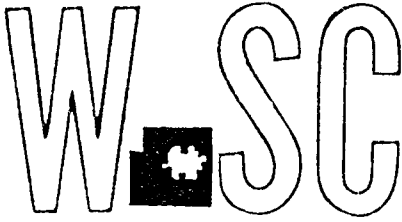


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 29, 1997

A&A Auto and Truck Salvage
420 E. 20th
Wichita, KS 67214

RE: CU-431 - Conditional use to allow a salvage yard on property zoned GI and generally located 1/2 mile east of Broadway north of 21st Street North

Dear Sirs:

At its regular meeting on May 15, 1997, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to conditions stated in the letter dated May 16, 1997.

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

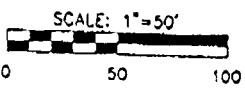
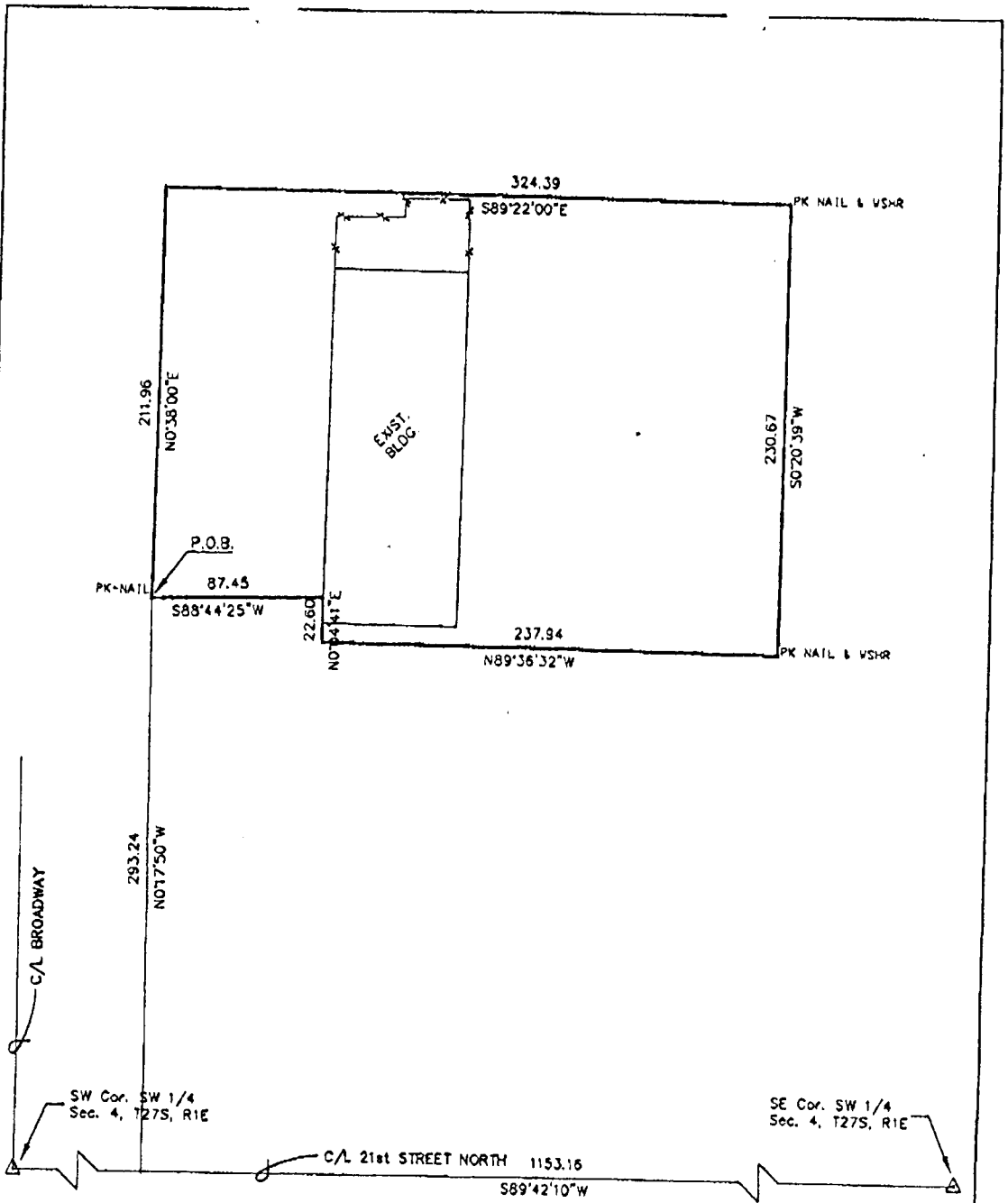
Sincerely,

Lawrence P. Mitchell
Senior Planner

LPM/sh

cc: Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hays, Office of Central Inspection





Commencing at the Southeast corner of the Southwest Quarter of Section 4, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence on an assumed bearing of South 89° 42' 10" West, 1153.16 feet along the South line of said Southwest Quarter; thence North 0° 17' 50" West, 293.24 feet to the point of beginning; thence North 0° 38' 00" East, 211.96 feet; thence South 89° 22' 00" East, 324.39 feet; thence South 0° 20' 39" West, 230.67 feet; thence North 89° 36' 32" West, 237.94 feet; thence North 0° 04' 41" East, 22.60 feet; thence South 88° 44' 25" West, 87.45 feet to the point of beginning.



JOHNNY STEVENS RIST & SANTA FE

REGISTERED TITLE

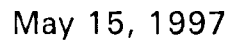
AS BUILT FOR LEGAL

DATE: APRIL 1997 BY: JOHNNY STEVENS RIST & SANTA FE

FILE NO. 12707212.000 SHEET NO. 1 OF 1

NOT A VALID ENGINEERING OR SURVEYING DOCUMENT, SEE STATE ENGINEERING BOARD FOR MORE INFORMATION

C4431



BACKGROUND: The applicant requests a conditional use to permit an auto and truck salvage business on property zoned "GI" General Industrial located 1/2 mile east of Broadway and north of 21st Street North. The 1.7 acre site is unplatted and is part of a larger unplatted ownership. At this time, the applicant does not intend to build any structures on the property. However, if the applicant later wants to obtain a building permit for the application area it will be necessary for him to plat the site. The application area is located north of 21st Street North between two sets of railroad tracks and behind the Stockyards Building that fronts onto 21st Street North. North of the site is a large wood composting area. All property in this area is zoned "GI" General Industrial. The area south of 21st Street North adjacent to the application area is zoned "GI" but has been developed with offices and food services uses. The general character of the 21st Street corridor between Broadway and I-135 is heavy industrial with meat packing, refinery and salvage uses.

The applicant's intentions are to use the application area to salvage vehicles and to provide the used parts for sale to the public.

The proposed salvage yard would be subject to all requirements of the County's Health and Sanitation Code, as well as the conditions of approval, which includes items such as rodent control, weed control, material stockpiling, and screening.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH:	"GI" General Industrial
SOUTH:	"GI" General Industrial
EAST:	"GI" General Industrial
WEST:	"GI" General Industrial

PUBLIC SERVICES: The subject property does have access to municipal water and sewer services. The site has access to 21st Street North, a 4-lane paved road.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County Development Guide of the Wichita-Sedgwick County Comprehensive Plan identifies this area for "industrial" uses. The industrial locational guidelines of the Plan recommend that industrial areas should be located in close proximity to support services and provided with good access to major arterial roadways, along railroad spurs, near airports, or as extensions of existing industrial uses. The Plan further recommends that industrial uses should be generally located away from existing or planned residential areas, and located so as not to travel through less intensive land uses.

RECOMMENDATION: Based upon information available prior to the public hearing, planning staff recommends that the request be APPROVED, subject to the following conditions:

1. This Conditional Use shall authorize the operation of an iron, metal, and auto salvage yard. In no event shall the storage or baling of waste, scrap paper, rags or junk (excluding metal) be permitted.
2. The salvage yard shall be in general conformance with the site plan indicating the existing building, entrance, vehicle storage areas, and shall enclose the site with a fence or wall not less than eight feet in height and openings not in excess of five percent of the area of such fence.
3. The height of scrap metal piles and wrecked vehicles shall not exceed the height of the screening fence.
4. Salvaged materials are to be piled and stored in an orderly manner such as would be provided by racks or bins. In order to reduce rodent potential, racks and bins shall be elevated so there is at least 18 inches between the bottom of the rack or bin and the ground. Racks or bins shall be a minimum of 48 inches away from any wall, fence, or other rack or bin. Non-rackable material shall be stored with an exposed perimeter or in a manner specified by the Health officer to prevent rodent harborage and breeding.
5. The applicant shall maintain at all times an active program for the eradication and control of rodents.
6. Weeds shall be controlled within the salvage area and adjacent to and along the outside perimeter of the wall or fence.
7. Entrance gates shall be provided with breakaway locking devices to permit access by the Fire Department.
8. Gasoline, solvents, oils and other automotive liquids shall be stored and managed and disposed of in a manner that minimizes potential for groundwater contamination, and complies with all applicable KDHE regulations pertaining hazardous materials and hazardous waste.
9. Any on-site sewer system shall be used only for disposal of domestic sewage. No chemicals, solvents, and automotive wastes shall be disposed in the sewage facility. If solvents or hazardous wastes are generated or stored, they are to be managed in accordance with KDHE regulations.

10. The applicant shall provide the Wichita-Sedgwick County Department of Community Health - Environmental Health Division with information regarding the existing sewage and water facility to determine if Health Department standards are being met.
11. Any violation of conditions attached shall declare the Conditional Use null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The general area is characterized by a number of heavy industrial uses which have been in existence for some time. The proposed use is consistent with the properties located in the general area.
2. Extent to which removal of the restrictions will detrimentally affect nearby property: Since the general area is already characterized by heavy industrial uses, the impact upon nearby properties should be minimal when considering the impact created by those uses currently operating in the area. For the most part, this site is buffered from view by buildings that front onto 21st Street.
3. Conformance of the requested change to adopted or recognized Plans/Policies: The request is in conformance with the land use guide and locational guidelines of the Wichita-Sedgwick County Comprehensive Plan.
4. Impact of the proposed development on community facilities: The applicant's request should not have a negative impact on community facilities.