

CONDITIONAL USE RESOLUTION NO. 212-2021

Date Adopted: October 6, 2021

Published on: _____

WHEREAS, Chris Alexander, (Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Vehicle Storage Yard, on property zoned Rural Residential at 740 South 199th Street West, Goddard, and legally described as:

Lot 2, Block 1, Lagaly 3rd Addition, Sedgwick County, Kansas.

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 August 19, 2021, 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 to allow a Conditional Use for Vehicle Storage Yard, on property zoned Rural Residential at 740 South 199th Street West, Goddard:

Lot 2, Block 1, Lagaly 3rd Addition, Sedgwick County, Kansas.

Case No. CON2021-00034

1. The Vehicle Storage Yard shall comply with supplementary use regulations in Section III-D.6.mm of the Wichita-Sedgwick County Unified Zoning Code (listed above in this staff report).
2. The Vehicle Storage Yard shall be limited to the storage of operable boats and recreational vehicles only, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicles or equipment, or for storage of materials or supplies.
3. The conditional use for Vehicle Storage Yard shall be permitted for 10 years. After such time, the Conditional Use shall expire. The property owner shall be able to renew the Conditional Use for subsequent 5-year periods by administrative adjustment by the Metropolitan Area Planning Department.
4. The storage area and all entrance/exit drives shall be surfaced with an all-weather surface that meets the approval of the Director of the Metropolitan Area Building and Construction Department (or other chief jurisdiction code enforcement officer) and shall be maintained in good condition and free of weeds, trash, and other debris.
5. A revised site/screening/landscape plan shall be submitted to the Planning Department for and approval prior to the issuance of any applicable licenses and/or building permits.
6. The site shall be developed in substantial conformance to the approved site/screening/landscape plan.
7. The site shall be developed in conformance with all applicable federal, state, and local regulations.
8. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use; the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII hereof, may, with the concurrence of the Planning Director declare the Conditional Use null and void.

Commissioners present and voting were:


PETER F. MEITZNER
SARAH LOPEZ
DAVID T. DENNIS
LACEY D. CRUSE
JAMES M. HOWELL

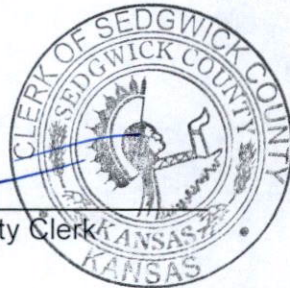
Aye
Aye
Aye
Aye
Aye

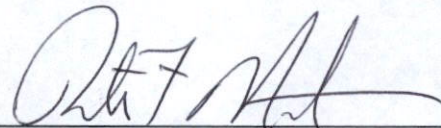
Dated this 6th day of October, 2021.

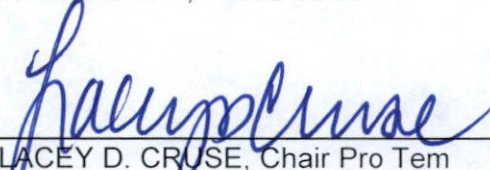
BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

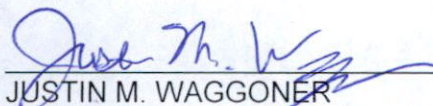

KELLY B. ARNOLD, County Clerk

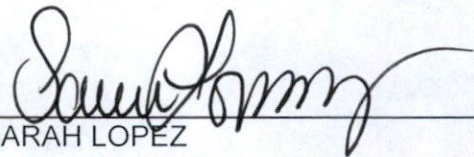


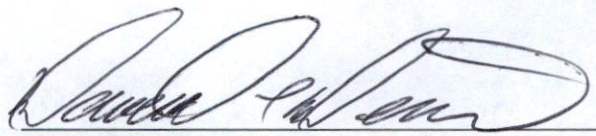

PETER F. MEITZNER, Chairman
Commissioner, First District

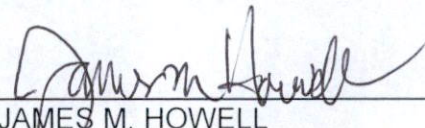

LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

APPROVED AS TO FORM:

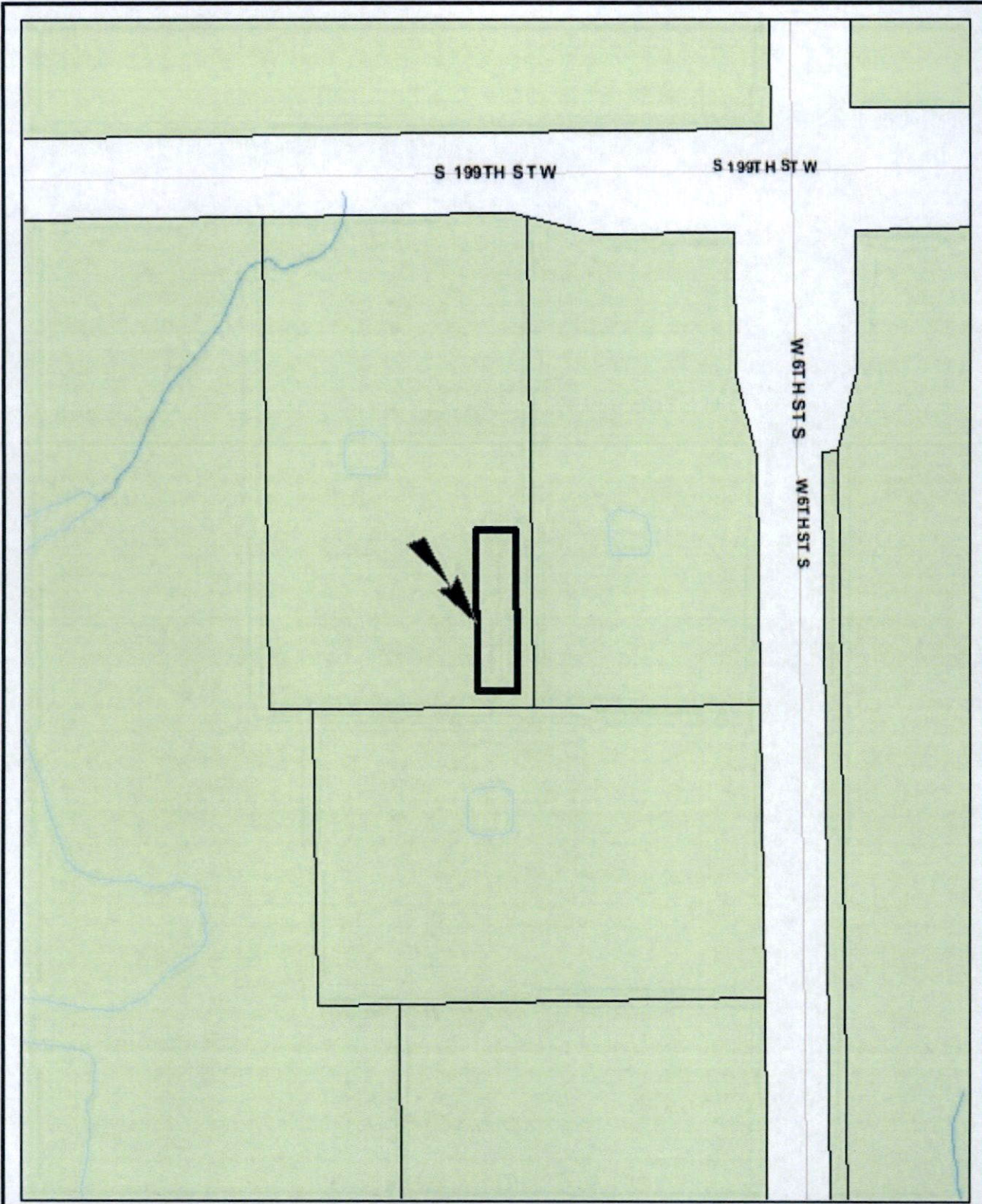

JUSTIN M. WAGGONER
Assistant County Counselor


SARAH LOPEZ
Commissioner, Second District


DAVID T. DENNIS
Commissioner, Third District









JAMES M. HOWELL
Commissioner, Fifth District








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

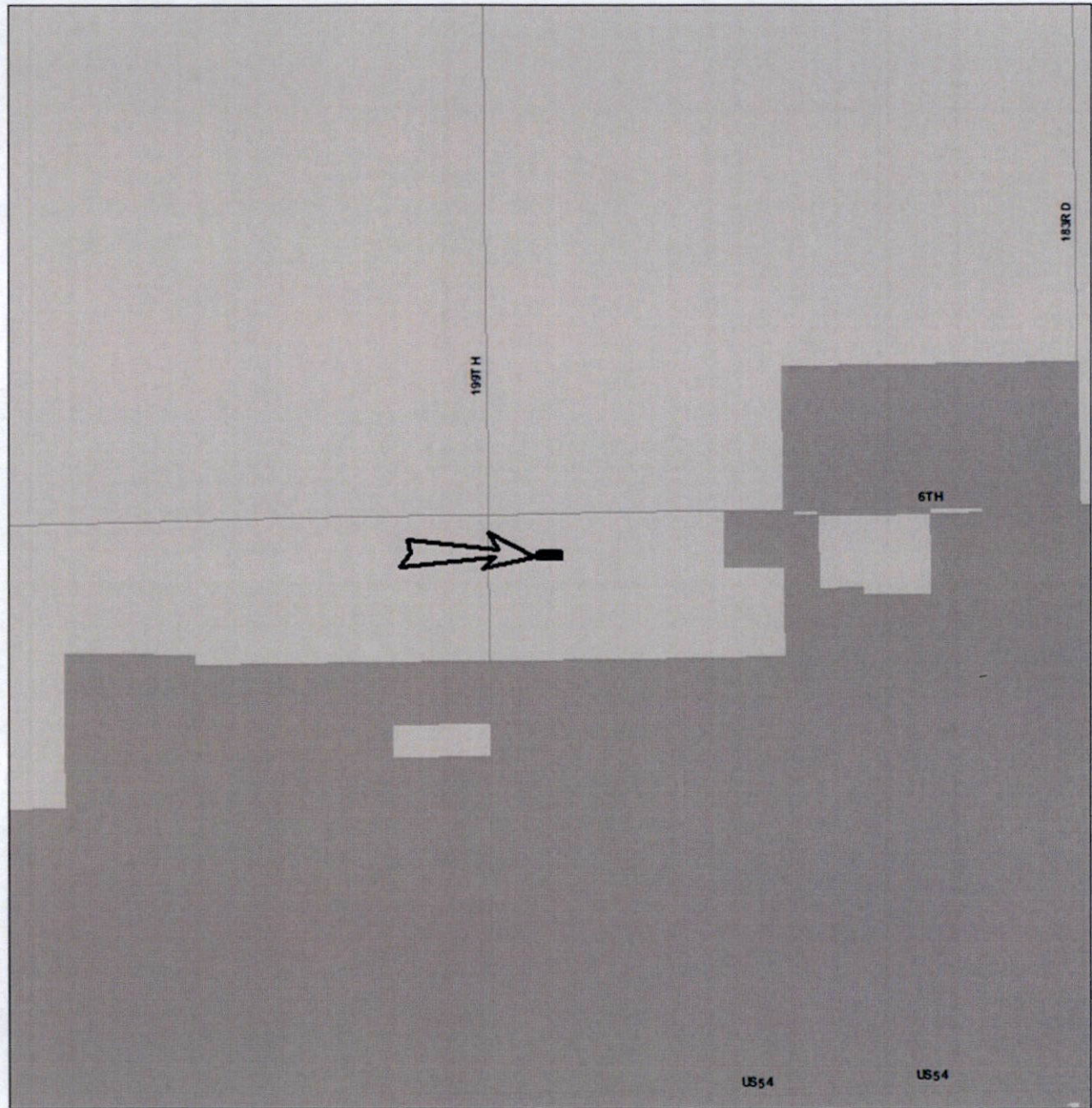
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

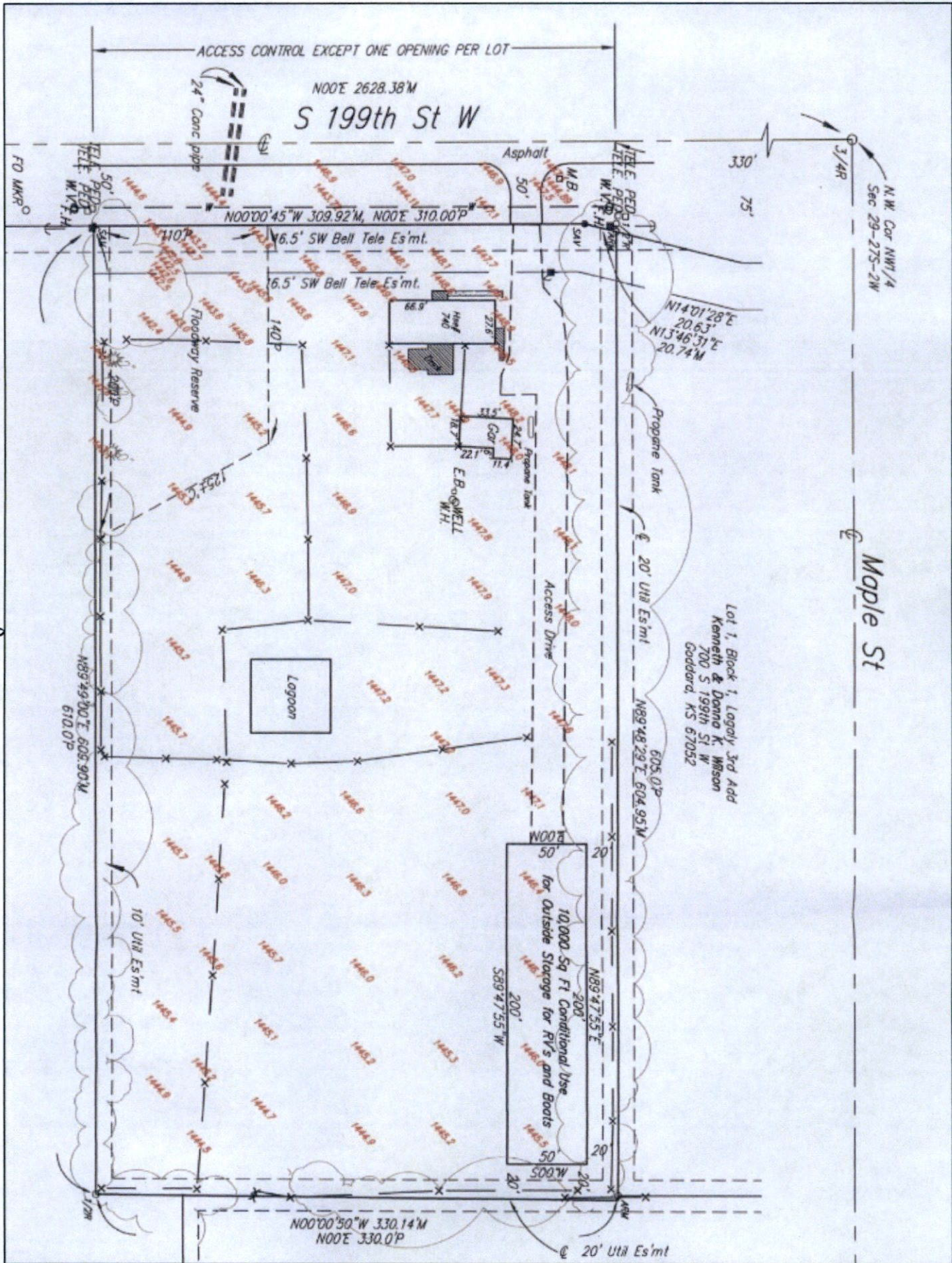
LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas



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N00°E 2628.38'M
S 199th St W

ACCESS CONTROL EXCEPT ONE OPENING PER LOT

N00°00'45"W 309.92'M, N00°E 310.00'P

6.5' SW Bell Tele Es'mt.

6.5' SW Bell Tele Es'mt.

E.B. GIMMELL
 M.H.

Logoon

ROOM
 10,000 Sq Ft Conditional Use
 for Outside Storage for RVs and Boats
 200'
 589'47.55'W

Lot 1, Block 1, Logoly 3rd Add
 Kenneth & Donna K. Nilsson
 700 S 199th St W
 Goddard, KS 67052

Maple St

N.W. Cor NW1/4
 Sec 29-27S-2W

330'
 75'

N14°01'28"E
 20.63'
 N13°46'37"E
 20.74'M

20' Utl Es'mt

605.0'P
 N89°48'22"E 604.95'W

200'
 N89°47'55"E

200'
 589'47.55'W

N00°00'50"W 330.14'M
 N00°E 330.0'P

20' Utl Es'mt

N89°49'00"E 605.90'W
 610.0'P

10' Utl Es'mt

FO MKR

TELE PED
 W.V.P.H.

TELE PED
 W.V.P.H.

M.B.
 1445.5

24" Conc pipe

Asphalt

Propane Tank

Access Drive

Floodway Reserve

50'

50'

50'

50'

50'

50'

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50'

50'

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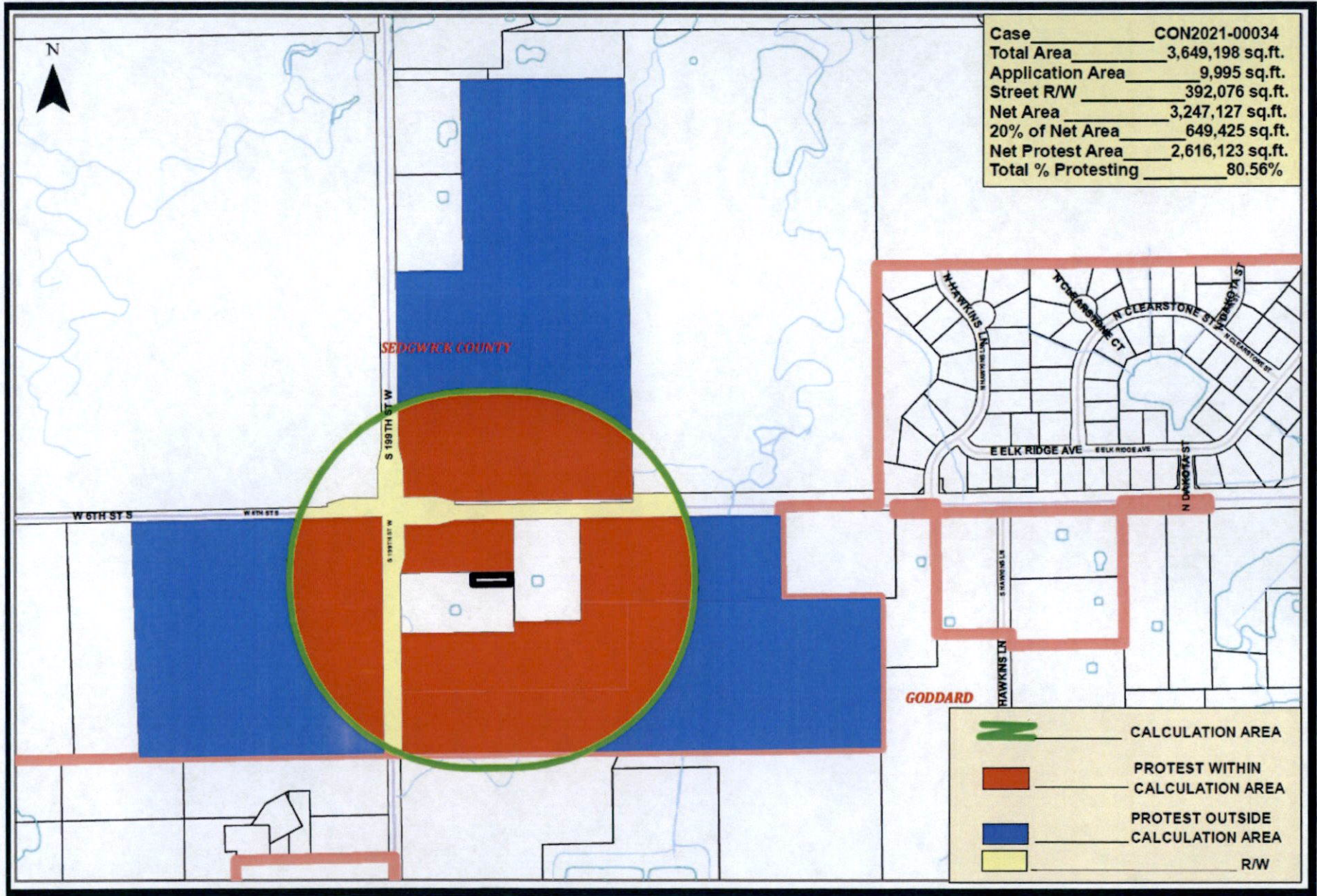
50'

50'

50'

50'

50'



Looking east at site



Looking east at storage area



From storage area, looking west to 199th



From storage area looking south



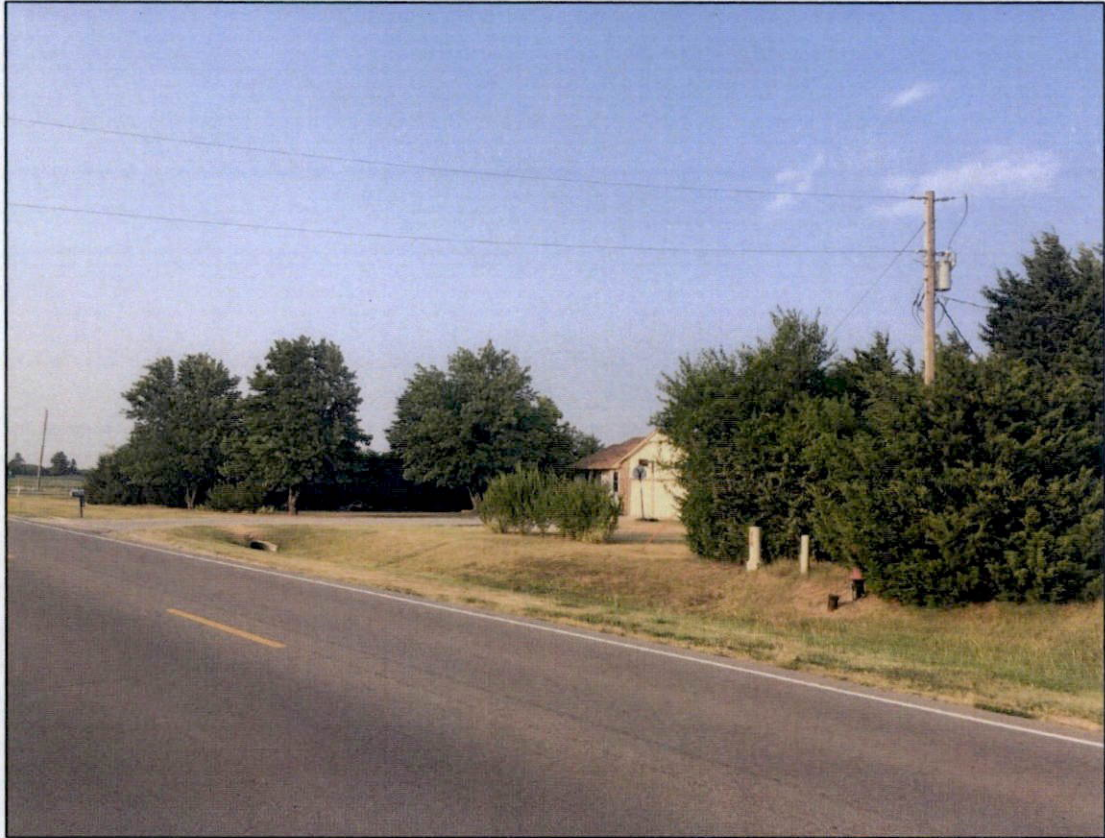
Looking north at storage area



Looking southeast away from site



Looking northeast away from site



Looking northwest away from site

