



Wichita-Sedgwick County Metropolitan Area Planning Department

November 3, 2008

Security Portfolio VII, LLC.
1223 N. Rock
Bldg E #100
Wichita, KS 67206


RE: CON2008-00041 - City Conditional Use for Warehouse, Self-Service Storage, on property zoned LC Limited Commercial and as expansion of existing operation, generally located east of Seneca and 1/2 mile north of Pawnee (at the terminus of May Street).

Dear Ladies and Gentlemen:

At its regular meeting on **September 25, 2008**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the conditions stated in the enclosed resolution

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

Sincerely,


Jess McNeely, AICP
Senior Planner
Current Plans Division

JMC:mc
Enclosure

Copies to: South Central Improvement Alliance, Vickie Adamson, 817 S. Oliver, Wichita, KS 67218
South Central, Bill Davis, 1818 S. Main, Wichita, KS 67211
Southwest, Irene Armstrong, 1109 W. Greenfield, Wichita, KS 67213
Stanley-Aley, Anna Collins, 1705 S. Fern St., Wichita, KS 67213
WCC IV, Paul Gray, Mail Stop 1-13
N.A. IV, Kelli Glassman, Mail Stop 1-135

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CONDITIONAL USE RESOLUTION NO. CON2008-41

WHEREAS, Security Portfolio VII, LLC c/o Chris Penny (Owner/Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for Warehouse, Self Storage on 0.4 acres zoned LC Limited Commercial described as:

Lot 2, Security Storage Properties 3rd Addition, Wichita, Sedgwick County, Kansas, EXCEPT the West 100 feet thereof. Generally located east of Seneca and 1/2 mile north of Pawnee (2010 S Seneca).

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of September 25, 2008, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved for Warehouse, Self Storage on 0.4 acres zoned LC Limited Commercial described as:

Lot 2, Security Storage Properties 3rd Addition, Wichita, Sedgwick County, Kansas, EXCEPT the West 100 feet thereof. Generally located east of Seneca and 1/2 mile north of Pawnee (2010 S Seneca).

APPROVED, subject to the following conditions:

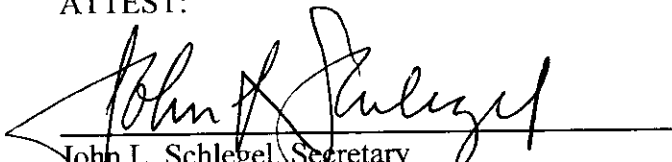
1. The applicants shall obtain all applicable permits including, but not limited to: building, health and zoning.
2. The site shall be developed in conformance with the approved site plan.
3. The site shall conform to the conditions of BZA Resolution 52-88.
4. If operations have not begun within one year of approval, or if the Zoning Administrator finds that there is a violation of any of the conditions of this Conditional Use, the Zoning Administrator may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Adopted this 25th DAY of September, 2008. This resolution shall become effective on the fifteenth day after the date last noted above unless the matter is forwarded to the Governing Body for final action under the provisions of Section V-D.6. When any one or more of the exceptions listed in Section V-D.6 exist, this resolution with its conditions of approval shall be considered a recommendation of the MAPC to the Governing Body which shall then have final authority to approve, approve with conditions or modifications, or deny the Conditional Use application.

METROPOLITAN AREA PLANNING COMMISSION


Darrel Downing, Chair MAPC

ATTEST:


John L. Schlegel, Secretary

BACKGROUND: The applicant seeks a Conditional Use to permit expansion of an existing self storage business with a climate controlled storage building. The existing self storage business north of the application area was permitted under a Board of Zoning Appeals (BZA) Use Exception (see the attached BZA52-88 Resolution). The application area is zoned LC Limited Commercial ("LC"), and is currently vacant.

North and east of the site is the existing self storage in LC and GO General Office ("GO") zoning. South and west of the site is LC zoned property used for vehicle parking and a fuel outlet; further south is an LC zoned church.

CASE HISTORY: The existing storage business was permitted as a BZA use exception in 1988. The site was platted as Lot 2 of the Security Storage Property 3rd Addition in 1989.

ADJACENT ZONING AND LAND USE:

NORTH:	LC	Self storage
SOUTH:	LC	Vehicle parking, fuel outlet
EAST:	GO	Self storage
WEST:	LC	Vehicle parking, fuel outlet

PUBLIC SERVICES: The site has access to Seneca, a paved five-lane arterial with a 50-foot half-width right of way at this location. All other municipal services are available at the site.

CONFORMANCE TO PLANS/POLICIES: The "2030 Wichita Functional Land Use Guide" of the Comprehensive Plan identifies this area as appropriate for "local commercial." This category encompasses areas that contain concentrations of predominantly commercial, office and personal service uses that do not have a significant regional market draw.

RECOMMENDATION: The proposed Conditional Use is an expansion of an existing storage business which has had no apparent negative effect on surrounding properties. Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

1. The applicants shall obtain all applicable permits including, but not limited to: building, health and zoning.
2. The site shall be developed in conformance with the approved site plan.
3. The site shall conform to the conditions of BZA Resolution 52-88.
4. If operations have not begun within one year of approval, or if the Zoning Administrator finds that there is a violation of any of the conditions of this Conditional Use, the Zoning Administrator may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** North and east of the site is

