SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 2, 1996

Richard W. & Jean M. Horsch
6901 S. 183rd Street West
Viola, KS 67149

RE: CU-398 Conditional Use to allow the sale of agricultural trailers generally located 1/3 mile north of K-42 Highway on the west side of 183rd Street West (6901 S. 183rd Street West).

Dear Mr. & Ms. Horsch:

At its regular meeting on June 13, 1996, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request.

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

Russ Ewy
Associate Planner

cc: Scott Pike; Sedgwick County Code Enforcement

CU-398

N

N

Lagoon

250'

Chimney STAKE AS SITE

30x60
Shop

House
6901 So. 183rd West
14x70

walk way

Grass
Trailers

Crushed Rock Parking

200'

871.2

50'

CL

183rd

183rd Street West

Cu398

Scale 1" = 30'

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

STAFF REPORT

June 13, 1996

CASE NUMBER: CU-398

APPLICANT/AGENT: Richard W. & Jean M. Horsch

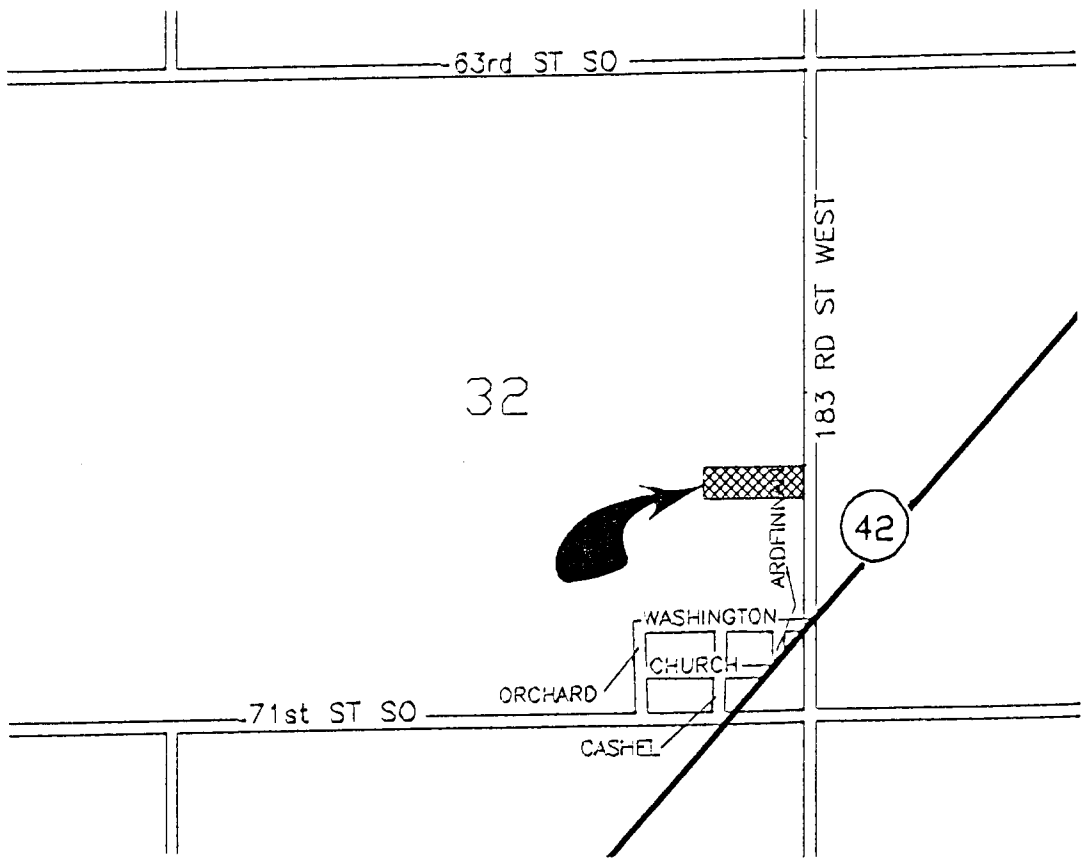
REQUEST: Conditional Use to allow sale of agricultural trailers.

CURRENT ZONING: "RR" Rural Residential

SITE SIZE: 3.0 Acres

LOCATION: 1/3 mile north of K-42 Highway on the west side of 183rd Street West (6901 S. 183rd Street West).

PROPOSED USE: Sale of agricultural utility trailers



BACKGROUND: The applicant requests conditional use approval for the sale of agricultural utility trailers in the "RR" Rural Residential district at 6901 S. 183rd Street West. The site is generally located 1/2 mile north of K-42 Highway on the westside of 183rd Street West. The applicant occupies the dwelling on the 3 acre site and desires to locate and offer "for sale" utility trailers which will be displayed near the front of his property along 183rd Street West. The applicant has indicated that utility trailers are generally 5 to 7 feet wide and 10 to 8 feet in length and can have 1 or 2 axles. They can also be equipped as flat bed or as a livestock trailer.

It is the intent of the applicant to locate the trailer inventory, ten units, in the northeast corner of the application area near the circle drive which serves the site. The units will be generally displayed in the north 115 feet and east 60 feet of the site. Access to the site is from 183rd Street West, which is a sand section line road. North of the application area is a single family home which is currently screened from the site by a row of trees and east of the site is a collection of 10 mobile homes, which were located there before zoning was established in this area. The area south and west of the application area is currently under cultivation.

It is expected that, if approved, the sale of trailers at this location will not appreciable increase vehicular traffic in the area. Trailers are generally not test pulled and potential customers will view the inventory, make a selection and have the trailer delivered or take possession and tow the trailer away. The applicant will use the existing home on the site as an office, and if adjustments are needed on the trailers, that can be accomplished in the existing 30' x 60' shop on the site.

CASE HISTORY: Zoning was established in this area in January 1985.

ADJACENT ZONING AND LAND USE:

NORTH:	"RR"	Single Family Home, Agricultural
SOUTH:	"RR"	Agricultural
EAST:	"RR"	10-Manufactured Homes, Agricultural
WEST:	"RR"	Agricultural

PUBLIC SERVICES: The area is served by rural water district and is operating with a lagoon sewer system.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area for agricultural purposes.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

1. The conditional use is only for the sale of agricultural utility trailers.

2. The number of utility trailers displayed at any given time shall not exceed ten and shall be displayed no closer than 30 feet from the front property line and 20' from the north property line.

3. The display area containing the utility trailers shall be surfaced with asphalt, crushed rock or gravel.

4. The site shall be limited to one non-illuminated sign that does not exceed twelve square feet in area and twelve feet in height.

Staff did not include restrictions regarding hours of operation or lighting as the proposed activity does not appear to be more impactive then typical agricultural operations. If as a result of the public hearing these items need to be addressed, the commission may add appropriate restrictions.

This recommendation is based on the following findings:

1. The zoning, use and character of the neighborhood: The area is characterized by agricultural operations and mobile homes all located on 'RR' zoned land. The predominate character of the area is agricultural with rural scale home sites.

2. Extent to which removal of the restrictions will detrimentally affect nearby property: With the recommended conditions of approval, the proposed trailer sales activity should not have a detrimental impact upon nearby properties inasmuch as the property to the north is screened by a row of trees and the manufactured homes to the east are located well off the 183rd Street West frontage.

3. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies the application area as "agricultural". The agricultural designation has the intent of protecting agricultural resources and is meant to accommodate agricultural operations on substantial acreage. The agricultural category also allows other uses common in rural areas, which are no more offensive than normal agricultural uses. Sales of trailers typically used by farmers and ranchers in the area would be consistent with the plan.

4. Impact of the proposed development on community facilities: The proposed sales activity does not require municipal services and will have a minimal impact upon traffic patterns in the area.