

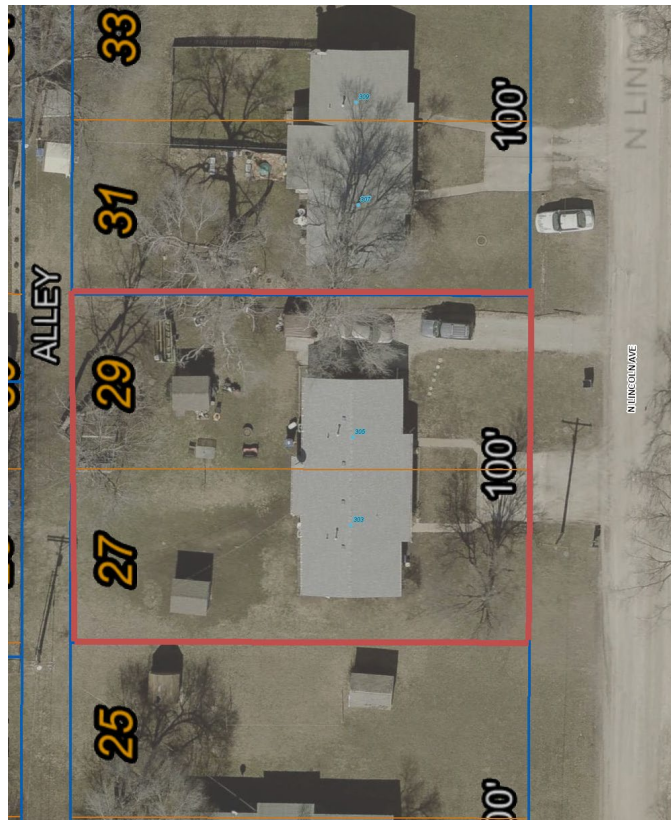
City of Sedgwick  
Planning and Zoning Commission/BZA Meeting  
May 12, 2026

**TO:** Mayor and City Council

**SUBJECT:** CU Application 26-1 – McVicar 305 N. Lincoln Ave.

**Present Zoning:** R-1 (Single-and-Two-Family Residential)

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**Applicants' Reason for Conditional Use Application:** The applicant is requesting this conditional use application to allow for the establishment of a 30'x40' metal sided shop to be placed in the rear yard. Per the City's zoning code, accessory structures may not exceed 720 sq. ft. without the approval of a conditional use application through the City's Board of Zoning Appeals.

**Review Criteria for a Conditional Use Application 10.108.C.** (*criteria in italics*)

1. *The proposed conditional use complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations and performance of standards; unless a concurrent application is in process for a variance.*

Yes, it complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations, and performance standards. The applicant is planning to build a structure that complies with the regulations for the zoning district.

2. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood.*

Due to the scale, appearance, and intensity of the proposed structure relative to the surrounding residential neighborhood, the request may adversely affect neighborhood character and could impair neighboring property values. This could be avoided through screening requirements and the utilization of building materials similar to residential structures.

3. *The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will dominate the immediate neighborhood, consideration shall be given to:*
  - a. *The location, nature and height of buildings, structures, walls and fences on the site; and*
  - b. *The nature and extent of landscaping and screening on the site.*

The proposed conditional use presents compatibility concerns with the surrounding residential neighborhood due to the scale of the structure, the proposed activities associated with the building, and the lack of buffering elements on the site. The structure is proposed on a residential rental property and will exceed the height of neighboring residential dwellings, increasing its visibility and prominence within the immediate neighborhood. Based upon the size and visibility of the proposed structure, the potential intensity of the use, and the lack of buffering or screening, the conditional use may dominate the immediate neighborhood in a manner that could discourage the continued development and use of neighboring properties in accordance with the applicable residential zoning district regulations.

4. *Off-street parking and loading areas will be provided in accordance with the standards set forth in Article 5 of these regulations. Such areas will be screened from adjoining residential uses and located so as to protect such residential uses from injurious effects.*

N/A

5. *Adequate utility, drainage and other such necessary facilities have been installed or will be provided by platting, dedications and/ or guarantees.*

The site is currently served by public utilities. The applicant is not requesting extension of those utilities to the building. Drainage of the pad site does cause concern, but can be addressed during the building permitting process

6. *Adequate access roads, entrance and exit drives and/or access control is available or will be provided by platting, dedications and/or guarantees and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and roads.*

The site already has access, which will remain in place for the development of this property.

***City staff recommend approval of the conditional use application with the caveat that screening requirements and building material requirements are put in place. Without those requirements being met, the structure could potentially negatively impact the overall value of other property in the neighborhood.***