



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:

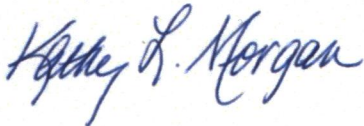
At its regular meeting on **June 8, 2021**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request.

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, 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:

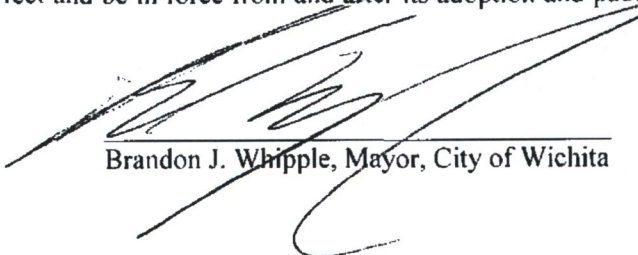
Case No. ZON2021-00006

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.

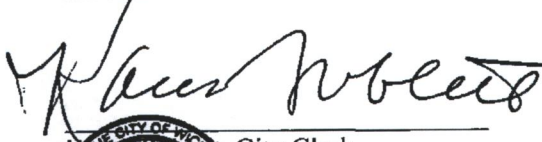
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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



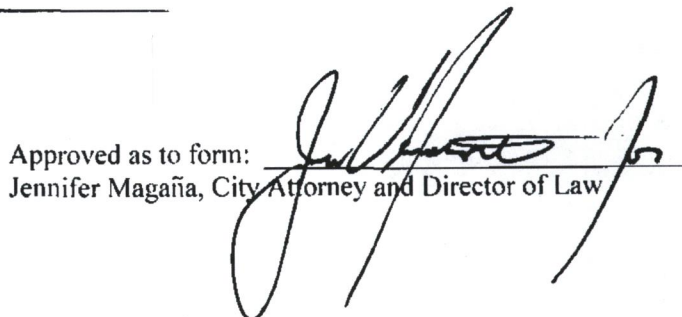
Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

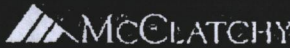




City Clerk



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



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
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Bixby

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
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
 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.

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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 Magan a, 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)

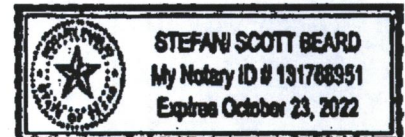
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper 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.

M. 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



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



Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
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 Sun News - Myrtle Beach
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 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

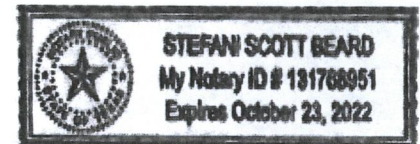
No. of Insertions: 1
 Beginning Issue of: 04/15/2021
 Ending Issue of: 04/15/2021

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.

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

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



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 10:00 a.m.**, the Wichita-Sedgewick 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-Sedgewick County Metropolitan Area Planning Department at (316) 268-4421.**

BZA2021-0018 City Variance to increase building height on property located 200 feet east of Hoover Rd. on the south side of W. 21st St. at 4729 W. 21st St. N.
CON2021-0014 City Conditional Use to expand CON2010-0022, in association with ZON2021-0006, 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

CON2021-0015 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).

CON2021-0016 City Conditional Use to allow an accessory apartment on property zoned SF-3 Single-Family Residential; generally located 1,600 feet south of West 55th Street South and 600 feet west of South Seneca Street (1330 West Bones Circle).

VAC2021-0014 City vacation of a portion of a platted front yard setback on SF-3 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).

VAC2021-0017 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)

VAC2021-0018 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 (1750 East 21st Street North)

ZON2021-0006 City Zone Change from Multi-Family Residential (M) 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).

ZON2021-0018 City zone change from TF-3 Two Family and SF-5 Single Family to MF-2 Multi-family to permit a third dwelling unit, generally located on the south side of West 18th Street North and west of North Arkansas Avenue (441 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-Sedgewick 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-SEDEGWICK 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 Buildings (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgewick 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-Sedgewick County Metropolitan Area Planning Department Attn: Bethy Pagan 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 (671) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or lwroomink.globe.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 Wadley, Secretary
Wichita-Sedgewick County
Metropolitan Area Planning Commission

CON2021-06



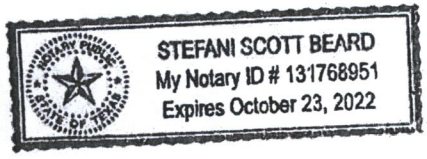
Victoria Rodela, being duly sworn, deposes and says: That he/she is the Principal Clerk of Wichita Eagle, a daily newspaper printed and published in Sedgwick County, State of KS, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in 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



LEGAL PUBLICATION

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

(One Time Only)
MAP/CZA March 11, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 11, 2021 no earlier than 10:00 a.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 1018 - 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 L.C. 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)

ZON2021-00008 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 16022 East Glenside 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 L.C. 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 L.C. 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 the WichitaSedgwick 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.

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Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wade 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.850.7764

Participate Remotely
Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/65154414>
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.gotomeeting.com
Meeting ID: 651 544 141
Or dial directly: 65154414@67.217.95.2 or 67.217.95.2@65154414
New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/65154414>

Attend a Virtual Connection Site In-Person
You may also participate in the hearing by going to meeting room 1018 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 Wade, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission

ZON2021-06

624 E. Morris



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

AGENDA ITEM NO. _____

** need staff report with com info*

CASE NUMBER: ZON2021-00006 *ext. com case*

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

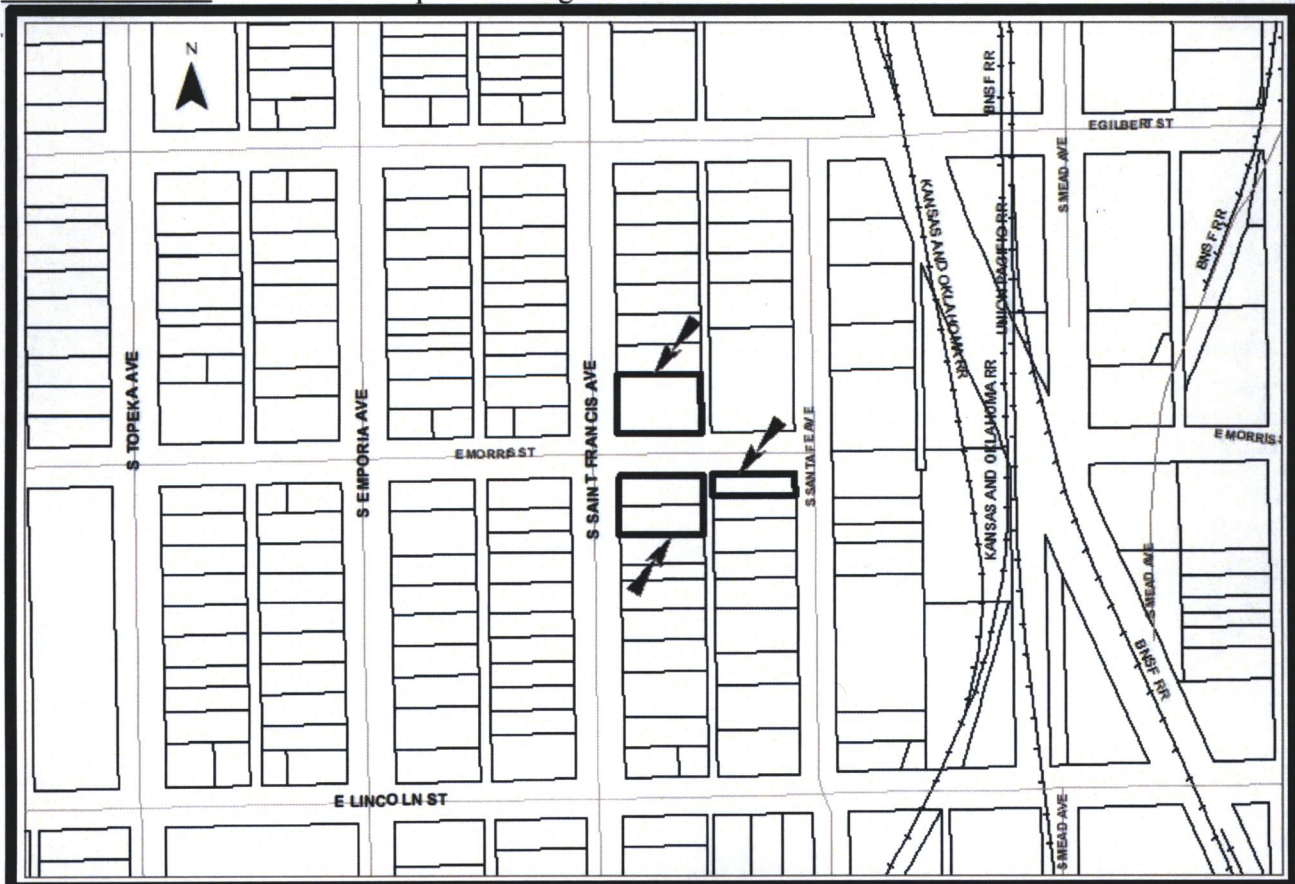
REQUEST: LI Limited Industrial

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-foot Right-of-Way); South St. Francis Avenue is a south-bound one-way, paved, arterial street (80-foot Right-of-Way) with access to East Lincoln Street, a four-lane paved arterial street (60-foot 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.

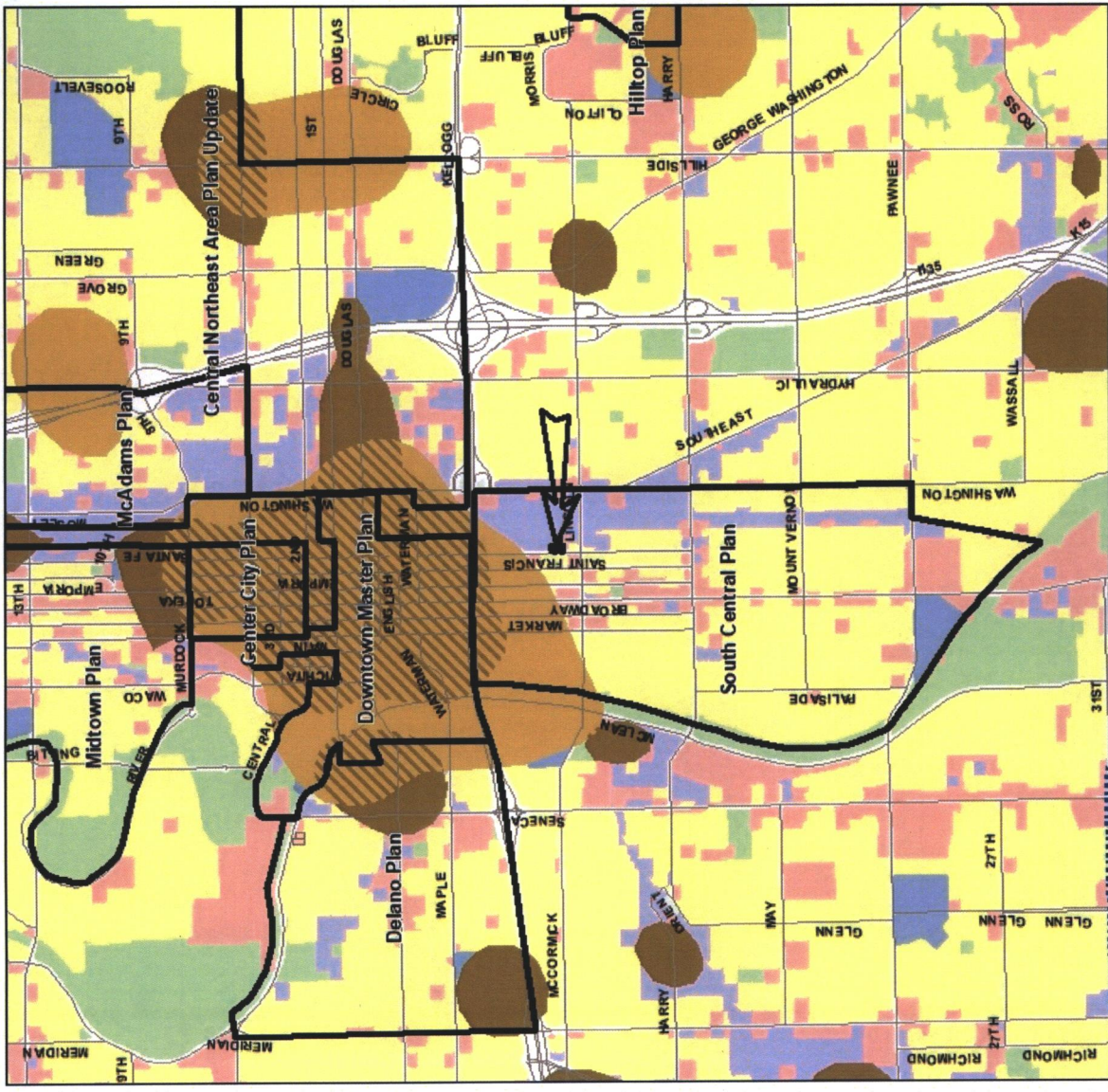
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship. Denial would represent a loss of economic opportunity to the applicant or property owner.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The 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.

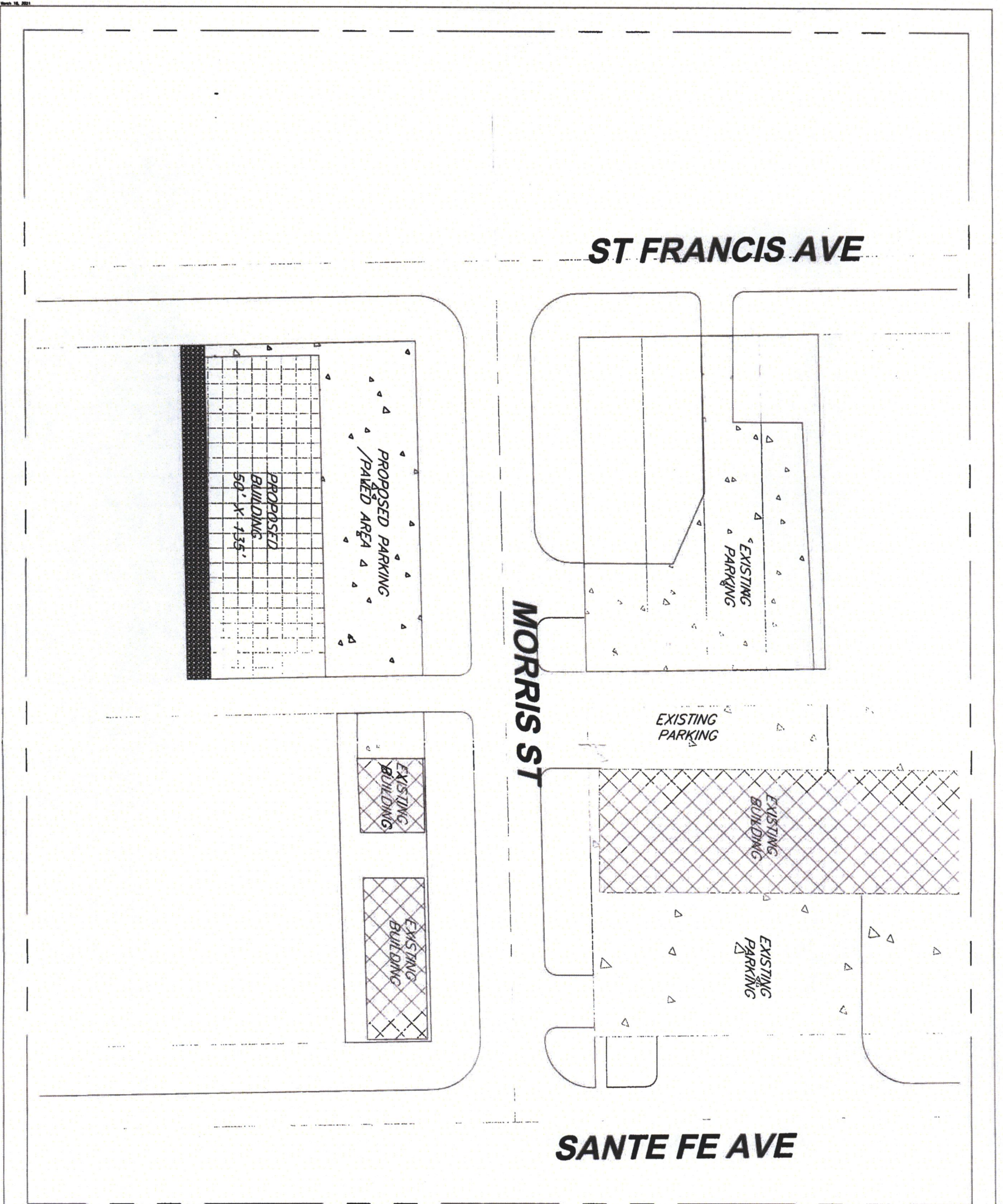
Attachments: Zoning Map, Aerial Map, Land Use Map



2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Nghbd_Plan_Areas



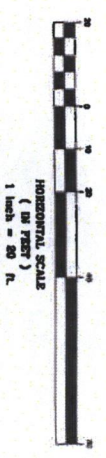


ST FRANCIS AVE

MORRIS ST

SANTE FE AVE

SITE PLAN
 APPROVED 2/28/17 CMR



Wichita Metal Recovery
 Site Plan
 Wichita, Kansas

KEMILLER		PROJECT NUMBER		SHEET 1.0
DESIGNER KEM	FILE 21020	DATE REVISION 3/2/17	DATE REVISION 3/2/17	