

REFERRAL FROM WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
TO HAYSVILLE CITY PLANNING COMMISSION.

CASE No. CU-70 TO BE HEARD BY THE M. A. P. C. ON July 18, 1963

REQUEST FOR: Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY PETITIONER):

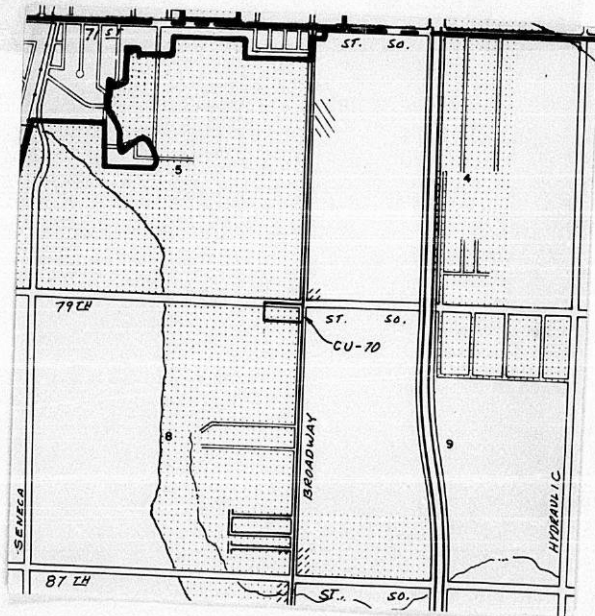
"As required under "C" Commercial zoning regulations."

LOCATION OF PROPERTY: Southwest corner of 79th Street South and Broadway.

LEGAL DESCRIPTION OF PROPERTY: A tract in the NE $\frac{1}{4}$ of Section 8, Township 29, Range 1 East of the 6th P.M.; Sedgwick County, Kansas, described as follows: Beginning at the NE corner of said NE $\frac{1}{4}$; thence S 330 feet; thence W 660 feet; thence N 330 feet; thence E 660 feet to the place of beginning.

PETITIONER: Metropolitan Area Planning Commission
ADDRESS: 401 City Building Annex

COUNCIL FOR PETITIONER: Leland R. Edmonds, Secretary
SURROUNDING LAND USE: East, single-family and vacant; south, single-family; west, vacant; and north, vacant.



RECOMMENDATION OR COMMENTS BY H. C. P. C. :

Report from the MAPC to the Board of County Commissioners

Case No. CU-70

Deferred by MAPC on 8-1-63
Re- Considered by M.A.P.C. 9-5-63

Request for: **Conditional Use Permit**

Reason for request (as provided by petitioner):

For a contractor's equipment storage yard and storage of building materials.

Location of property: Generally located on the southwest corner of 79th Street South and Broadway

Legal description of property:

A tract in the NE $\frac{1}{4}$ of Section 8, Township 29, Range 1 East of the 6th P.M., described as beginning at the NE corner of said NE $\frac{1}{4}$; thence south 330 feet; thence west 660 feet; thence north 330 feet; thence east 660 feet to the place of beginning.

Petitioner: Initiated by Planning Commission on behalf of
Address: Richard J. and Lois Marie Burns

Counsel for petitioner: James R. Schaefer, attorney for Richard J. and Lois Marie Burns

Protesters (list counsel, if any): None

Surrounding zoning: To the east is "R"; south, west and north is "R-1"

Land use: Subject property is occupied by a single family house. To the east is single family; south is single family and vacant; north and west is vacant.

Planning Commission recommendation:

WINSBY moved, HARRIS seconded and it carried by a vote of 4 in favor (Harris, Winsby, Dugan and Kratzer) and 2 opposed (Trout and Law), that the Planning Commission recommend to the Board of County Commissioners that, based on a previous recommendation of "C" Commercial zoning (SCZ-0157) a Conditional Use Permit be approved, except for the north 100 feet and the east 200 feet, to allow uses set out below as being compatible with those now allowed in the "C" category, subject to the following conditions and requirements:

1. The following conditional use activity shall be permitted:
 - a. Contractor's equipment storage yard.
 - b. Storage of building materials.
2. The entire south property line, except the east 200 feet, and the west property line (the existing screening on the west is considered adequate), shall be screened with evergreen (conifers) such as arborvitae or junipers or broad leafed evergreens which will reach a minimum height of twelve feet.
3. All outdoor storage, including storage of equipment, shall be screened along the north and completely enclosed by a six-foot high louvered redwood, woven chain-link, architectural tile, masonry or brick fence.
4. All salvage operations shall be prohibited.

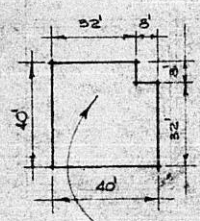
Vote of Planning Commission Motion carried by a vote of 4 in favor (Harris, Winsby, Dugan and Kratzer) and 2 opposed (Trout and Law).

Respectfully submitted,

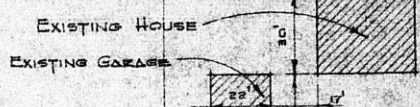
Secretary

ACTION: Take such action as the Commission deems advisable.

73RD STREET SOUTH



PROPOSED OWNERS HOME



EXISTING HOUSE

EXISTING GARAGE

EXISTING FENCES

330'

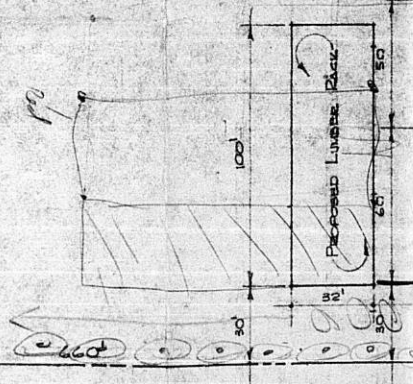
176'

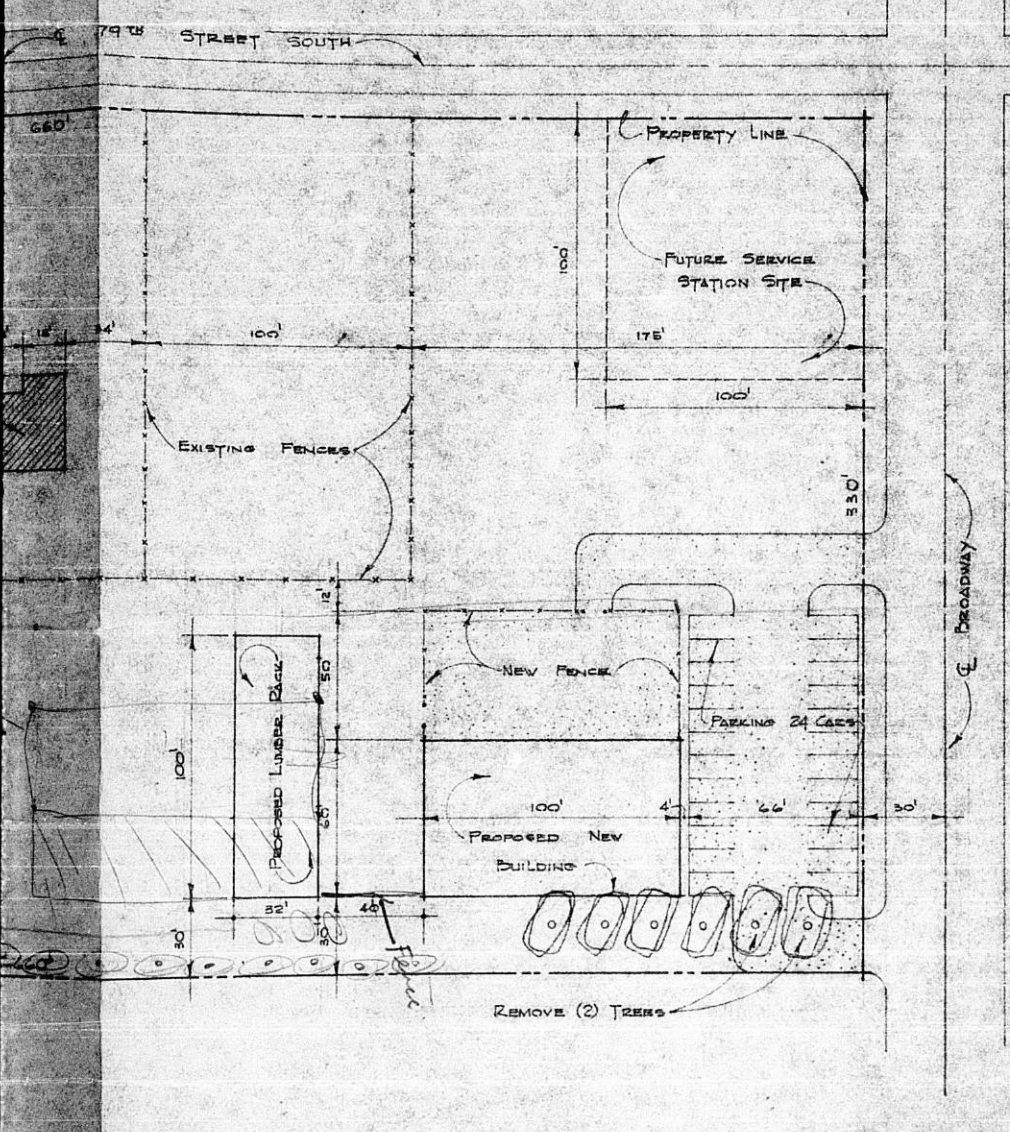
660'

100'

100'

PROPERTY LINE





PLAT			
DWN. BY	DATE	SCALE	
KOR	4-1-63	1" = 40'	
DWG. Y. CKL.	5-10-63	COMM. NO.	
<i>ku</i>		6303	

PROPOSED PLAT FOR:
 R. J. BURNS - WICHITA, KANSAS

john w. hines & associates
Architects 414
 447 W. 18th
 WICHITA, KANSAS