**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 17, 2018

Evans Building Co., Inc.
Attn: Bill Johnson
PO BOX 12086
Wichita, KS 67277

**RE: CON2018-00030 & BZA2018-00047 -** City Conditional Use for indoor wrecking/salvage (associated with BZA2018-00047) on property zoned LI Limited Industrial, generally located west of South Washington Avenue and north of East Lincoln Street (1114 South Santa Fe Avenue).

Dear Applicant:

At its regular meeting on **July 26, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request in accordance with the attached resolutions.

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

Sincerely,

Kyle C Kobe

Kyle Kobe
Associate Planner

Copies to: MABCD
James Clendenin, Council Member District III
Maddy Campbell, CSR District III

**CONDITIONAL USE RESOLUTION NO. CON2018-00030**

**WHEREAS**, Bill Johnson with Evans Building Company (Agent), on behalf of James Wyatt, (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 an indoor wrecking and salvage operation, on property zoned LI Limited Industrial at 1114 South Santa Fe and legally described as:

Lot 38 and the North 20 feet of Lot 40, and the West half of vacated alley adjacent on the East and the South half of vacated Morris Street adjacent on the North, on Fifth Avenue, now Santa Fe, in Elliott Addition to Wichita, Sedgwick County, Kansas

TOGETHER WITH

The South 5 feet of Lot 40, all of Lot 42, and the North 12 ½ feet of Lot 44, and the West half of vacated alley adjacent on the E, on Fifth Avenue, now Santa Fe, in Elliott Addition to Wichita, Sedgwick County, Kansas

AND TOGETHER WITH

The South half of Lot 44 and all of Lots 46, 48 and 50, and West half of vacated alley adjacent on the East, on Fifth, now Santa Fe, Elliott Addition to Wichita, 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 July 26, 2018, 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 a an indoor wrecking and salvage operation, on property zoned LI Limited Industrial at 1114 South Santa Fe and legally described as:

Lot 38 and the North 20 feet of Lot 40, and the West half of vacated alley adjacent on the East and the South half of vacated Morris Street adjacent on the North, on Fifth Avenue, now Santa Fe, in Elliott Addition to Wichita, Sedgwick County, Kansas

TOGETHER WITH

The South 5 feet of Lot 40, all of Lot 42, and the North 12 ½ feet of Lot 44, and the West half of vacated alley adjacent on the E, on Fifth Avenue, now Santa Fe, in Elliott Addition to Wichita, Sedgwick County, Kansas

AND TOGETHER WITH

The South half of Lot 44 and all of Lots 46, 48 and 50, and West half of vacated alley adjacent on the East, on Fifth, now Santa Fe, Elliott Addition to Wichita, Sedgwick County, Kansas.

Subject to the following conditions:

1. Applicant shall submit a site plan within 60 days of approval that is in compliance with both the Unified Zoning Code and the Landscape Ordinance.
2. No material shall be stored outdoors.
3. The applicant shall obtain all applicable inspections, permits, and licenses. The site shall be maintained and operated in general conformance with the approved site plan and conditions of approval.
4. 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 of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 9th Day of August 2018

METROPOLITAN AREA PLANNING COMMISSION

Joseph A. Johnson, Chair MAPC

ATTEST:

Dale Miller, Secretary

The Wichita Eagle
Kansas.com
825 E. Douglas | Wichita, KS 67202 | 316-268-6000

# LEGAL PROOF OF PUBLICATION

| Account # | Ad Number | Identification | PO | Amount | Cols | Lines |
|---|---|---|---|---|---|---|
| 453868 | 0003743282 | Published in The Wichita Eagle on July 05, 2018 | | $74.40 | 1 | 124 |

**Attention:** Ana Lopez

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

## LEGAL PUBLICATION

Published in The Wichita Eagle on July 05, 2018
(One Time Only) (3743282)

**MAPC July 26, 2018**
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, July 26, 2018 no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following applications in the Planning Commission Conference Room, 271 West Third Street, 2nd Floor, Ste #203, Wichita, Kansas. **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Commission at (316) 268-4421.**

**CON2018-00028** City Conditional Use to permit an accessory dwelling unit on property zoned TF-3 Two Family residential, generally located south of East Harry Street and west of South Southeast Boulevard (1710 S. Ida Ave.)

**CON2018-00029** City Conditional Use to allow the indoor collection, processing, storage and shipping of aerospace waste materials (Wrecking/Salvage) on property zoned LI Limited Industrial generally located east of South Hydraulic Avenue and north of East 31st Street South (3001 S. Madison Ave.)

**CON2018-00030** City Conditional Use for indoor wrecking/salvage (associated with BZA2018-00047) on property zoned LI Limited Industrial, generally located west of South Washington Avenue and north of East Lincoln Street (1114 South Santa Fe Avenue).

**VAC2018-00014** City Vacation of a platted utility easement to allow two buildings to be connected on property zoned LI Limited Industrial, generally located on the west side of South Meridian Avenue and two blocks south of West Harry Street (1819, 1825 South Meridian).

**VAC2018-00016** City Vacation of platted drainage and utility easements on property zoned LI Limited Industrial, generally located halfway between North Webb Road and North Rock Road and approximately 1,500 feet north of K-96 Highway (8909 East 35th Street North).

**VAC2018-00017** City Vacation of 30 foot platted setback to zero setback on LC Limited Commercial zoned lot; generally located north of W. 31st Street South on the east side of S. Seneca at the northeast corner of 30th Street and Seneca (3066 S. Seneca)

**ZON2018-00023** City Zone Change from GC General Commercial to CBD Central Business District for property generally located north of West Douglas Avenue, approximately 1,000 feet east of North Seneca Street (810 West Douglas Avenue)

**ZON2018-00024** City Zone Change from SF-5 Single Family Residential to TF-3 Two Family Residential on approximately 9 acres generally located on the west of side of South 135th Street West and approximately 500 feet north of West Kellogg

**ZON2018-00025** City Zone Change from SF-5 Single Family Residential and TF-3 Two Family Residential to MF-18 Multiple Family Residential on multiple contiguous parcels generally located on the south side of East Harry Street and east of South Webb Road (9999 East Harry Street)

**ZON2018-00026** City Zone Change from SF-5 Single Family Residential to TF-3 Two Family Residential to construct a duplex on vacant property generally located on the south side of East MacArthur Road and west of Hydraulic Avenue adjacent to 1503 East MacArthur Road

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

WITNESS MY HAND on June 29, 2018
**Dale Miller, Secretary**
**Wichita-Sedgwick County**
**Metropolitan Area Planning Commission**

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 07/05/2018

Ending issue of: 07/05/2018

STATE OF KANSAS)
.SS
County of Sedgwick)

Dale Seiwert, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from **7/5/2018** to **07/05/2018.**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dale Seiwert
(Signature of Principal Clerk)
DATED: 7/5/2018

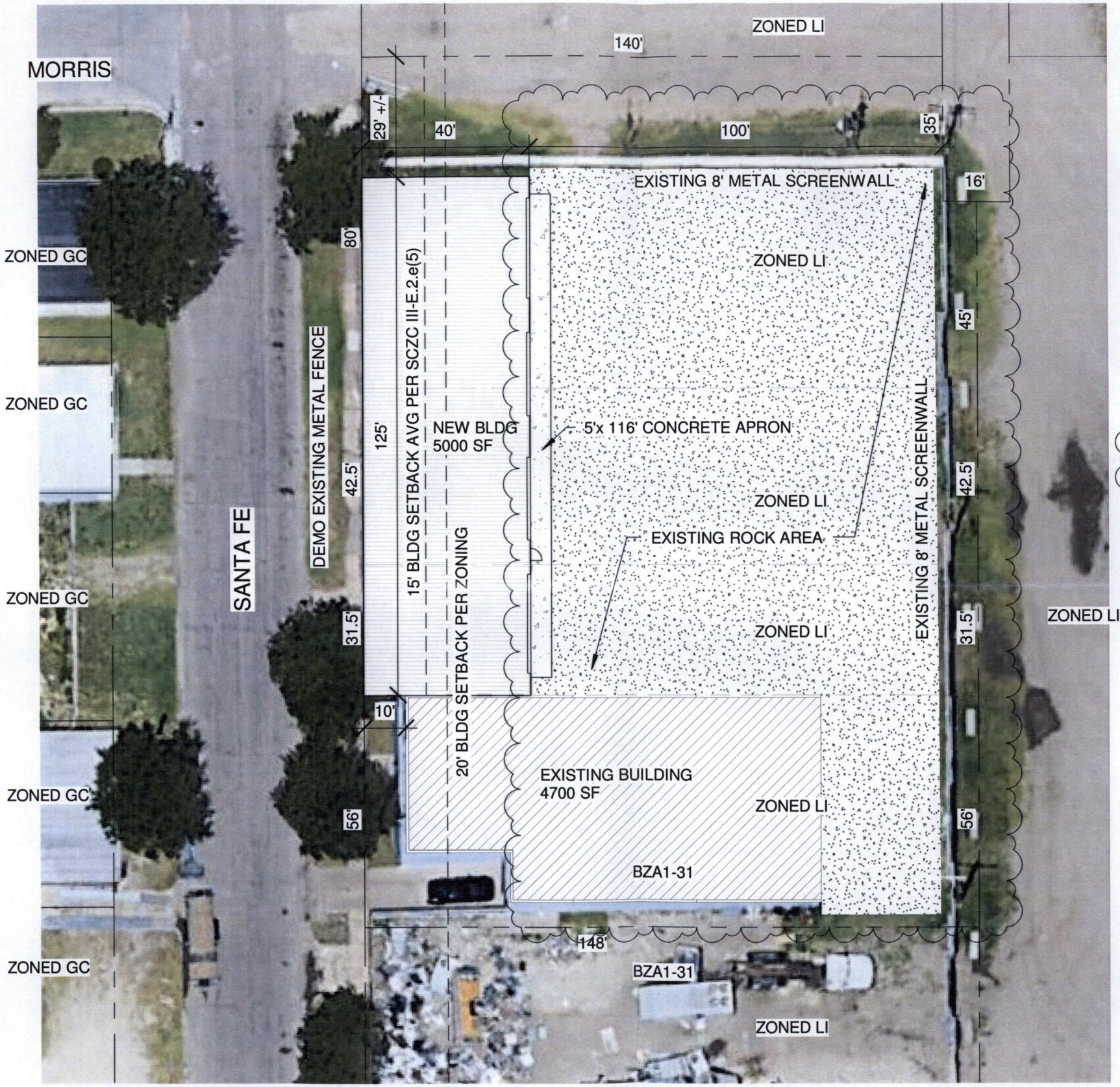
Notary Public Sedgwick County, Kansas

JENNIFER RAE BAILEY
Notary Public - State of Kansas
My Appt. Expires 6-1-2021

CON 2018-000 30

SITE PLAN

APPROVED 13 SEP 18 BY KCS




NO OUTDOOR WRECKING / SALVAGE / STORAGE OF WRECKING OR SALVAGE MATERIAL ALLOWED

NORTH
W E
S

1 **SITE PLAN**
1" = 30'-0"

CONDITIONAL USE INTERIOR SALVAGE, BLDG SETBACK REDUCTION TO 0'

LOTS 38-50 EVEN & W 1/2 VAC ALLEY ADJ ON E & S 1/2 VAC MORRIS ST ADJ ON N, 5TH NOW SANTA FE AVE, ELLIOT ADDITION


EVANS BUILDING CO. INC.
9801 W. YORK WICHITA, KANSAS 67277


WICHITA MATERIAL RECOVERY
WICHITA, KS
1114 S Santa Fe


PROPERTY OF EVANS BUILDING COMPANY, INC. UNLAWFUL TO REPRODUCE


Wichita City License No. 26
Sedgwick Co. License No. 00046

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DWN |
| 1 | 7-31 | DH |

DATE: 05/31/18
DR. BY: AC
CK. BY: --

PROJECT NO. 18---

SHEET SZ

9/6/2018 9:42:15 AM G:\-- ACTIVE JOBS\18- WMRWMR write up 7-11-18.rvt