Residential. The property was recently annexed into the City of Wichita. The property is currently undeveloped agricultural land. As currently zoned, the property can be developed with single-family uses and small variety of civic uses.
3. **Extent to which removal of the restrictions will detrimentally effect nearby property:** CUP DP-343 has been established since 2017 and proposed a mixture of commercial use. The applicant proposes to rezone the subject site to GC General Commercial and include it within the boundary of the CUP. The CUP requires screening and landscaping requirements that are designed to mitigate possible negative impacts of commercial development near residential zoning. The surrounding property zoned residentially is undeveloped. The rezoning of the subject site and inclusion within the established CUP should have minimal negative impacts on the surrounding residential property as it is now as well as if it is developed residentially in the future.
4. **Length of time the property has been vacant as currently zoned:** The site has never been developed.

CUP DP-343

PARCEL 3

- A. Net Area: 382,300 sq. ft. or 8.78 acres
- B. Maximum Building Coverage: 152,920 sq. ft. or 40 percent
- C. Maximum Gross Floor Area: 152,920 sq. ft. or 40 percent
- D. Floor Area Ratio 40 percent
- E. Maximum Number of Buildings Twenty (20)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita but shall not be greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses:

All permitted uses in the "GO" General Office zoning district of the Wichita-Sedgwick County Unified Zoning Code, including self-storage warehouse as restricted by Section III.D.6.y and any waivers as approved by the Governing Body, and except for those listed under General Provision #18.

1000



LEGAL DESCRIPTION:

DP-343

**R.D. WOOD COMMERCIAL
COMMERCIAL
COMMUNITY UNIT PLAN**

 **Birmingham Company, P.A.**
Birmingham

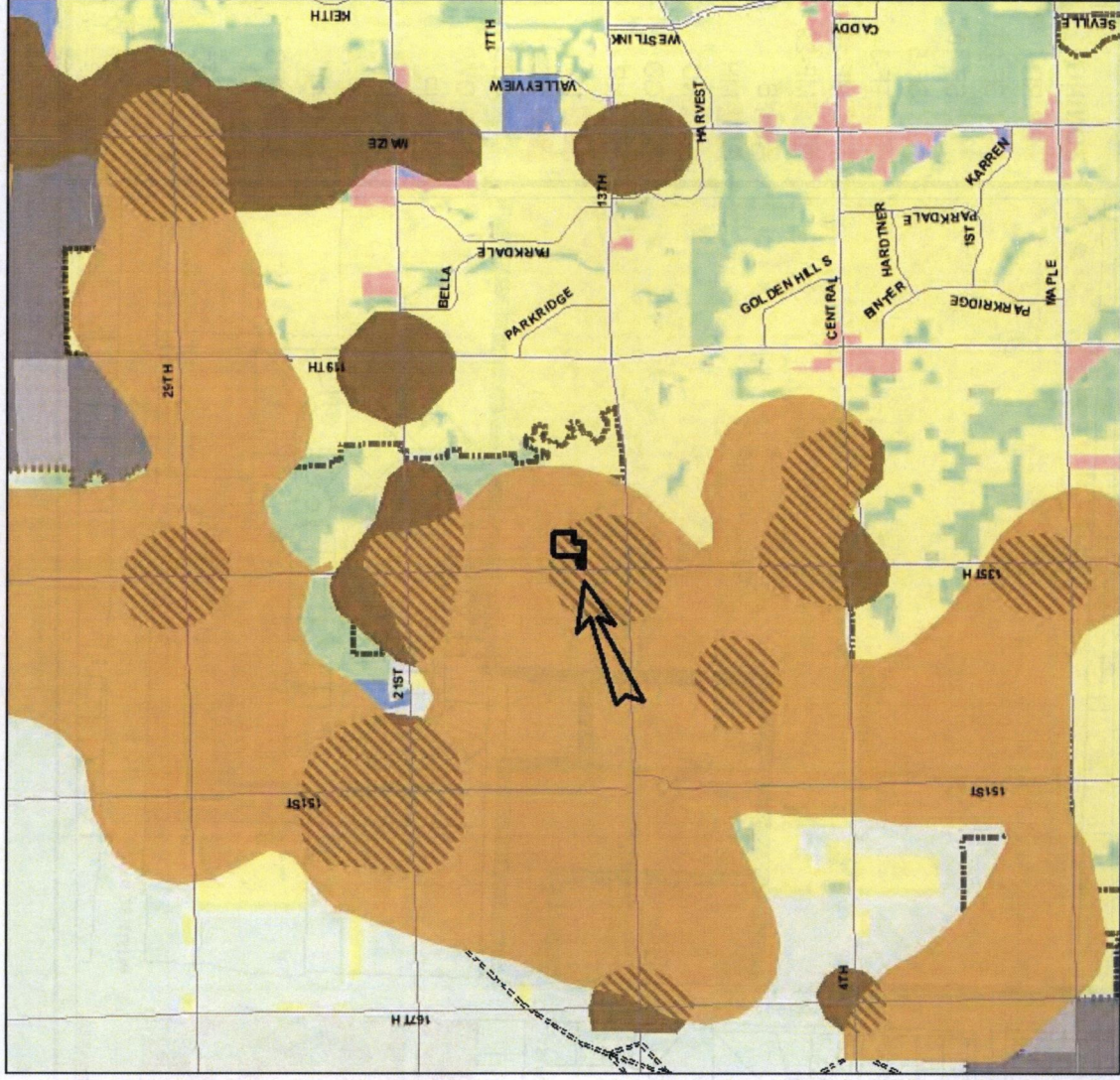


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2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Nghbd_Plan_Areas



Looking northeast towards storage facilities



Looking northeast away from site



Looking north away from site



Looking southeast away from site



Looking northwest towards site



Looking west away from site

