CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 15, 2009

Johnny Stevens
1223 N. Rock Rd., Bldg H-200
Wichita, KS 67206

Webb Road Development, Inc.
PO Box 782257
Wichita, KS 67278

RE: **CON2009-00032** - City Conditional Use for a Wrecking and Salvage yard in GI General Industrial ("GI") zoning, generally located south of 21st Street North and east of Topeka Avenue.

Dear Ladies and Gentlemen:

At its regular meeting on **December 15, 2009**, the Wichita City Council considered the above captioned request. The action of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The Conditional Use shall permit the torch cutting, crushing, shearing, baling, shredding, storage and shipping of motor vehicles, appliances and other industrial scrap materials.

2. 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.

3. Employee parking spaces shall be provided per the UZC on an area paved with asphalt or concrete.

4. Stored materials, containers or bales shall be stored on a surface approved by the Office of Central Inspection.

5. A revised site plan addressing the conditions of approval shall be approved by the Planning Director prior to the beginning of the operation.

The Industrial Locational Guidelines of the Comprehensive Plan recommend that industrial uses should be located in close proximity to support services and provide good access to major arterials, truck routes, belt highways, utility trunk lines, along railroads, near airports and as extensions of existing industrial uses; the site has access to railroad and an arterial in an industrial area with similar uses. Industrial uses should be located away from existing or planned residential areas, and sited so as not to generate travel through less intensive land uses. The proposed site is located away from existing or planned residential areas and should not generate traffic through residential areas.

The site is located within the *21st Street North Corridor Revitalization Plan*. The Plan's 20 (+)-year land use plan shows the site's to be located in the General Industrial category. The General Industrial category is for heavy industrial uses that are rail dependent; the proposed use fits into this category.

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

1. The Conditional Use shall permit the torch cutting, crushing, shearing, baling, shredding, storage and shipping of motor vehicles, appliances and other industrial scrap materials.

2. The site will be open Monday - Friday, 7:30 A.M. – 5:00 P.M.

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.

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 surface approved by the Office of Central Inspection.

6. A revised site plan addressing the conditions of approval shall be approved by the Planning Director prior to the beginning of the operation.

7. No scrap vehicles or scrap metal/appliances 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 (vehicles, metals, appliances, 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. 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.

The staff's recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The area around the site is zoned GI. Development along 21st Street from Broadway Avenue to I-135, consist of auto salvage yards, metal recycling yards, junk yards, whole used tires, office – warehouse, used car sales, auto repair, a day reporting center

(CON2001-56), old self storage, vacant land and empty buildings. There are also grain elevators in the area that are active. The 1997, 2000, 2003 and 2006 aerials show junk yards and auto salvage yards of varying sizes in the area. There are active railroad tracks throughout the area, including one that separates Broadway Avenue from this area.

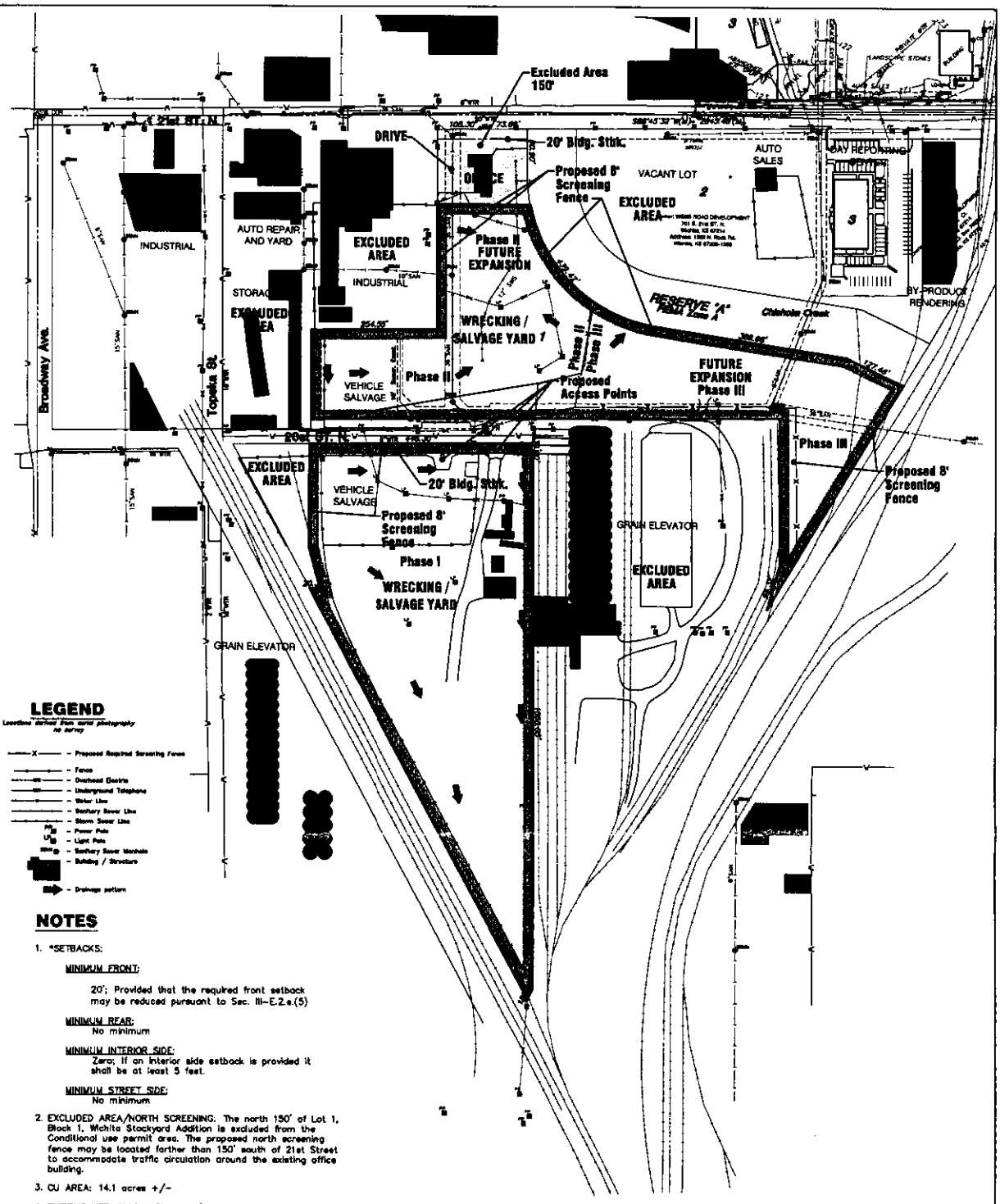
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned GI. A wrecking and salvage yard may be permitted with a Conditional Use in the GI zoning district, with the minimum conditions as listed in the UZC, Art III, Sec III-D.6.e. The site, as proposed, appears to conform to these minimum conditions: it does not abut an arterial street, expressway, or freeway (it is setback 150 feet from 21st Street North, an arterial street); the area has other wrecking and salvage yards; and it will have a minimum of an 8-foot tall solid, metal fence around it.

3 Extent to which removal of the restrictions will detrimentally affect nearby property: Detrimental effects on nearby property should be minimized by the recommended conditions of approval, which include screening. There are other wrecking or salvage yards in the area, so the proposed use is not introducing a new use to the area, which includes metal recycling yards, junk yards, wholesale used tires, office – warehouse, used car sales, auto repair, a day reporting center (CON2001-56, the most recent development in the area), old self storage, vacant land and empty buildings.

4. Conformance of the requested change to adopted or recognized Plans/Policies: The *2030 Wichita Functional Land Use Guide* of the Comprehensive Plan classifies the general location as appropriate for "Processing Industry" development; a wrecking/salvage yard is an appropriate use for this classification. There are numerous junk yards and auto salvage yards in this area that are not in compliance with the current UZC, with some being in the area since at least 1997. The Industrial Locational Guidelines of the Comprehensive Plan recommend that industrial uses should be located in close proximity to support services and provided good access to major arterials, truck routes, belt highways, utility trunk lines, along railroads, near airports and as extensions of existing industrial uses; the site has access to railroad and an arterial in an industrial area with similar uses. Industrial uses should be located away from existing or planned residential areas, and sited so as not to generate travel through less intensive land uses. The proposed site is located away from existing or planned residential areas and should not generate traffic through residential areas. The *21st Street North Corridor Revitalization Plan* 20 Year Land Use Plan map depicts this location as appropriate for General Industrial uses that include heavy industry that is rail dependent.

5. Impact of the proposed development on community facilities: All utilities are available to the site. The use of this property should have limited impact on community facilities, with the exception of the impact on 21st and 20th Streets

North. 21st is a paved, curbed major arterial and 20th is a dirt and gravel local street with 30-50 of ROW. The site is also located within the *21st Street North Corridor Revitalization Plan's* "Central Sub-Area." This area has extensive existing ground water contamination, which requires monitoring.



LEGEND

Locations derived from aerial photography no survey

- Proposed Required Screening Fence
- Fence
- Overhead Electric
- Underground Telephone
- Water Line
- Sanitary Sewer Line
- Storm Sewer Line
- Power Pole
- Light Pole
- Sanitary Sewer Manhole
- Building / Structure
- Drainage pattern

NOTES

1. *SETBACKS:

   MINIMUM FRONT:

   20'; Provided that the required front setback may be reduced pursuant to Sec. III-E.2.a.(5)

   MINIMUM REAR:
   No minimum

   MINIMUM INTERIOR SIDE:
   Zero; If an interior side setback is provided it shall be at least 5 feet.

   MINIMUM STREET SIDE:
   No minimum

2. EXCLUDED AREA/NORTH SCREENING: The north 150' of Lot 1, Block 1, Wichita Stockyard Addition is excluded from the Conditional use permit area. The proposed north screening fence may be located farther than 150' south of 21st Street to accommodate traffic circulation around the existing office building.

3. CU AREA: 14.1 acres +/-

4. EXISTING USE: Vehicle Storage / Impound, Vehicle Sales, and Vacant Lot

5. ZONING:
   Existing: General Industrial
   * ALL SETBACKS ACCORDING TO:
   ART III, ZONING DISTRICT STANDARDS,
   SEC. III-C, SPECIAL PURPOSE/OVERLAY DISTRICTS
   (PUD, PLANNED UNIT DEVELOPMENT)

6. PHASES USE AREAS:

   Phase I South of 20th St.
   Phase II South of 21st St. to 20th St.; except east most property
   Phase III Remaining balance of property

LEGAL DESCRIPTION

Lot 1, Block 1, except the north 150 feet, Wichita Stockyard Addition, an addition to Wichita, Sedgwick County, Kansas.
TOGETHER WITH,
A tract in the Northwest Quarter of Section 9, Township 27 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as:
BEGINNING 546.7 feet east and 661.7 feet south of the Northwest Corner of Section 9; thence east along a line parallel to the north line of said Section 9, a distance of 446.1 feet; thence south along a line parallel to the west line of said Section 9, a distance of 30 feet; thence east along a line parallel to the north line of Section 9, a distance of 3 feet; thence south along a line parallel to the west line of said Section 9, a distance of 1,066.05 feet; thence along a line forming an angle of 26 degrees, 15 minutes to the left from the above course a distance of 5 feet, more or less, to the west line of the right of way of the Missouri Pacific Railway Company; thence in a southwesterly direction along the west line of said right of way to the point of intersection of said west line of said right of way and the east line of the right of way of the Atchison, Topeka and Santa Fe Railway Company a distance of 933.15 feet; thence east along a line parallel to the north line of said Section 9, a distance of 20.35 feet; thence in a northwesterly direction with an angle to the right of seventy-five degrees, 27 minutes a distance of 67.95 feet; thence north with a deflection angle to the right of fourteen degrees, fifty-nine minutes a distance of 220.8 feet to the PLACE OF BEGINNING.

The above collectively containing 14.1 acres more or less.

SCALE: 1" = 200'
100 0 100 200

DATE: Oct. 22nd, 2009

CONDITIONAL USE PLAN

CON2009-32

WRECKING & SALVAGE FACILITY

OWNER/DEVELOPER: Webb Road Development Inc. Bldg. E Suite 100, 1223 N. Rock Rd. Wichita, KS 67206-1269 316-636-2100

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-6400

6. No scrap vehicles or scrap metal/appliances waiting to be processed shall be visible from ground-level view from any public right-of-way or abutting properties.

7. Storage of all of scrap materials (vehicles, metals, appliances, 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.

8. The applicant shall maintain at all times an active program for the eradication and control of rodents.

9. Weeds shall be controlled within the subject property and adjacent to and along the outside perimeter of the screening fence.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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,

Bill Longnecker
Senior Planner
Current Plans Division

WL:mc

Copies to: MKEC Engineering Consultants, C/O Gene Rath, 411 N Webb Road, Wichita, KS 67206
El Pueblo, Alejandro Calderon, 1623 S. Emporia, Wichita, KS 67211
Historic Midtown Citizens Assoc., Dan Fitzgerald, 1150 N. Broadway, Wichita, KS 67214
McAdams, Paula Givens, 1228 N. Mathewson St., Wichita, KS 67214
Occupant, Holleicke-Perrin Tires, 2039 N. Broadway, Wichita, KS 67214
Sanh Chi Chung, China Market, 2056 N. Broadway, Wichita, KS 67214
J. Galindo, Galindos Fashion, 2108 N. Broadway, Wichita, KS 67214
Occupant, Jabara Carpet Outlet, Inc., 1816 N. Broadway, Wichita, KS 67214
Linda Weis-Evergreen, L.S. Industries, 710 E. 17th St., Wichita, KS 67214
Bud Palmer, 2305 N. Broadway, Wichita, KS 67214
Andrew Bias, 2145 N. Topeka, Wichita, KS 67214
B. Mayer, 2039 N. Topeka, Wichita, KS 67214
Sheldon Kamen, 2107 N. Broadway, Wichita, KS 67214
El De Oros, 2113 N. Broadway, Wichita, KS 67214
WCC VI, Janet Miller, Mail Stop 1-13
N.A. VI, Terri Dozal, Mail Stop 1-135
Julianne Kallman, Engineering, Mail Stop 1-71
Kay Johnson, Director Environmental Services, Mail Stop 7-12
Kurt Schroeder, Superintendent – OCI, Mail Stop 1-72

RESOLUTION No. 09-387

A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT FOR A WRECKING/SALVAGE YARD, ON APPROXIMATELY14.7-ACRES ZONED GI GENERAL INDUSTRIAL ("GI"), GENERALLY LOCATED SOUTH OF 21ST STREET NORTH AND EAST OF TOPEKA AVENUE, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975, AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. 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 V-D of the Wichita-Sedgwick County Unified Zoning Code, a Conditional Use to permit a Wrecking/Salvage Yard on approximately 14.7-acres zoned GI General Industrial ("GI") legally described below:

Case No. CON2009-00032

A Conditional Use Permit to allow a Wrecking/Salvage Yard, on approximately 14.7-acres zoned GI General Industrial ("GI") described as:

Lot 1, Block 1, Wichita Stockyard Addition, an addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH,
A tract in the Northwest Quarter of Section 9, Township 27 South, Range 1 East of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas, described as:
BEGINNING 546.7 feet east and 661.7 feet south of the Northwest Corner of Section 9; thence east along a line parallel to the north line of said Section 9, a distance of 446.3 feet; thence south along a line parallel to the west line of said Section 9, a distance of 30 feet; thence east along a line parallel to the north line of Section 9, a distance of 3 feet; thence south along a line parallel to the west line of said Section 9, a distance of 1,066.05 feet; thence along a line forming an angle of 26 degrees, 15 minutes to the left from the above course a distance of 5 feet, more or less, to the west line of the right of way of the Missouri Pacific Railway Company; thence in a southwesterly direction along the west line of said right of way to the point of intersection of said west line of said right of way and the east line of the right of way of the Atchison, Topeka and Santa Fe Railway Company a distance of 933.15 feet; thence east along a line parallel to the north line of said Section 9, a distance of 20.35 feet; thence in a northwesterly direction with an angle to the right of seventy-five degrees, 27 minutes a distance of 87.95 feet; thence north with a deflection angle to the right of fourteen degrees, fifty-nine minutes a distance of 220.8 feet to the PLACE OF BEGINNING; Generally located south of 21st Street North and east of Topeka Avenue.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The Conditional Use shall permit the torch cutting, crushing, shearing, baling, shredding, storage and shipping of motor vehicles, appliances and other industrial scrap materials.

2. 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.

3. Employee parking spaces shall be provided per the UZC on an area paved with asphalt or concrete.

4. Stored materials, containers or bales shall be stored on a surface approved by the Office of Central Inspection.

5. A revised site plan addressing the conditions of approval shall be approved by the Planning Director prior to the beginning of the operation.

6. No scrap vehicles or scrap metal/appliances waiting to be processed shall be visible from ground-level view from any public right-of-way or abutting properties.

7. Storage of all of scrap materials (vehicles, metals, appliances, 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.

8. The applicant shall maintain at all times an active program for the eradication and control of rodents.

9. Weeds shall be controlled within the subject property and adjacent to and along the outside perimeter of the screening fence.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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 2. That upon the taking effect of this Resolution, the notation of such Conditional Use permit 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.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, this date December 15, 2009

Carl Brewer, Mayor

ATTEST:

Karen Sublett, CMC

Karen Sublett, City Clerk

Approved as to form:

Gary E. Rebenstorf, City Attorney

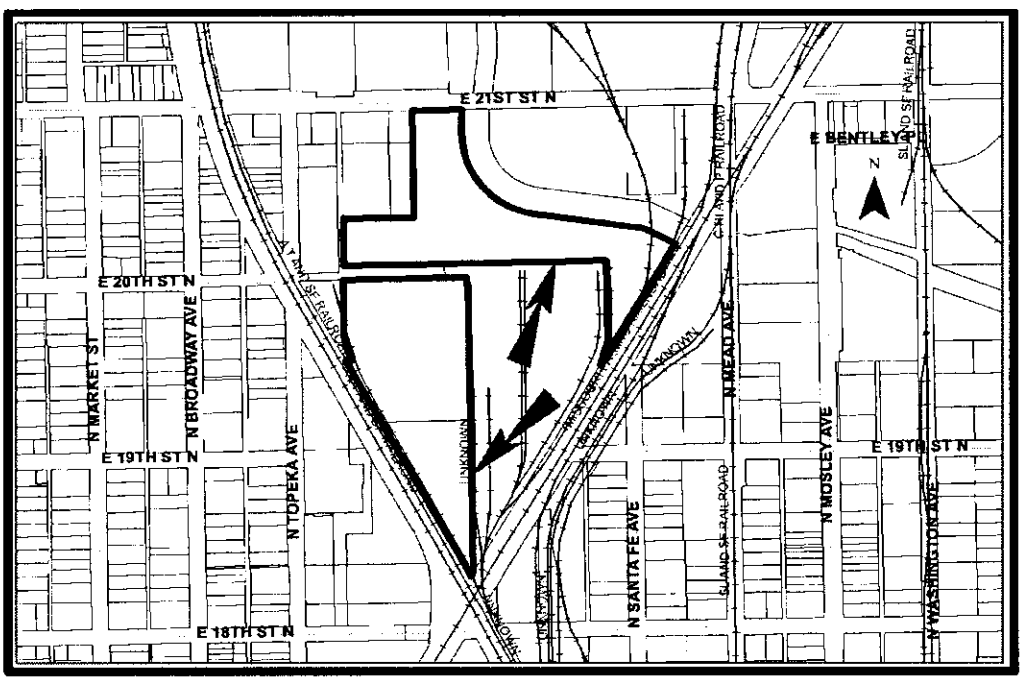
WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

STAFF REPORT

MAPC November 5, 2009
DAB VI November 2, 2009

CASE NUMBER:	CON2009-00032
APPLICANT/AGENT:	Webb Road Development (Owner/Applicant), c/o Johnny Stevens MKEC Engineering Co., c/o Gene Rath (Agent)
REQUEST:	Conditional Use for a Wrecking/Salvage Yard
CURRENT ZONING:	GI General Industrial ("GI")
SITE SIZE:	14.7-acres
LOCATION:	Generally located south of 21st Street North, east of Topeka Avenue
PROPOSED USE:	Crushing and shipping of motor vehicles and storage and shipping of industrial scrap metal



BACKGROUND: The applicant is requesting a Conditional Use to permit wrecking and salvage on the GI General Industrial ("GI") zoned 14.7-acre site located south of 21st Street, between Topeka and Mead Streets. The applicant proposes to reduce the salvaged material/metal by torch cutting and crushing, and then bale, store and ship the scrap material/metal. A mobile shear may be added later. Shipping off of the site will be done by truck and rail. The applicant does not propose to sell vehicle parts, scrap metal or appliance parts off of the site.

The Unified Zoning Code (UZC, Art II, Sec II-B.14.r) definition of a "wrecking/salvage yard" includes the proposed use: "...a lot, land, or structure used for the collecting, dismantling, storing, and/or salvaging of machinery, equipment, appliances, inoperable vehicles, vehicle parts, bulky waste, salvage materials, junk, or discarded materials; and/or for the sale of parts thereof. Typical uses include motor vehicle salvage yards and junkyards." The UZC, Art III, Sec III-D.6.e, requires a Conditional Use for a wrecking/salvage yard in the GI zoning district, with the following conditions:

(1) Is not abutting an arterial street, expressway, or freeway;
(2) In the opinion of the Planning Director, 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 site plan shows an 8-foot screening fence (steel) around the entire site. The site plan shows an office located off of the north portion of the site, along 21st Street North. The office has a 3 bay door garage attached to it. The site itself is proposed to be located 150 feet south of 21st Street, thus it will not be abutting an arterial street, expressway, or freeway. The applicant proposes to install a rail spur to allow the crushed vehicles/scrap metal to be shipped off the site by train. There will be drop-offs at this site from either the public or other businesses. Open top gondola trailers and open top tractor trailers will be on the site to hold scrap for shipping. Existing light will be used and security cameras will be put around the site. The site will be open Monday - Friday, 7:30 A.M. – 5:00 P.M. and have six to eight employees on the site.

Currently the southern, unplatted portion of the site is vacant. The platted, northern portion of the site is partially filled with wrecked, inoperable automobiles/motor vehicles, some trailers and miscellaneous junk stored on the dirt, gravel and weedy storage area. There is no solid screening around this northern portion of the site or the vacant southern portion of the site. Staff could not find a previous Conditional Use for a wrecking and salvage yard on the site, however aerials of the site (from 1997 to 2008) show both the northern and southern portions of the site to have been used as a wrecking and salvage yard.

The northern and southern portions of the site are separated by 20th Street North, a local, dirt and gravel public road, with 30-50 feet of right-of-way (ROW). 20th Street crosses railroad tracks, which run along the west side of the southern portion of the site, and continues west crossing Topeka to its intersection with Broadway Avenue. Broadway is a paved, curbed, four-lane minor arterial. Topeka is a paved, two-lane

local street. 20th Street ends at the grain elevators abutting the eastern side of the southern portion of the site.

The area around the site is zoned GI. Development along 21st Street from Broadway Avenue to I-135, consists of: auto salvage yards, metal recycling yards, junk yards, wholesale used tires, office – warehouse, used car sales, auto repair, a day reporting center (CON2001-56, the most recent development in the area), old self storage, vacant land and empty buildings. Staff found no case history on the neighboring existing auto salvage yards and junk yards in the area; these facilities do not appear to be in compliance with the UZC. The 1997, 2000, 2003 and 2006 aerials show junk yards and auto salvage yards of varying sizes in the area. There are active railroad tracks throughout the area, including one that separates Broadway from this area. The Normar International Market (PUD-31) is located on the west side of Broadway.

The site is located within the *21st Street North Corridor Revitalization Plan* within its "Central Sub-Area." The Plan's 20 (+)-year land use plan shows the site's to be located in the General Industrial category. The General Industrial category is for heavy industrial uses that are rail dependent; the proposed use fits into this category.

CASE HISTORY: The northern portion of the site was recorded as Lot 1, Block 1, the Wichita Stockyard Addition, on December 26, 2001. The southern portion of the site is not platted.

ADJACENT ZONING AND LAND USE:

NORTH:	GI	Manufacturing, office-warehouse, wrecking and salvage yards/recycling
SOUTH:	GI	Railroad tracks, grain elevators
EAST:	GI	Railroad track spur, grain elevators, drainage canal, car sales, vacant land
WEST:	GI	Railroad tracks, grain elevators, vacant land, self storage warehouse, office-warehouse-distribution

PUBLIC SERVICES: The subject property has direct access to 21st and 20th Streets and a paved alley. 21st Street is a paved four-lane principle arterial, with 60 feet of ROW. 20th Street is a dirt and gravel local street with 30-50 feet of ROW. The 2030 Transportation Plan projects 21st Street to become a five-lane arterial, with new railroad and street grade separation. The Plan shows no change to 20th Street. Traffic counts along the Broadway - 21st intersection show 13,621 – 16,778 trips per day. All utilities are available to the subject site.

CONFORMANCE TO PLANS/POLICIES: The *2030 Wichita Functional Land Use Guide* of the Comprehensive Plan classifies the general location as appropriate for "Processing Industry" development; wrecking/salvage yards are an appropriate use for this classification. There are numerous junk yards and auto salvage yards in this area that are not in compliance with the current UZC, with some being in the area, as shown on aerials, since at least 1997.