

District V Advisory Board Agenda
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Monday
June 15, 2015
6:30 p.m.

Wichita Fire Station #21
2110 N. 135th St. W.
Wichita, KS 67235

ORDER OF BUSINESS

- Call to Order
- Approval of Agenda
- Approval of minutes for May 18, 2015

PUBLIC AGENDA

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a five minute time limit for each speaker.

1. Scheduled items:

None

Recommended Action: Receive and file

2. Off-agenda items:

Recommended Action: Receive and file

STAFF PRESENTATIONS

3. Fire Department Report

Staff will give a brief reports on District V issues, problems and events.

Recommended Action: Receive and file

4. Community Police Report

Community Police Officers will give a brief report on District V issue, problems and events.

Recommended Action: Receive and file

NEW BUSINESS

5. ZON2015-00012 & CON2015-00010 Zone change to LC Limited Commercial and a Conditional Use for Warehouse, Self-Service Storage

Kathy Morgan, Metropolitan Area Planning Department, will present this request again for a zone change and conditional use. DAB V heard the case at the April 21, 2015 meeting. Twenty to 30 neighbors attended the DAB meeting expressing concerns similar to those presented at the MAPC meeting. The DAB voted to deny the application (6-1).

At the close of the protest period, 47.98 percent of the valid protest area had submitted protest petitions. The Wichita City Council considered the case on May 5, 2015, and voted to send the case back for consideration to DAB V, DAB VI and the MAPC.

The application was approved by the Metropolitan Area Planning Commission 12-0. The applicants are requesting a zone change from SF-5 Single-Family Residential (SF-5) to Limited Commercial (LC) for 4.94 acres of a 5.5-acre unplatted parcel, located west of North Hoover Road on the north side of West 29th Street North. In 1958, Sedgwick County zoned three of the four corners (northwest, northeast, southeast) of the intersection of North Hoover Road and West 29th Street North to LC in anticipation of commercial development. The east portion of the parcel, approximately 0.45 acre currently zoned LC, was part of the

1958 LC zone change. In addition to the requested zone change to LC, the applicants have submitted a request for a conditional use to allow “warehouse/self-service storage” on the site (CON2015-10).

The applicants have submitted a site plan of the proposed building layout, internal vehicle circulation and the access onto West 29th Street North that will be reviewed and approved during platting should ZON2015-00012 and CON2015-00010 be approved. Upon approval of ZON2015-12 and the associated CON2015-10, the applicants will be required to file and perfect a plat within one year, and provide a revised site plan giving more detail including, but not limited to, storm water drainage, landscaping, any proposed light poles and identification of customer and employee parking. The applicants have developed a more detailed site plan than was originally submitted. The new site plan will be provided at the second round of District Advisory Board (DAB) and Metropolitan Area Planning Commission (MAPC) hearings.

Recommended Action: planning staff recommends that the proposed zone change and conditional use for warehouse/self-storage be approved subject to Sec. III-D.6 and the seven listed conditions:

6. CON2015-00019 Conditional Use for Outdoor Vehicle Sales and Self-Service Storage

Kathy Morgan, Metropolitan Area Planning Department, will present this request. The applicant is requesting a “conditional use” to allow outdoor vehicle sales, boat and recreational vehicle storage, and “self-service storage” on Lot 1 Block 1, Johnson’s Garden Center Ridge Addition, which is currently zoned Limited Commercial (LC). The site is located approximately 700-feet north of W. Central Avenue on the east side of N. Ridge Road (802 N. Ridge Road). The subject site is developed with six structures that were used for retail, office and greenhouses during the time the property was operating as a garden/landscaping center. The applicant proposes to retain three buildings on the west end of the property and remove the greenhouses. Fifteen new self-service storage units will be built and an area designated for storage of boats and recreational vehicles. Per the Unified Zoning Code (UZC), outdoor vehicle and equipment sales and indoor self-service storage may be permitted with a conditional use in the LC zoning district. Outdoor storage of boats and recreational vehicles are not allowed in LC.

The applicant’s site plan shows the existing retail structure, maintenance building and office building. The site has two existing drives onto North Ridge Road. The site plan also indicates the drive access to the self-service storage units and the parking for vehicle display, customer and employee parking.

Recommended Action: While the site does not entirely meet the Comprehensive Plan’s criteria of locating car lots in areas where they are already clustered, an application for a conditional use for a small site for car sales and warehouse/self-storage would be appropriate given the size of the lot. In this case the applicant proposes to retain the permitted by right limited vehicle repair business which will include paint-less dent repair, while operating a used car sales lot. MAPD staff recommends the application be approved subject to the eight listed

BOARD AGENDA

7. Updates, Issues and Reports

Opportunity is provided for the Council Member and the District Advisory Board members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Receive and file

Adjourn

The next DAB V meeting will be held at 6:30 p.m., Monday, July13, 2015, at 2110 N. 135th St. W., Wichita, KS 67235. **PLEASE NOTE THE CHANGE IN MEETING DATE.**