

CONDITIONAL USE RESOLUTION NO. 140-2021

Published on: _____

WHEREAS, Terry Hettinger, (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 19721 West 6th Street South, Goddard, and legally described as:

Lot 1, Block 1, Lagaly 2nd 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 April 8, 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 19721 West 6th Street South, Goddard, and legally described as:

Lot 1, Block 1, Lagaly 2nd Addition, Sedgwick County, Kansas.

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 development in substantial conformance to the approved site plan/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
No

Dated this 2nd day of June, 2021.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

[Signature]
KELLY B. ARNOLD, County Clerk



[Signature]
PETER F. MEITZNER, Chairman
Commissioner, First District

[Signature]
LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

APPROVED AS TO FORM:

[Signature]
JUSTIN M. WAGGONER
Assistant County Counselor

[Signature]
SARAH LOPEZ
Commissioner, Second District

[Signature]
DAVID T. DENNIS
Commissioner, Third District

[Signature]
JAMES M. HOWELL
Commissioner, Fifth District