

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0684 - Zone change request from the "E" Light Industrial District to the "F" Heavy Industrial District, located south of 68th Street South, approximately 1/8 mile east of Hydraulic, AND

DR 94-18 - Special Use Permit to allow an automotive salvage yard, located south of 68th Street south, approximately 1/8 mile east of Hdyraulic.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: March 8, 1995.

COMMISSION DISTRICT #2

MAPC Recommendation: Approve, subject to conditions 13-0).

Haysville Recommendation: Approve, subject to conditions (7-0).

Staff Recommendation: Approve, subject to conditions.

Background/Discussion: On February 9, 1995, the MAPC considered a zone change from the "E" Light Industrial District to the "F" Heavy Industrial District and a Special Use Permit for an automotive salvage yard for a site located on the south side of 68th Street South, approximately 1/8 mile east of Hydraulic (1817 E. 68th Street South). The subject property is located within the Haysville Zoning Area of Influence. The 0.73 acre site is currently platted as Lot 1, Block A, Dave Waters Addition and occupied by the D & T Truck & Auto Company. A small building and parking area is located along 68th Street South, with the remaining portion of the property enclosed with a 7-foot solid metal fence.

This general area along 68th Street South is occupied by a number of salvage yards and automotive repair uses, which are classified as nonconforming uses in the 'R-1' zoning district. A single family residential subdivision is platted and partially developed southwest of 63rd Street South and Hydraulic. The subject property is bordered by the Wichita-Valley Center Flood Control ditch to the south and west, and existing automotive and salvage operations to the north and east (C & W Auto Salvage, Ron's Body Shop, and Big Moes).

According to the Hydrogeologic Map of Sedgwick County and the Environmental Constraints map of the Wichita-Sedgwick County Comprehensive Plan (Fig.3, pg. 14), the application area is characterized by shallow ground water at depths of between 7-to-10-feet or less below the surface. Therefore, since this property is located in an area of the County that does not have access to municipal water and sewer services, any further development on this site will require approval from the Wichita-Sedgwick County Department of Community Health for on-site sewage disposal.

The Wichita-Sedgwick County Department of Community Health has expressed concern about potential groundwater contamination in this area due to the nature of the land uses and the geohydrology. At this time, the Health Department has not received any information from KDHE that would indicate that any groundwater problems exist or that any investigations are planned for this area. However, this site is located in a sensitive groundwater area. Salvage yards typically use and store gasoline, other petroleum liquids, and possibly solvents and other potentially groundwater contaminating compounds. The proposed salvage yard would be subject to all requirements of the County's Health and Sanitation Code, as well as Sections 14-155 & 14-156 of the Sedgwick County Code which governs items such as rodent control, weed control, material stockpiling, and screening. In order to address environmental concerns, the Health Department has suggested several conditions of approval.

No members of the public addressed either the Haysville Planning Commission or the MAPC in opposition to these requests.

Recommended Action: 1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the special use permit subject to the recommended conditions; adopt a resolution authorizing the special use permit; or

2. Return to the Planning Commission for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

Applicants: David E. & Theresa A. Waters, 1817 E. 68th St. So., Wichita, KS 67233.

Protestors: None.

Published in The Daily Reporter on APRIL 11, 1995

RESOLUTION NO. 67-1995

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 7.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 17.C of the Zoning Regulations, the zoning district of the lands legally described below are hereby changed as follows:

Case No. SCZ-0684

Zone change request from the "E" Light Industrial District to the "F" Heavy Industrial District

Lot 1, Block A, Dave Waters Addition, Wichita, Sedgwick County, Kansas. Generally located south of 68th Street South, approximately 1/8 mile east of Hydraulic.

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official county paper.

Commissioners present and voting were:

PAUL W. HANCOCK
THOMAS G. WINTERS
MELODY C. MILLER
MARK F. SCHROEDER
BETSY GWIN

~absent~
Aye
Aye
Aye
Aye

DATED this 8th day of March, 1995.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS



Mark F. Schroeder
MARK F. SCHROEDER, Chairman

Thomas G. Winters
THOMAS G. WINTERS, Chairman Pro Tem

Susan Crockett-Spoon
SUSAN CROCKETT-SPOON
County Clerk

Betsy Gwin
BETSY GWIN, Commissioner

APPROVED AS TO FORM ONLY:

~absent~
PAUL W. HANCOCK, Commissioner

David Carson
County Counselor/Assistant

Melody C. Miller
MELODY C. MILLER, Commissioner

68TH ST SD

SITE PLAN
for
SCZ-0684
DR 94-18

N
1"=40'

