Wichita-Sedgwick County Metropolitan Area Planning Department

Cornejo & Sons LLC
3500 North West Street
Wichita, KS 67205

August 13, 2025

RE: CON2025-00071 - Conditional Use request in the County to amend CON2001-63 & CON2007-02 to allow Waste Tire Collection on property zoned LI Limited Industrial District, generally located on the northeast corner of West 37th Street North and North West Street (4250 West 37th Street North).

Dear Applicant,

On **August 13, 2025**, the Sedgwick County Board of County Commissioners heard the above captioned request. The action of the BOCC was to **APPROVE** the Conditional Use and waiver of Supplementary Use Regulation III-D.6.e(3) requests, subject to the following conditions:

1. Development of the site shall be in conformance with the approved site plan.
2. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by MABCD.
3. 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.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth
Associate Planner

Cc: Ted Francis, Allied Services, *via email*

Wichita-Sedgwick County Metropolitan Area Planning Department

Cornejo & Sons LLC
3500 North West Street
Wichita, KS 67205

June 12, 2025

RE: CON2025-00071 - Conditional Use request in the County to amend CON2001-63 & CON2007-02 to allow Waste Tire Collection on property zoned LI Limited Industrial District, generally located on the northeast corner of West 37th Street North and North West Street (4250 West 37th Street North).

Dear Applicant,

On **June 12, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the Conditional Use and waiver of Supplementary Use Regulation III-D.6.e(3) requests, subject to the following conditions:

1. Development of the site shall be in conformance with the approved site plan.
2. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by MABCD.
3. 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.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **June 26, 2025**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1000 feet of the property for which the application was filed and must be submitted to the County Clerk by **June 26, 2025** at 5:00 p.m.

This case will be heard by the Sedgwick County Board of County Commissioners on **Wednesday, July 23, 2025**, for final action. The BOCC meets at 100 North Broadway Avenue, Wichita, KS 67202, at 9:00 a.m.

Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth
Associate Planner

Published in The Ark Valley News on 08121125

RESOLUTION NO. 219-2025

WHEREAS, Cornejo & Sons LLC (Applicant), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code"), requests a Conditional Use to allow Waste Tire Collection in the LI Limited Industrial District zoning, located at 4210 and 4850 West 37th Street North.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission ("MAPC") has been given.

WHEREAS, the MAPC did, at the meeting of June 12, 2025, consider said application.

WHEREAS, the Board of County Commissioners has authority to permit Conditional Uses, 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 Board of County Commissioners that:

SECTION I. After having received a recommendation of the Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on June 12, 2025, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow a Conditional Use that expands CON2001-63 & CON2007-02 and allow Waste Tire Collection in the LI Limited Industrial District zoning, located at 4210 and 4850 West 37th Street North, legally described as:

A tract of land lying within the Southeast Quarter of Section 26, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the Southeast corner of said Southeast Quarter; thence N 90°00'00" W, along the South line of said Southeast Quarter, 600.00 feet; thence N 00°00'00" E, 50.00 feet to the Southeast corner of Lot 1, BFI Addition, and also the Point of Beginning; thence N 00°00'00" E, 610.00 feet to the Northeast corner of said Lot 1; thence N 90°00'00" W, 1,200.00 feet to the Northwest corner of said Lot 1; thence N 00°00'00" E, 1,260.20 feet; thence S 65°32'32" E, 936.74 feet; thence S 57°56'33" E, 120.62 feet; thence S 47°18'56" E, 492.68 feet; thence S 43°00'32" E, 307.91 feet; thence S 00°10'57" E, 834.18 feet; thence N 90°00'00" W, along the North right-of-way line of 37th Street North, 80.00 feet; thence S 00°10'57" E, along the North right-of-way line of 37th Street North, 25.00 feet; thence N 90°00'00" W, along the North right-of-way line of 37th Street North, 249.84 feet to the Point of Beginning.

AND

A tract of land lying within the Southeast Quarter of Section 26, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the Southeast corner of said Southeast Quarter; thence N 90°00'00" W, along the South line of said Southeast Quarter, 75.00 feet; thence N 00°10'57" W, parallel with the East line of said Southeast Quarter, 75.00 feet to a point on the North right-of-way line of 37th Street North for a Point of Beginning; thence N 90°00'00" W, along the North right-of-way line of 37th Street North, 195.00 feet; thence N 00°10'57" W, 843.18 feet; thence N 43°00'32" W, 307.91 feet; thence N 47°18'56" W, 492.68 feet; thence N 57°56'33" W, 120.62 feet; thence N 65°32'32" W, 936.74 feet; thence S 00°00'00" E, 1,870.20 feet to

the Southwest corner of Lot 1, BFI Addition; thence N 90°00'00" W, along the North right-of-way line of 37th Street North, 196.59 feet to a point 660 feet East of the West line of said Southeast Quarter; thence N 00°06'31" W, parallel to the West line of said Southeast Quarter, 2,175.72 feet, to a point on the South right-of-way line of Highway K-96; thence S 65°32'32" E, along the South right-of-way line of Highway K-96, 1,258.89 feet; thence S 57°56'33" E, along the South right-of-way line of Highway K-96, 151.70 feet; thence S 47°18'56" E, 518.15 feet; thence
S 43°00'32" E, along the Southwesterly right-of-way line of Highway K-96, 360.00 feet; thence S 05°50'32" W, along the westerly right-of-way line of Highway K-96, 472.00 feet to a point on the West right-of-way line of West Street; thence S 00°10'57" E, along the West right-of-way line of West Street, 189.89 feet; thence N 90°00'00" W, along the West right-of-way line of West Street, 25.00 feet; thence S 00°10'57" E, along the West right-of-way line of West Street, 275.00 feet to the Point of Beginning.
AND
The West 660 feet of that part of the Southeast Quarter of Section 26, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying South of Highway K-96.

Approval is subject to the following conditions:

1. Development of the site shall be in conformance with the approved site plan.
2. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by MABCD.
3. 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.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

[balance of this page intentionally left blank, signature page follows]

SECTION III. That this Resolution shall be effective upon publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER	aye
JEFF BLUBAUGH	aye
STEPHANIE WISE	aye
RYAN BATY	aye
JAMES M. HOWELL	aye

Dated this 13 day of August, 2025.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

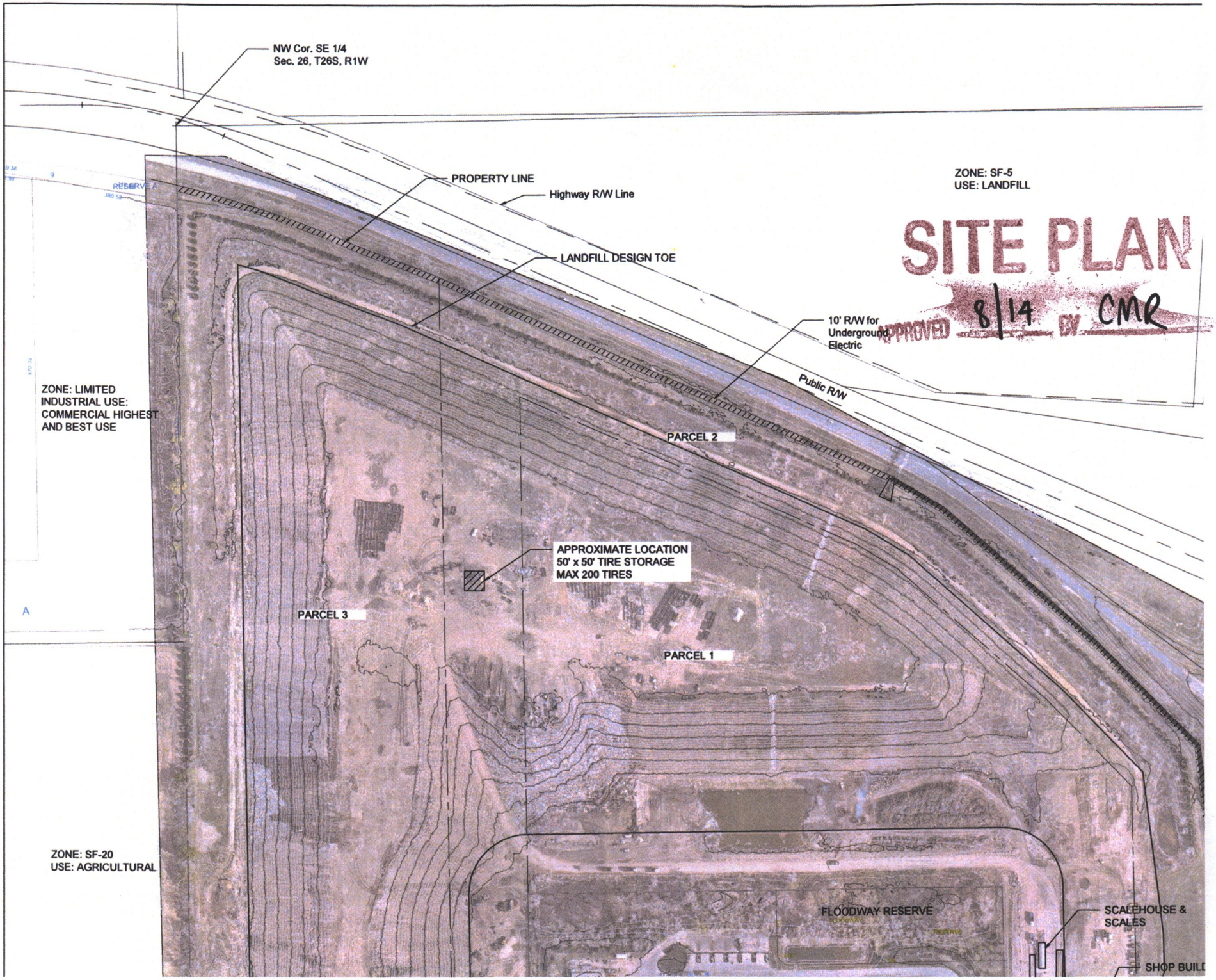
APPROVED AS TO FORM:

Samantha Seang 7/22/25
SAMANTHA SEANG
Assistant County Counselor

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District


NW Cor. SE 1/4
Sec. 26, T26S, R1W
PROPERTY LINE
Highway R/W Line
LANDFILL DESIGN TOE
10' R/W for
Underground
Electric
Public R/W
ZONE: SF-5
USE: LANDFILL
SITE PLAN
APPROVED 8/14 BY CMR
ZONE: LIMITED
INDUSTRIAL USE:
COMMERCIAL HIGHEST
AND BEST USE
PARCEL 2
APPROXIMATE LOCATION
50' x 50' TIRE STORAGE
MAX 200 TIRES
PARCEL 3
PARCEL 1
ZONE: SF-20
USE: AGRICULTURAL
FLOODWAY RESERVE
SCALEHOUSE &
SCALES
SHOP BUILD

Public notice

(Published in The Ark Valley News May 22, 2025.)

MAPC June 12, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 12, 2025, 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 in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **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) 268 4421.**

CON2025-00071: Conditional Use request in the County to amend CON2001-00063 & CON2007-00002 to allow Waste Tire Collection on property zoned LI Limited Industrial District, generally located on the northeast corner of West 37th Street North and North West Street (4250 West 37th Street North).

CUP2025-00017: Request in the County to create Crestwood Landing Community Unit Plan CUP DP-363 (with ZON2025-00024 from RR to GC), generally located on the southwest corner of East 45th Street North and North Greenwich Road.

DER2025-00008: 2025 Urban Growth Area Update – Pursuant to K.S.A. 12-747 et. Seq., amendment of the Urban Growth Area as an element of the Community Investments Plan 2015-2035, the Wichita-Sedgwick County Comprehensive Plan, will be considered.

DER2025-00011: College Hill Neighborhood Plan – Pursuant to K.S.A. 12-747 et. Seq., adoption of the College Hill Neighborhood Plan as an element of the Community Investments Plan 2015-2035, the Wichita-Sedgwick County Comprehensive Plan, will be considered.

VAC2025-00015: Vacation request in the County to vacate South 359th Street West to preserve wildlife habitat, generally located between West 63rd Street South and West 71st Street South.

VAC2025-00019: Vacation request in the County to vacate a pipeline easement and a 60-foot building setback due to the release of easement, generally located at the northeast corner of West 81st Street North and North 55th Street West.

ZON2025-00024: Zone Change request in the County from RR Rural Residential to GC General Commercial (with CUP2025-00017 to create CUP DP-363), generally located on the southwest corner of East 45th Street North and North Greenwich 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.

Options to participate:

1) **Attend In-Person** at the **Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – 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. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email
Planning@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
316.858.7764

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on May 22, 2025
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 22nd day of May, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 22nd day of May, 2025.

Notary Public

My commission expires

Additional copies $

Printer's fee

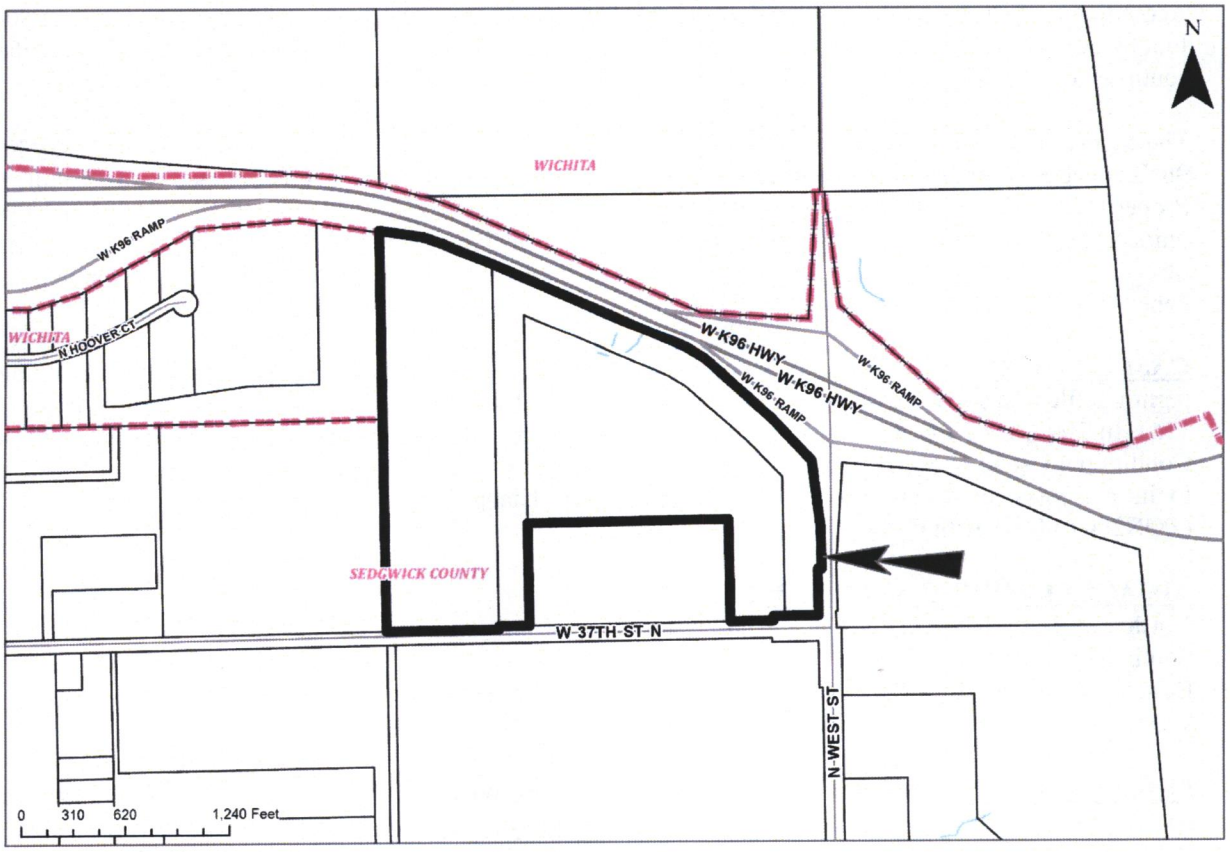
LISA K. STRUNK
NOTARY PUBLIC
4/24/28
STATE OF KANSAS

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.3

STAFF REPORT
MAPC: June 12, 2025

CASE NUMBER:	CON2025-00071 (County)
APPLICANT/AGENT:	Cornejo & Sons, LLC (Applicant)
REQUEST:	Conditional Use to permit Waste Tire Collection (Wrecking and Salvage Yard)
CURRENT ZONING:	LI Limited Industrial District
SITE SIZE:	92.50 acres
LOCATION:	Generally located on the northeast corner of West 37th Street North and North West Street (4250 West 37th Street North)
PROPOSED USE:	Waste Tire Collection
RECOMMENDATION:	Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use to allow Waste Tire Collection, which is defined as Wrecking and Salvage Yard, on a property zoned LI Limited Industrial District (LI). The 92.50-acre property is generally located on the northeast corner of West 37th Street North and North West Street (4250 West 37th Street North). The subject site is currently developed with a Construction and Demolition (C&D) Landfill.

The site was approved for Conditional Uses (CON2001-00063 & CON2007-00002) which permit a C&D Landfill, but it only allows demolition and construction solid waste resulting from the construction, remodeling, repair, repair and demolition of structures, roads, sidewalks and utilities as further defined in KSA. 65-3402. In their conditions of approval, the Conditional Uses prohibit household solid waste, hazardous waste, and toxic waste. The applicant is requesting the Conditional Use to allow waste tire collection, which is KSA 65-3402 defines as household solid waste.

The Unified Zoning Code defines this type of use a Wrecking and Salvage Yard. In the LI District, this use is subject to Supplementary Use Regulations Section III-D.6.e which state:

1. Is not abutting an arterial street, expressway or freeway;
2. In the opinion of the Planning Commission, will not adversely affect the character of the neighborhood; and
3. Is enclosed by a fence or wall not less than eight feet in height and having cracks and openings not in excess of five percent of the area of such fence.

The storage area is not abutting a freeway and thus meets Supplementary Use Regulation III-D.6.e(1) because it is internal to a larger 92.5-acre property. The applicant does not intend to install a fence or wall around the perimeter of the storage area; therefore, the applicant requests a waiver of Supplementary Use Regulation III-D.6.e(3).

According to the submitted site plan, the applicant intends to store a maximum of 200 waste tires in a 50-foot by 50-foot area near the northwest portion of the site. Employee and visitor parking is located near the southeast corner of the site, several hundred feet north of the site's access point.

The character of the neighborhood is industrial and undeveloped. Property to the north, across Highway K-96, is zoned SF-5 Single-Family Residential District in the City of Wichita and is developed with a Landfill. Property to the south, across West 37th Street North, is zoned SF-20 Single-Family Residential District in unincorporated Sedgwick County and is developed with a sand pit. Property to the east, across North West Street, is zoned SF-20 and LC Limited Commercial District and is undeveloped. Property to the west is zoned SF-20 and is undeveloped.

CASE HISTORY: The subject site is not platted. Platting will only be required if a commercial building permit is filed. In 1969, the subject site was approved for a Conditional Use to allow sand extraction (CU-115). In 2002, the subject site was approved for a zone change request from SF-20 to LI along with a Conditional Use to allow a Landfill (ZON2001-00068 with CON2001-00063). In 2007, the site expanded to its current size, which involved an additional zone change request and Conditional Use approval (ZON2007-00001 with CON2007-00002).

ADJACENT ZONING AND LAND USE:

North:	SF-5 (COW)	Landfill
South:	SF-20	Sand pit
East:	SF-20, LC	Undeveloped
West:	SF-20	Undeveloped

PUBLIC SERVICES: The subject site can be accessed by West 37th Street North, which is an unpaved county arterial street with no sidewalks. This site is served by an on-site septic system and uses well water.

CONFORMANCE TO PLANS/POLICIES: The proposed use is in conformance with the *Community Investments Plan*. The *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map identifies the site as appropriate for "Industrial" uses, which the Plan defines as follows: "*Encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. Centers or concentrations of manufacturing, warehousing, distribution, construction, research, and technology are located in close proximity to highways and airports and may have rail service.*" The requested use is industrial in nature and is located in close proximity to Highway K-96.

The *Plan*'s Locational Guidelines provide a decision-making framework regarding land use changes. One of the general Development Patterns states that "Industrial uses should be located in areas with good access to highways, rail lines, and airports." The subject site abuts K-96 to the south. One of the general Land Use Compatibility guidelines states that "Industrial and major commercial land uses that generate pollution, odor, noise, light, safety hazards, and high levels of traffic should be located away from residential areas and developed with screening, buffering, and site design features sufficient to mitigate adverse impacts." The site is approximately 3,030 feet away from the nearest residential property and features high berms as a site design feature to mitigate adverse impacts.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED** with a waiver of Supplementary Use Regulation Section III-D.6.e.(3), subject to the following conditions:

1. Development of the site shall be in conformance with the approved site plan.
2. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submission of plans for review and approval by MABCD.
3. 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.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is industrial and undeveloped. Property to the north, across Highway K-96, is zoned SF-5 Single-Family Residential District in the City of Wichita and is developed with a landfill. Property to the south, across West 37th Street North, is zoned SF-20 Single-Family Residential District in unincorporated Sedgwick County and is developed with a sand pit. Property to the east, across North West Street, is zoned SF-20 and LC Limited Commercial District and is undeveloped. Property to the west is zoned SF-20 and is undeveloped.

2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned LI Limited Industrial District, which permits certain waste disposal by Conditional Use approval. The Conditional Uses' current conditions of approval do not allow for waste tire collection.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate that approval of the request will not detrimentally affect nearby property. The site features high berms and is located over 3,000 feet from the nearest development, which mitigates several negative impacts.

4. Length of time subject property has remained vacant as zoned: The subject property is not vacant.

5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: It is not anticipated that the requested Conditional Use will have a significant detrimental effect on the public health, safety, or welfare. Denial of the application may result in a loss of enjoyment for the applicant.

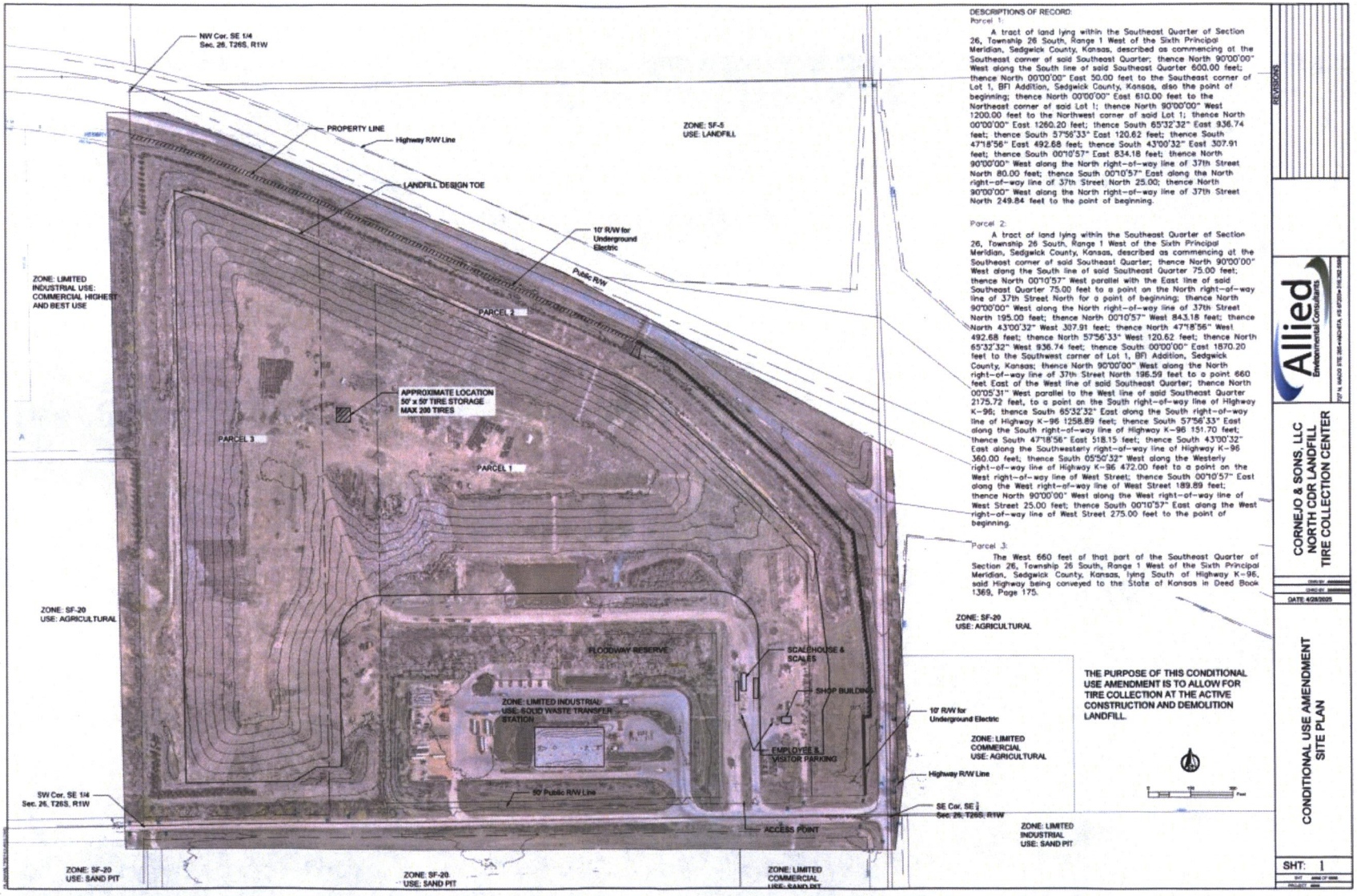
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed use is in conformance with the *Community Investments Plan*, as discussed in the report.

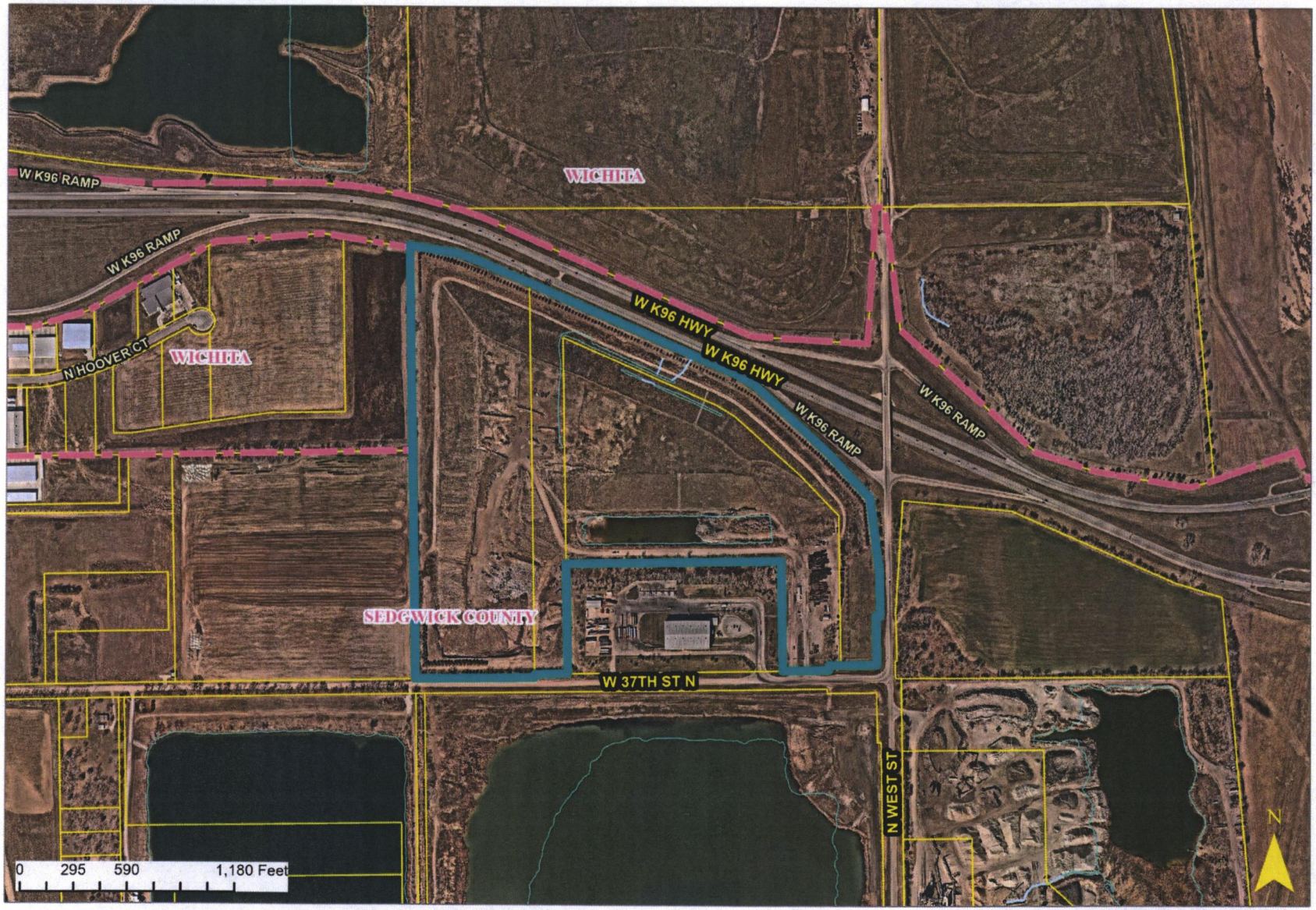
7. Impact of the proposed development on community facilities: Staff expects that there will be minimal significant impact on public roads, water, and sewer service. The site can accommodate the requested use.

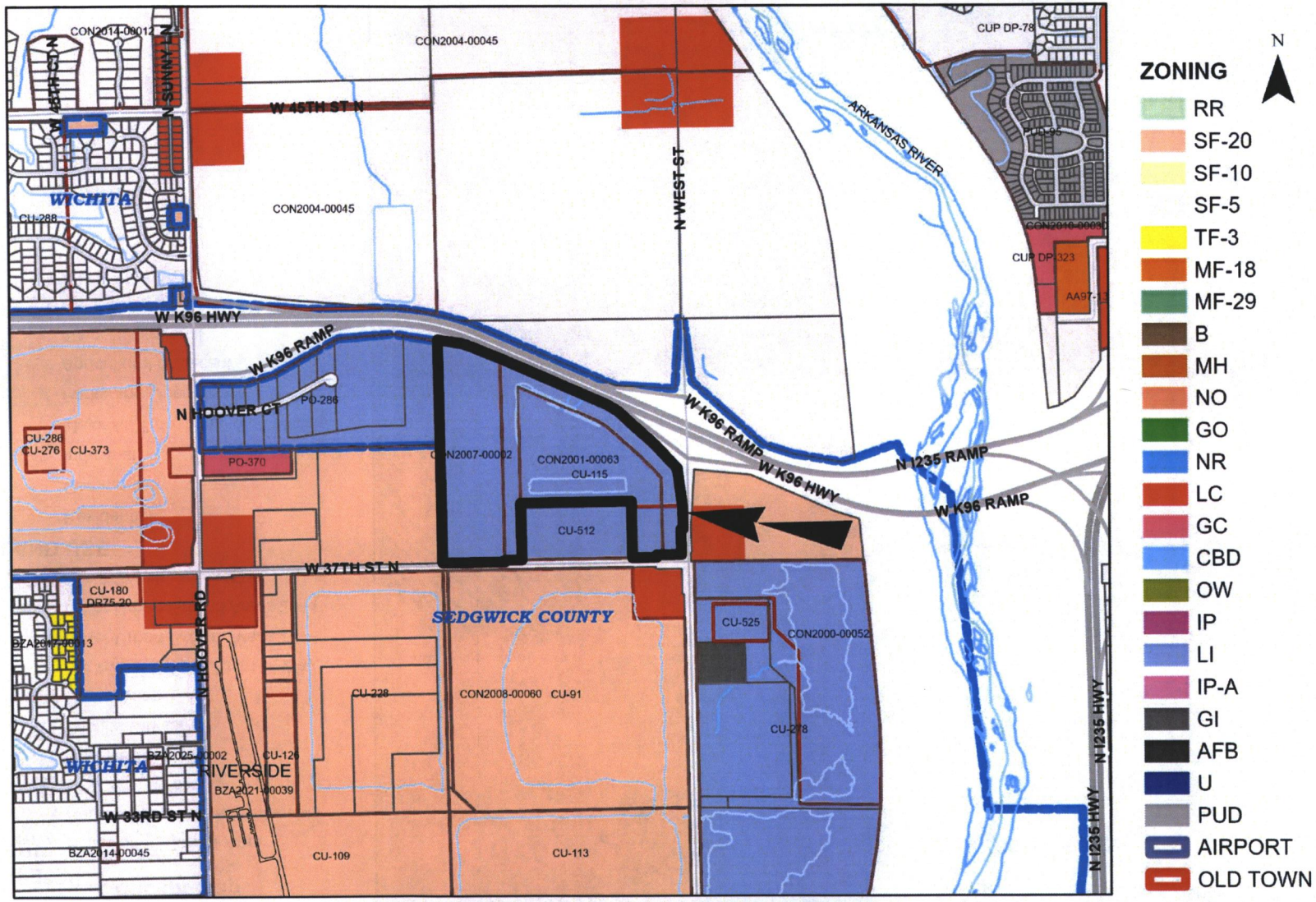
8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff did not receive any public comment on the requested Conditional Use.

Attachments:

1. Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Photos


NW Cor. SE 1/4
Sec. 26, T26S, R1W
PROPERTY LINE
Highway R/W Line
LANDFILL DESIGN TOE
10' R/W for Underground Electric
Public R/W
ZONE: SF-5
USE: LANDFILL
ZONE: LIMITED INDUSTRIAL USE: COMMERCIAL HIGHEST AND BEST USE
PARCEL 2
APPROXIMATE LOCATION
50' x 50' TIRE STORAGE
MAX 200 TIRES
PARCEL 3
PARCEL 1
ZONE: SF-20
USE: AGRICULTURAL
FLOODWAY RESERVE
SCALEHOUSE & SCALES
SHOP BUILDING
ZONE: LIMITED INDUSTRIAL
USE: SOLID WASTE TRANSFER STATION
EMPLOYEE & VISITOR PARKING
50' Public R/W Line
SW Cor. SE 1/4
Sec. 26, T26S, R1W
ACCESS POINT
SE Cor. SE 1/4
Sec. 26, T26S, R1W
ZONE: SF-20
USE: SAND PIT
ZONE: SF-20
USE: SAND PIT
ZONE: LIMITED COMMERCIAL
USE: SAND PIT
ZONE: LIMITED COMMERCIAL
USE: AGRICULTURAL
ZONE: LIMITED INDUSTRIAL
USE: SAND PIT
THE PURPOSE OF THIS CONDITIONAL USE AMENDMENT IS TO ALLOW FOR TIRE COLLECTION AT THE ACTIVE CONSTRUCTION AND DEMOLITION LANDFILL.
DESCRIPTIONS OF RECORD:
Parcel 1:
A tract of land lying within the Southeast Quarter of Section 26, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as commencing at the Southeast corner of said Southeast Quarter; thence North 90°00'00" West along the South line of said Southeast Quarter 600.00 feet; thence North 00°00'00" East 50.00 feet to the Southeast corner of Lot 1, BFI Addition, Sedgwick County, Kansas, also the point of beginning; thence North 00°00'00" East 610.00 feet to the Northeast corner of said Lot 1; thence North 90°00'00" West 1200.00 feet to the Northwest corner of said Lot 1; thence North 00°00'00" East 1260.20 feet; thence South 65°32'32" East 936.74 feet; thence South 57°56'33" East 120.62 feet; thence South 47°18'56" East 492.68 feet; thence South 43°00'32" East 307.91 feet; thence South 00°10'57" East 834.18 feet; thence North 90°00'00" West along the North right-of-way line of 37th Street North 80.00 feet; thence South 00°10'57" East along the North right-of-way line of 37th Street North 25.00; thence North 90°00'00" West along the North right-of-way line of 37th Street North 249.84 feet to the point of beginning.
Parcel 2:
A tract of land lying within the Southeast Quarter of Section 26, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as commencing at the Southeast corner of said Southeast Quarter; thence North 90°00'00" West along the South line of said Southeast Quarter 75.00 feet; thence North 00°10'57" West parallel with the East line of said Southeast Quarter 75.00 feet to a point on the North right-of-way line of 37th Street North for a point of beginning; thence North 90°00'00" West along the North right-of-way line of 37th Street North 195.00 feet; thence North 00°10'57" West 843.18 feet; thence North 43°00'32" West 307.91 feet; thence North 47°18'56" West 492.68 feet; thence North 57°56'33" West 120.62 feet; thence North 65°32'32" West 936.74 feet; thence South 00°00'00" East 1870.20 feet to the Southwest corner of Lot 1, BFI Addition, Sedgwick County, Kansas; thence North 90°00'00" West along the North right-of-way line of 37th Street North 196.59 feet to a point 660 feet East of the West line of said Southeast Quarter; thence North 00°05'31" West parallel to the West line of said Southeast Quarter 2175.72 feet, to a point on the South right-of-way line of Highway K-96; thence South 65°32'32" East along the South right-of-way line of Highway K-96 1258.89 feet; thence South 57°56'33" East along the South right-of-way line of Highway K-96 151.70 feet; thence South 47°18'56" East 518.15 feet; thence South 43°00'32" East along the Southeastery right-of-way line of Highway K-96 360.00 feet; thence South 05°50'32" West along the Westerly right-of-way line of Highway K-96 472.00 feet to a point on the West right-of-way line of West Street; thence South 00°10'57" East along the West right-of-way line of West Street 189.89 feet; thence North 90°00'00" West along the West right-of-way line of West Street 25.00 feet; thence South 00°10'57" East along the West right-of-way line of West Street 275.00 feet to the point of beginning.
Parcel 3:
The West 660 feet of that part of the Southeast Quarter of Section 26, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, lying South of Highway K-96, said Highway being conveyed to the State of Kansas in Deed Book 1369, Page 175.
ZONE: SF-20
USE: AGRICULTURAL
REVISIONS
Allied Environmental Consultants
CORNEJO & SONS, LLC
NORTH CDR LANDFILL
TIRE COLLECTION CENTER
DATE: 4/28/2025
CONDITIONAL USE AMENDMENT
SITE PLAN
SHT: 1


W K96 RAMP
WICHITA
W K96 RAMP
W K96 HWY
W K96 HWY
W K96 RAMP
W K96 RAMP
N HOOVER CT
WICHITA
SEDGWICK COUNTY
W 37TH ST N
N WEST ST
0 295 590 1,180 Feet
N


CON2014-08012
CON2004-00045
W 45TH ST N
N WEST ST
N SUMNER
WICHITA
CU-288
W K96 HWY
W K96 RAMP
N HOOVER CT
PO-286
CU-286
CU-276
CU-373
PO-370
CON2007-00002
CON2001-00063
CU-115
CU-512
ARKANSAS RIVER
CUP DP-78
CUP DP-323
AA97-15
N 1235 RAMP
W 37TH ST N
CU-180
DP75-20
BZA2007-00013
N HOOVER RD
SEDGWICK COUNTY
CU-525
CON2000-00052
CU-228
CON2008-00060
CU-91
CU-278
N 1235 HWY
BZA2025-00002
CU-126
RIVERSIDE
BZA2021-00039
W 33RD ST N
BZA2014-00045
CU-109
CU-113
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
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NR
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LI
IP-A
GI
AFB
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PUD
AIRPORT
OLD TOWN

2035 Wichita Future Growth Concept Map

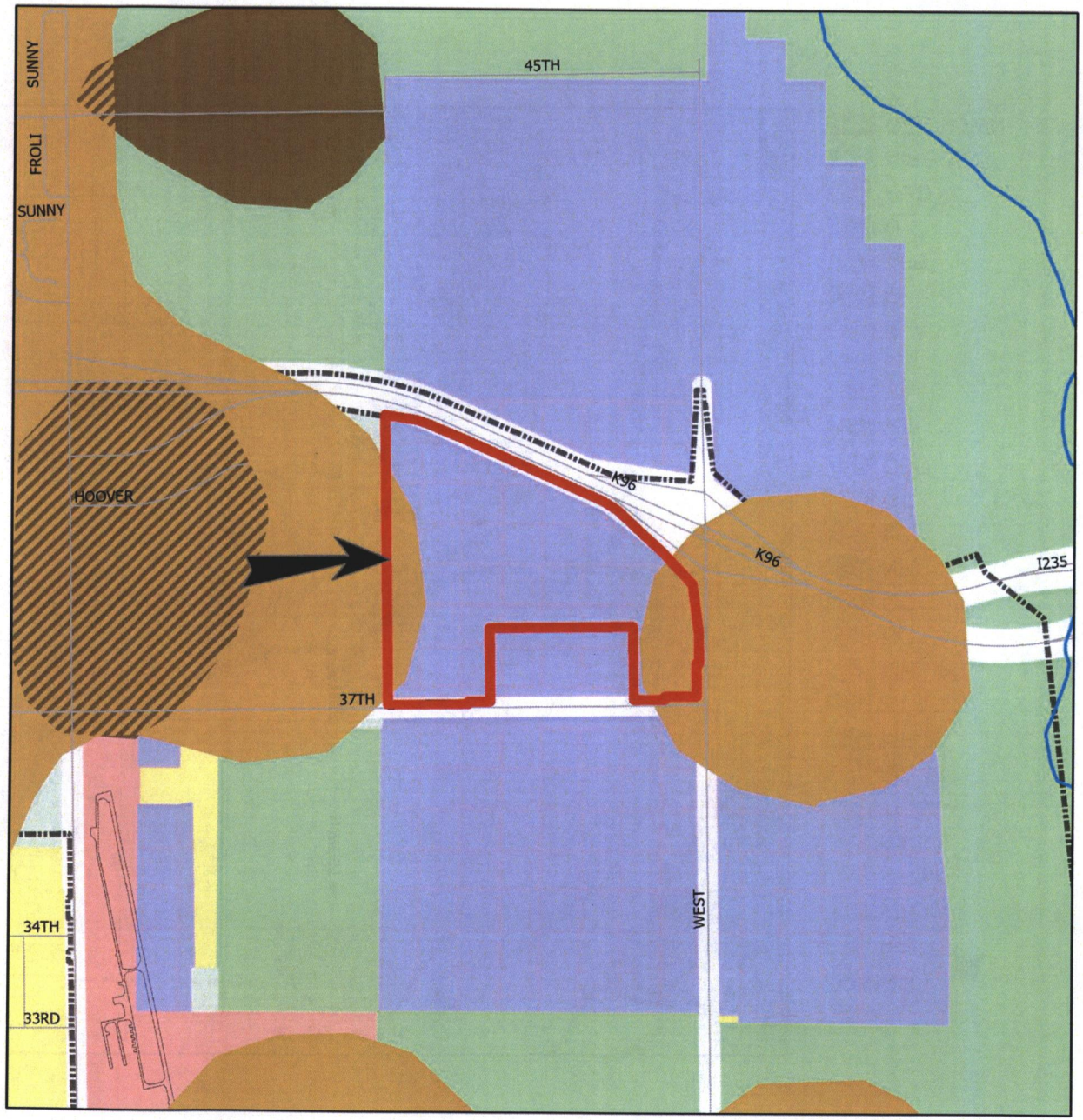
Legend

- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way
- 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
- Neighborhood & Area Plans
- Application Area

N



Looking north towards site



Looking east away from site



Looking west away from site



Looking south away from site

