Wichita-Sedgwick County Metropolitan Area Planning Department

June 9, 2021

Wichita Material Recovery, LLC
P.O. Box 9130
Wichita, KS 67277-0130

KE Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: **CON2021-00014 with ZON2021-00006**: City Conditional Use to expand CON2010-00022, in association with ZON2021-00006, to allow limited indoor recycling (limited screened outdoor storage) of computers, appliances, equipment and machinery (no inoperable vehicles); generally located on the west side of St. Francis at 624 E. Morris.

Dear Applicants:

At its regular meeting on **June 8, 2021**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request.

The conditional use was approved by Wichita City Council as follows:

1. The Conditional Use shall permit the indoor collection, dismantling, salvaging, baling, and shredding of computers, appliances, equipment and machinery. No outdoor recycling shall be permitted. No vehicles, whether operable or inoperable, shall be salvaged at this site.
2. A limited amount of outdoor storage of palletized and baled recycled material shall be permitted within the screened and fenced area on the northeast corner of the site (along Santa Fe Avenue). This outdoor storage shall not be visible from ground level view, including that no part of it shall be allowed to exceed the height of the fenced storage area.
3. The site shall be developed and operated in compliance with all of the conditions of UZC, Art III, Sec. III-D.6.e, including the use of approved fencing or wall materials, and the approved site plan. The site plan shall be revised to provide screening around outdoor storage and processing areas and the building may be used as the screening in other locations. This revised site plan shall be submitted within 90 days. The site shall be operated in compliance with all other City Codes.
4. Employee parking spaces shall be provided per the UZC on an area paved with asphalt or concrete.
5. Stored materials, containers or bales shall be stored on a paved surface approved by the Office of Central Inspection.
6. A revised site plan addressing the conditions of approval and all Code requirements shall be approved by the Planning Department prior to the beginning of the operation.
7. No scrap materials, computers, appliances, equipment or machinery waiting to be processed shall be visible from ground-level view from any public right-of-way or abutting properties.
8. Storage of all of scrap materials (computers, appliances, equipment or machinery etc., including bales of the just mentioned) waiting to be processed and the containers they are stored in shall

organized and be installed in an orderly manner, including an exposed perimeter, as specified by Environmental Services to prevent rodent harborage and breeding.

9. The applicant shall maintain at all times an active program for the eradication and control of rodents.
10. Weeds shall be controlled within the subject property and adjacent to and along the outside perimeter of the screening fence.
11. Any locking devices on entrance gates shall meet Fire Department requirements. Access to and within the site shall be provided by fire lanes per the direction and approval of the Fire Department.
12. Access to the subject property shall be provided for on-going inspections of the site for groundwater and soil contaminants by Environmental Services and other applicable governmental agencies. If the inspections determine it to be necessary, the applicant shall be required to install monitoring wells and/or perform soil testing on the property to monitor the quality of groundwater and/or soil, and shall pay the cost of an annual groundwater and/or soil test for contaminants as designated by the Environmental Services.
13. Notification shall be given to Environmental Services of any on-site storage of fuels, oils, chemicals, or hazardous wastes or materials. A disposal plan for fuels, oils, chemicals, or hazardous wastes or materials shall be placed on file with Environmental Services. All manifests for the disposal of fuels, oils, chemicals, or hazardous wastes or materials must be kept on file at the site and available for review by the Environmental Services.
14. The applicant shall implement a drainage plan approved the City Engineer prior to the commencement of operations that minimizes non-point source contamination of surface and ground water.
15. The applicant shall obtain and maintain all applicable local, state, and federal permits necessary for the operation of the storage of scrap metal waiting to be processed and storage of the scrap metal bales.
16. Landscape and screening shall be consistent with UZC requirements where commercial zoning abuts residential zoning along the south property line to provide a buffer for the single-family residential uses to the south.
17. 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.

Sincerely,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: Jared Cerullo, City Council District III, Mail Stop 1-13
Maddy Campbell, CRS District III, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-72
MABCD

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON June 18, 2021

ORDINANCE NO. 51-574

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2021-00006

City zone change from GC General Commercial to LI Limited Industrial zoning described as:

Lots 138, 140, 142, and 144, Block 19, Orme and Phillips Addition to the City of Wichita, Sedgwick County, Kansas. AND Lot 37, and the North 12.5 feet of Lot 39, on Santa Fe Ave., formerly Fifth Ave., Elliott Addition to Wichita, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form:
Jennifer Magaña, City Attorney and Director of Law

MCCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
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Sun Herald - Biloxi
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The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	84459	Print Legal Ad - IPL0028789	ORDINANCE NO. 51-574	$51.97	1	6.19

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE ON June 18, 2021
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Brandon J. Whipple, Mayor, City of Wichita
ATTEST:
Karen Sublett, City Clerk
(SEAL) Approved as to form:
Jennifer Magana, City Attorney and Director of Law
IPL0028789
Jun 18 2021

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

No. of Insertions: 1
Beginning Issue of: 06/18/2021
Ending Issue of: 06/18/2021

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, 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 06/18/2021 to 06/18/2021.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 06/18/2021

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

McClatchy excelerate

Belleville News-Democrat
Bellingham Herald
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Columbus Ledger-Enquirer
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Idaho Statesman
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Lexington Herald-Leader
Merced Sun-Star
Miami Herald/el Nuevo Herald
Modesto Bee
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The Olympian
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The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune - Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	45007	(default) - WIC-04-15-2021	OCA 150004	$117.60	1	14.00

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

Copy of ad content
is on the next page

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

No. of Insertions: 1
Beginning Issue of: 04/15/2021
Ending Issue of: 04/15/2021

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, 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 04/15/2021 to 04/15/2021.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/15/2021

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON APRIL 15, 2021 (103774)
(One Time Only)

MAPC/BZA May 6, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 6, 2021 no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/ Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 2684421.**

BZA2021-00018 City Variance to increase building height on property located 2000 feet east of Hoover Rd. on the south side of W. 21st St. at 4729 W. 21st St. N.

CON2021-00014 City Conditional Use to expand CON2010-00022, in association with ZON2021-00006, to allow limited indoor recycling (limited screened outdoor storage) of computers, appliances, equipment and machinery (no inoperable vehicles); generally located on the west side of St. Francis at 624 E. Morris

CON2021-00015 City Conditional Use to allow a Car Wash within 200 feet of a residential zoning district on property zoned LC Limited Commercial; generally located 1000 feet west of North Amidon on the north side of West 21st Street North (1716 W 21st St N).

CON2021-00016 City Conditional Use to allow an accessory apartment on property zoned SF-5 Single-Family Residential; generally located 1,600 feet south of West 55th Street South and and 600 feet west of South Seneca Street (1330 West Bones Circle).

VAC2021-00016 City vacation of a portion of a platted front yard setback on SF-5 Single Family Residential zoned property generally located northwest of South Tyler Road and West Kellogg Drive on the northeast corner of South Keith Avenue and West Belview Avenue (640 South Keith Avenue).

VAC2021-00017 City Vacation of a portion of a platted street side yard setback on GO General Office zoned property generally located on the northeast corner of North Hillside Avenue and East Central Avenue (550 N Hillside)

VAC2021-00018 City Vacation of a portion of a platted front yard setback on LC Limited Commercial zoned property generally located east of North Webb Road on the north side of East 21st Street North (9750 East 21st Street North)

ZON2021-00006 City Zone Change from Multi-Family Residential (B) and General Commercial (GC) to Limited Industrial, Generally located within 500 feet north of East Lincoln Street and within 1200 feet east of South Broadway Avenue (624 E Morris St).

ZON2021-00016 City zone change from TF-3 Two Family and SF-5 Single Family to MF-29 Multi-family topermit a third dwelling unit, generally located on the south side of West 18th Street Northand west of North Arkansas Avenue (641 W 18th St N).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. 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.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Betsy Pagán 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/651544141

You can also dial in using your phone.
United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
https://global.gotomeeting.com/install/651544141

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on April 12, 2021
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

ZON2021-06

McCLATCHY

Victoria Rodela, being duly sworn, deposes and says: That he/she is the Principal Clerk of Wichita Eagle, a daily newspaper printed and published in Sedgwick County, State of KS, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in Wichita Eagle, as amended, for:

PUBLISHED ON: 2-25-21 / 4878198

In Testimony Whereof I have hereunto set my hand and affixed my seal, the day and year aforesaid.

Notary: Stefani Beard

My commission expires 10/23/22

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON FEBRUARY 25, 2021 (4878198)
(One Time Only)

MAPC/BZA March 18, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 18, 2021 no earlier than 1:30 p.m.,** the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Century II - Room 101B - 225 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.**

CON2021-00006 City Conditional Use for a 125-foot tall wireless communication facility on property zoned SF-5 Single-Family Residential, located one-quarter mile west of South Seneca Street, 2300 feet North of West 31st Street South (1511 West 27th Street South)

CON2021-00007 City Conditional Use to amend PO #3 and to permit a retail car wash within 200 feet of residential zoning on LC Limited Commercial zoned lot; generally located one-half mile south of Kellogg/US Hwy 54 on the east side of South Webb Road.

ZON2021-00005 City Zone Change from Single-Family Residential (SF-5) to Limited Industrial (LI) to build a warehouse, Generally located within 1000 feet east of South Eisenhower Airport Parkway and within 700 feet north of West Harry Street (1515 S Yucca Pl).

ZON2021-00006 City Zone Change from Multi-Family Residential (B) and General Commercial (GC) to Limited Industrial, Generally located within 500 feet north of East Lincoln Street and within 1200 feet east of South Broadway Avenue (624 E Morris St).

ZON2021-00007 City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential to allow construction of a duplex; generally located 1,200 feet south of West Central Avenue and 500 feet west of I-235 at the northeast corner of N. Eisenhower and W. St. Louis (5820 W. St. Louis)

ZON2021-00008 City zone change request from B Multi-Family Residential, TF-3 Two-Family Residential, and SF-5 Single Family Residential to CBD Central Business District with Protective Overlay; generally located west of North Seneca Street and south of North McLean Boulevard (560 North Exposition).

VAC2021-00007 City Vacation of platter's text to allow a portion of Reserve E to be transferred to an adjacent property without Reserve E's restrictions; generally located south of East 21st Street and west of North Greenwich Road (northeast of property addressed 10622 East Glengate Circle).

VAC2021-00008 City Vacation of access control on South Webb Road to allow egress onto South Webb Road for a retail car wash on LC Limited Commercial zoned lot within 200 feet of residential zoning; generally located one-half mile south of Kellogg/US Hwy 54 on the east side of South Webb Road

VAC2021-00009 City Vacation of part of a building setback on property zoned LC Limited Commercial; generally located on northeast corner of South Webb Road and East Harry Street (1544 South Webb).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of theWichitaSedgwick 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.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: **Scott Wadle** 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	3168587764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/651544141
You can also dial in using your phone.
United States: +1 (571) 317-3112
Access Code: 651-544-141
Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141
New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/651544141

Attend a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on February 22, 2021
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission

ZON2021-06

624 E. Morris

AGENDA ITEM NO. _____

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC March 18, 2021
DAB III March 3, 2021

need staff report with con info

CASE NUMBER: ZON2021-00006 ~~wl~~ Con case

APPLICANT/AGENT: Wichita Material Recovery, LLC and Hollico, LLC (owner/applicant) K.E. Miller Engineering, Kirk Miller (Agent)

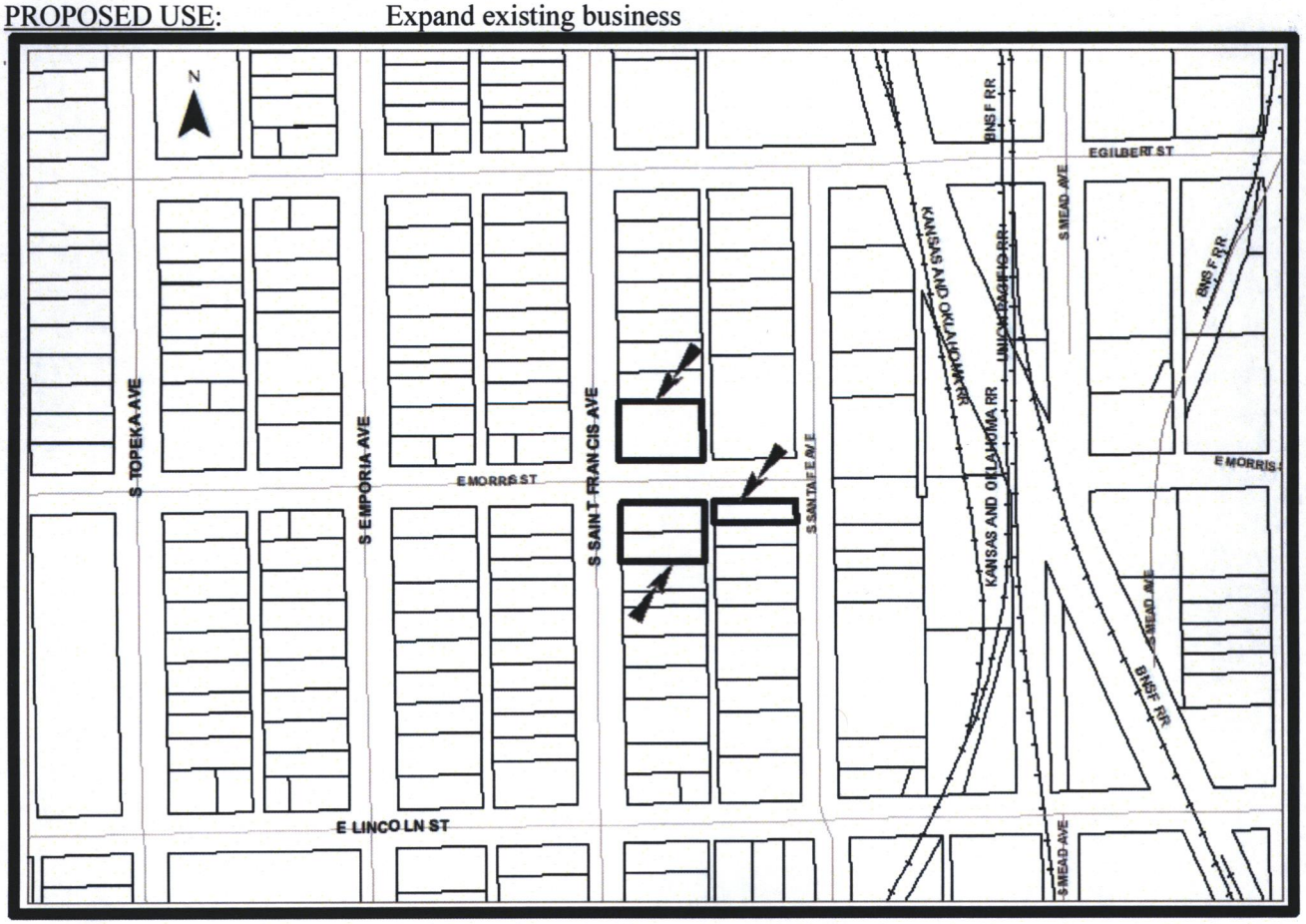
REQUEST: LI Limited Industrial

CURRENT ZONING: B Multi-Family and GC General Commercial

SITE SIZE: 0.77 acre

LOCATION: 1,200 feet East of South Broadway Avenue and one block north of East Lincoln Street at the northeast corner of St. Francis Avenue and East Morris Street (624 E. Morris Street)

PROPOSED USE: Expand existing business



BACKGROUND: The applicant requests LI Limited Industrial zoning on three (3) platted parcels, approximately 0.77 acre, 1,200 feet East of South Broadway Avenue and one block north of East Lincoln Street at the northeast corner of St. Francis Avenue and East Morris Street (624 E. Morris Street) The subject site is currently four (4) vacant lots on the northeast and southeast corner of East Morris Street and South St. Francis, and a vacant commercial building at the southwest corner of South Santa Fe and East Morris Street. The applicant wants to change the zoning to allow for the expansion of the existing business, Wichita Material Recovery, located at 624 East Morris Street.

Properties south and west the subject site are zoned B Multi-Family developed with single-family residences and GC General Commercial and are developed with a range of commercial uses including warehouse/office, storage, and service garage. North and east of the subject is LI.

CASE HISTORY: In April 1876, the B zoning lots were platted as the Orme and Phillips Addition. The GC zoned lot was platted in January, 1887, as the Elliott Addition There are no recent zoning cases associated with the subject property.

ADJACENT ZONING AND LAND USE:

North:	LI	Miscellaneous manufacturing
South:	B, GC	Single-Family dwellings, warehouse/office/storage
East:	LI	Miscellaneous manufacturing
West:	B	Single-Family dwellings

PUBLIC SERVICES: The site has access to East Morris Street, a paved two-lane local street (70-feet Right-of-Way); South St. Francis Avenue is a south-bound one-way, paved, arterial street (80-feet Right-of-Way) with access to East Lincoln Street, a four-lane paved arterial street (60-feet Right-of-Way) with travel in both directions. The site is served by all typical municipal services.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, *the Community Investments Plan*, identifies the site as being located within the Established Central Area. The Future Growth Concept Map identifies the area as "Industrial". Industrial areas reflect the full diversity typically found in a large urban municipality and are located within proximity to highways, railroads, and airports. The *Wichita: Places for People, Urban Infill Plan* identifies this location as an Area of Opportunity for re-development.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request. This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Properties surrounding the subject site are zoned B Multi-Family, GC General Commercial and LI Limited Industrial and are developed with single-family residences, warehouse/office/storage uses, and miscellaneous manufacturing.

2. The suitability of the subject property for the uses to which it has been restricted: The existing B Zoning District at the southeast corner of would allow approximately of 17 dwelling units at the southeast corner of South St. Francis Avenue and East Morris Street. The GC zoning district at the northeast corner of South St. Francis Avenue and East Morris Street would not allow for the expansion of Wichita Material Recovery and does not reflect the predominant LI zoning of the block in which it is located. The GC zoned lot at the southwest corner of East Morris Street and South Santa Fe Avenue could continue to be used for commercial purposes.

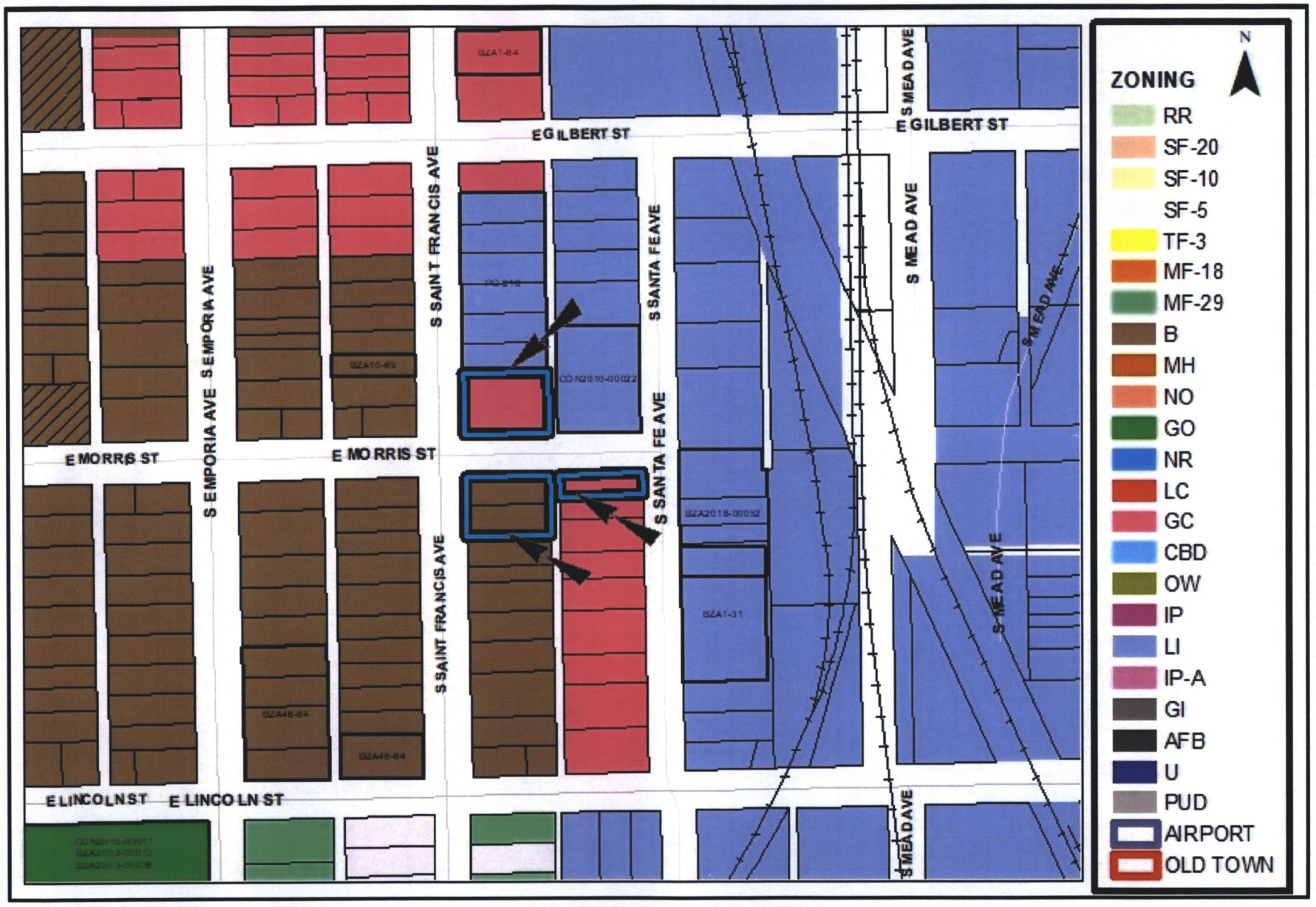
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request would allow the expansion of an existing business and provide redevelopment in an area identified in the *Places for People Plan*, as an Area of Opportunity.

4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship. Denial would represent a loss of economic opportunity to the applicant or property owner.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The adopted Wichita-Sedgwick County Comprehensive Plan, *the Community Investments Plan*, identifies the site as being located within the Established Central Area. The Future Growth Concept Map identifies the area as "Industrial". Industrial areas reflect the full diversity typically found in a large urban municipality and are located within proximity to highways, railroads, and airports. The *Wichita: Places for People, Urban Infill Plan* identifies this location as an Area of Opportunity for re-development..

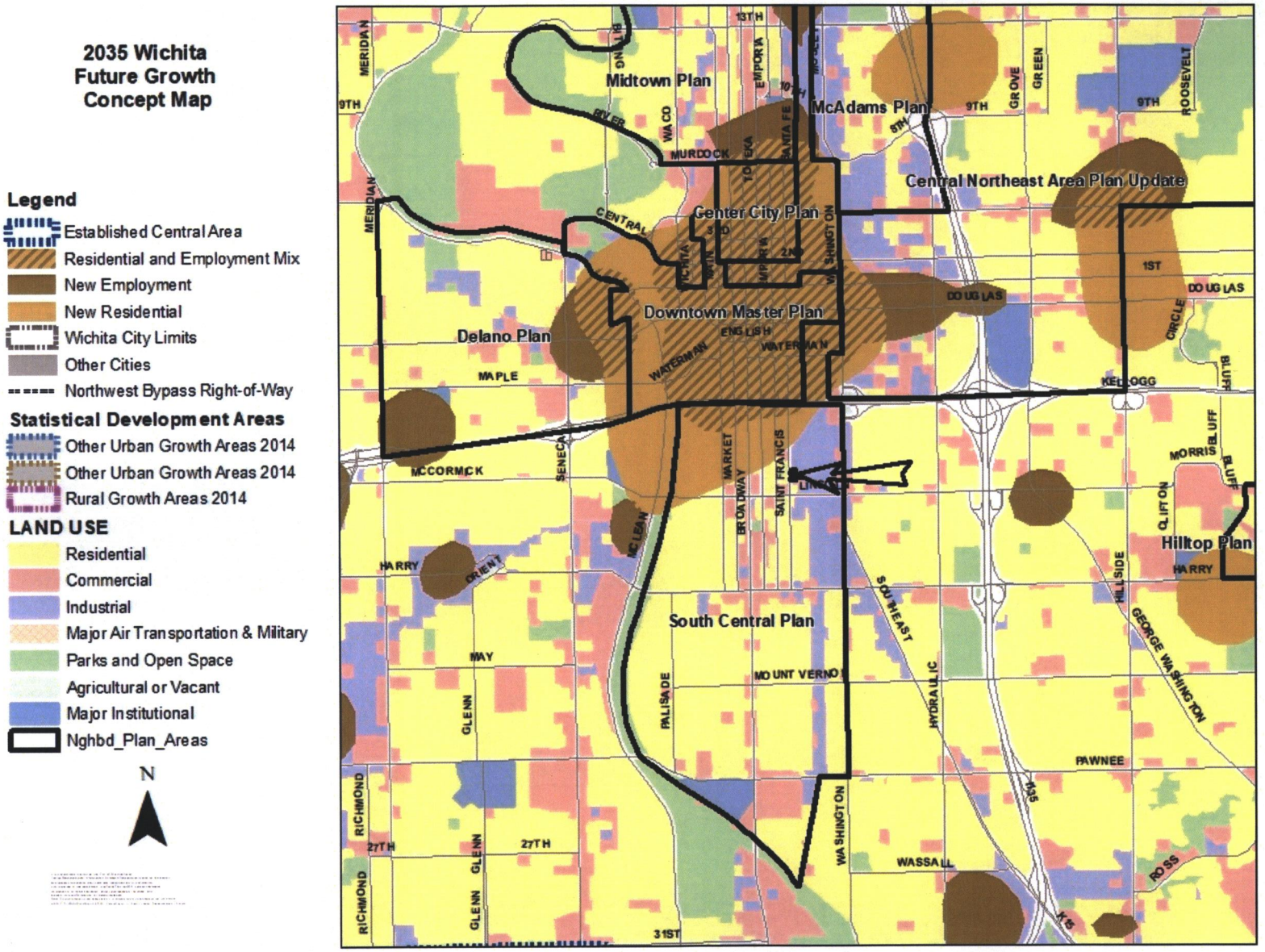
6. Impact of the proposed development on community facilities: Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed LI zoning.

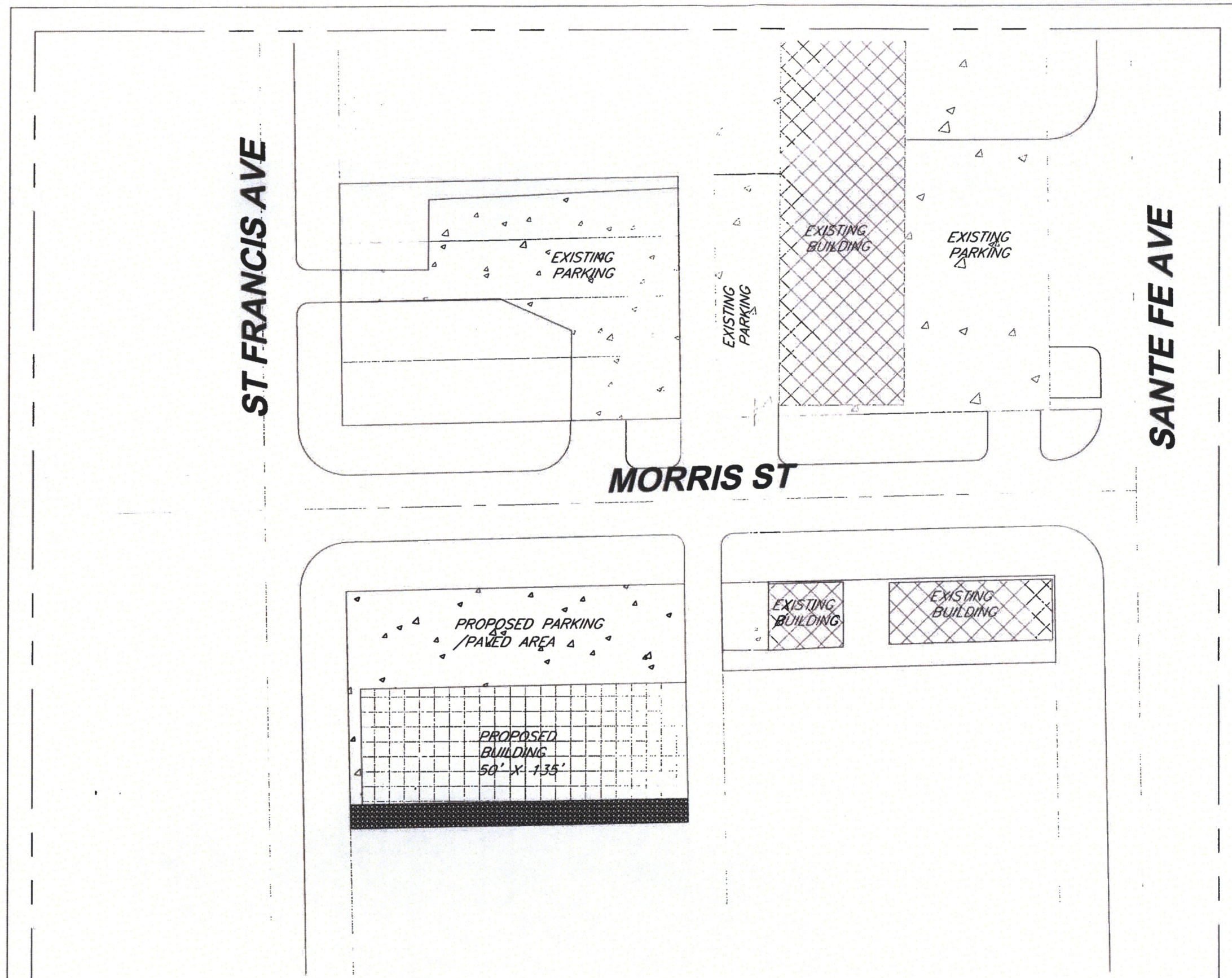
Attachments: Zoning Map, Aerial Map, Land Use Map


E GILBERT ST
S EMPORIA AVE
S SAINT FRANCIS AVE
S SANTA FE AVE
S MEAD AVE
E MORRIS ST
E LINCOLN ST
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN


S EMPORIA AVE
E MORRIS ST
S SAINT FRANCIS AVE
S SANTA FE AVE
KANSAS AND OKLAHOMA RR
BNSF RR
S MEAD AVE
N

2035 Wichita Future Growth Concept Map





SITE PLAN

APPROVED 2/28 BY CMR

HORIZONTAL SCALE
(IN FEET)
1 inch = 20 ft.

Wichita Metal Recovery

Site Plan

Wichita, Kansas

KEMILLER ENGINEERING PA
117 E Lewis, Wichita, KS 67202 (316)264-0342

PROJECT NUMBER			
KEM NO. 21020	FILE	DATE 3/2021	SHEET 1.0
DESIGN KM	DRAWN PC	REVISED	