



Wichita-Sedgwick County Metropolitan Area Planning Department

June 6, 2023

T and B Properties, LLC
Terry Gutschenritter
7070 W. Harry Street
Wichita, KS 67209

Jeffrey D. Johnson
5555 N Larson Road
Maize, KS 67101

RE: CON2023-00008: Conditional Use Request in the City interior salvage on property zoned LI Limited Industrial District, generally located south of West Mariposa Lane and east of South Ridge Road (1515 S. Yucca).

Dear Applicant;

At its regular meeting on June 8, 2023, the Wichita City Council considered the above captioned request. The action of the City Council was to APPROVE the request with the following conditions:

1. The Wrecking/Salvage is us restricted to indoor storage only.
2. Applicant shall submit a revised site plan illustrating solid screening and landscaping along the south and west property lines per Section IV of the Unified Zoning Code and Wichita Landscape Ordinance.
3. Building permits shall not be issued until a revised site plan has been approved by the Planning Department.
4. The applicant shall obtain all applicable inspections, permits, and licenses.
5. The site shall be maintained and operated in general conformance with the approved site plan and conditions of approval.
6. 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 application, please contact our office at 268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: MABCD
Jeff Blubaugh, Council Member District IV
Brooke Kauchak, CSR District IV



Wichita-Sedgwick County Metropolitan Area Planning Department

April 28, 2023

T and B Properties, LLC
Terry Gutschenritter
7070 W. Harry Street
Wichita, KS 67209

Jeffrey D. Johnson
5555 N Larson Road
Maize, KS 67101

RE: CON2023-00008: Conditional Use Request in the City interior salvage on property zoned LI Limited Industrial District, generally located south of West Mariposa Lane and east of South Ridge Road (1515 S. Yucca).

Dear Applicant;

At its regular meeting on **April 27, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request with the following conditions:

1. The Wrecking/Salvage is us restricted to indoor storage only.
2. Applicant shall submit a revised site plan illustrating solid screening and landscaping along the south and west property lines per Section IV of the Unified Zoning Code and Wichita Landscape Ordinance.
3. Building permits shall not be issued until a revised site plan has been approved by the Planning Department.
4. The applicant shall obtain all applicable inspections, permits, and licenses.
5. The site shall be maintained and operated in general conformance with the approved site plan and conditions of approval.
6. 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 City 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 May 11, 2023. 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 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **May 11, 2023 at 5:00 p.m.**

To ensure that Conditional Use applications would not be ruled invalid due to the recent American Warrior, Inc. v. Board of County Commissioners of Finney County, Kansas, the Planning Department is sending Conditional Use cases to the respective Governing Body for action. To do this, the Planning Director is submitting an appeal for all Conditional Use applications, per UZC Sec. V.A.5. This application will be considered by the Wichita City Council on **Tuesday, June 6, 2023** beginning at 9:00 a.m.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", with a stylized flourish extending to the right.

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: MABCD
Jeff Blubaugh, Council Member District IV
Brooke Kauchak, CSR District IV

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

RESOLUTION NO. 23-250

WHEREAS, T & B Properties, L.L.C. (Terry Gutschenritter), Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit Indoor Salvage on property zoned LI Limited Industrial District located on the South Side of West Mariposa Lane and East of South Ridge Road (1515 South Yucca Place), legally described as:

Lot 13, Block A, Rolling Hills Mesa Addition, Sedgwick County, Kansas.

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

WHEREAS, the MAPC did, at the meeting of April 27, 2023, consider said application; and

WHEREAS, the Wichita City Council has authority to permit a Conditional Use, 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 Wichita City Council that this application be approved to allow a Conditional Use to permit Indoor Salvage on property zoned LI Limited Industrial District located on the south side of West Mariposa Lane and east of South Ridge Road (1515 South Yucca Place), legally described as:

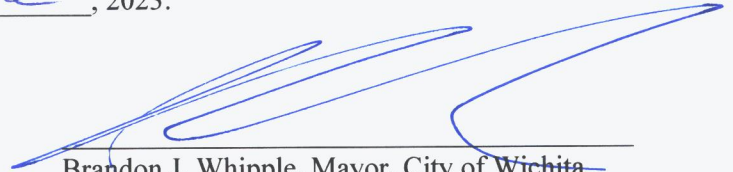
Lot 13, Block A, Rolling Hills Mesa Addition, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. The Wrecking/Salvage is restricted to indoor storage only.
2. Applicant shall submit a revised site plan illustrating solid screening and landscaping along the south and west property lines per Section IV of the Unified Zoning Code and Wichita Landscape Ordinance.
3. Building permits shall not be issued until a revised site plan has been approved by the Planning Department.
4. The applicant shall obtain all applicable inspections, permits, and licenses.
5. The site shall be maintained and operated in general conformance with the approved site plan and conditions of approval.
6. 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 Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on this 16th day of June, 2023.

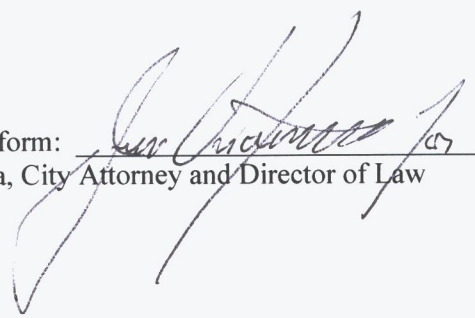

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:


Jamie Buster, City Clerk

(SEAL)



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 - Biloxi

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	430852	Print Legal Ad-IPL01263260 - IPL0126326		\$83.79	2	50 L

Attention: Jamie Buster
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LAlvarez@wichita.gov

LEGAL PUBLICATION RESOLUTION NO. 23-250

WHEREAS, T & B Properties, L.L.C. (Terry Gutschenritter), Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit Indoor Salvage on property zoned LI Limited Industrial District located on the South Side of West Mariposa Lane and East of South Ridge Road (1515 South Yucca Place), legally described as:

Lot 13, Block A, Rolling Hills Mesa Addition, Sedgwick County, Kansas.

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

WHEREAS, the MAPC did, at the meeting of April 27, 2023, consider said application; and

WHEREAS, the Wichita City Council has authority to permit a Conditional Use, 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 Wichita City Council that this application be approved to allow a Conditional Use to permit Indoor Salvage on property zoned LI Limited Industrial District located on the south side of West Mariposa Lane and east of South Ridge Road (1515 South Yucca Place), legally described as:

Lot 13, Block A, Rolling Hills Mesa Addition, Sedgwick County, Kansas.

Approved subject to the following conditions:

The Wrecking/Salvage is restricted to indoor storage only.

Applicant shall submit a revised site plan illustrating solid screening and landscaping along the south and west property lines per Section IV of the Unified Zoning Code and Wichita Landscape Ordinance.

Building permits shall not be issued until a revised site plan has been approved by the Planning Department.

The applicant shall obtain all applicable inspections, permits, and licenses.

The site shall be maintained and operated in general conformance with the approved site plan and conditions of approval.

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 Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on this 6th day of June, 2023.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0126326

Jun 9 2023

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:

06/09/23

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose 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 06/09/2023 to 06/09/2023.

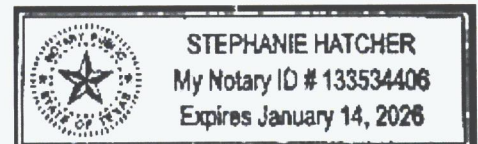
Ch. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 06/29/2023

Stephanie Hatcher

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!



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 - Biloxi

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
16399	404244	Print Legal Ad-IPL01167740 - IPL0116774		\$208.84	3	83 L

Attention: MANDY HEBERT
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on April 6, 2023
(One Time Only)
MAPC/BZA April 27, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, April 27, 2023, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end 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.

CON2023-00004: Conditional Use request in the City for a Tavern/Drinking Establishment on property zoned LC Limited Commercial; generally located on the southwest corner of East Douglas Avenue and South Oliver Avenue (4717 E Douglas).
CON2023-00007: Conditional Use request for Nightclub in the City on property zoned LC Limited Commercial; located 100 feet south of East Harry Street and 150 feet west of South Hillside Avenue (1628 South George Washington).
CON2023-00008: Conditional Use request in the City for interior salvage on property zoned LI Limited Industrial District; generally located south of West Mariposa Lane and East of South Ridge Road (1515 South Yucca).
CUP2023-00011: Minor Amendment in the City to DP-4, Plaza West Shopping Center, for distance between freestanding signs; located on the west side of North West Street and south of West Central Avenue (601 North West Street).
PUD2023-00003: Zone Change request in the City from LI Limited Industrial and GI General Industrial to PUD to permit custom development standards for a travel/truck stop, RV overnight parking, EV charging, and custom sign standards; generally located on the northwest corner of East 21st Street North and I-135.
VAC2023-00008: Vacation in the City of front building setback on property zoned TF-3 Two-Family Residential; located 1900 feet west of South Seneca Street and within one-half mile south of West Harry Street (1908 South Millwood Avenue).
ZON2023-00011: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located west of South Laura Avenue and approximately 75 feet south of East Scott Avenue (2507 South Laura Avenue).
ZON2023-00012: Zone change request in the City from LI Limited Industrial and LC Limited Commercial to TF-3 Two-Family Residential; generally located on the northeast corner of the West 29th Street North and North West Street (3350 North West Street).
ZON2023-00013: Zone change request in the City of Wichita from B-Multi-family to OW Office Warehouse; generally located approximately 219 feet south of East 3rd Street North, on Pennsylvania Avenue (342 North Pennsylvania).
ZON2023-00015: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; generally located on the west side of North Elizabeth Street and within 150 feet south of West 2nd Street North (247 North Elizabeth).

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.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

Join Zoom Meeting

<https://us06web.zoom.us/j/4089866967?pwd=ek03bW0ySjBnbFJQTDFyV0xPVjBUX0t0>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+16699006833, 4089866967#;...;094136# US (San Jose)

+17193594580, 4089866967#;...;094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/4089866967?pwd=ek03bW0ySjBnbFJQTDFyV0xPVjBUX0t0>

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. 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.

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick 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 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

WITNESS MY HAND on April 6, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0116774

Apr 6 2023

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:

04/06/23

STATE OF KANSAS)

SS

County of Sedgwick)

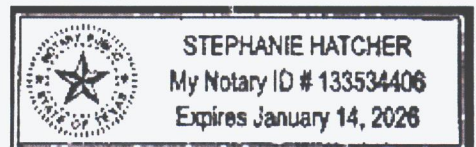
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper 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 04/06/2023 to 04/06/2023.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 04/06/2023

Stephanie Hatcher

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!

BACKGROUND: The applicant is requesting a Conditional Use to expand an indoor salvage use into a proposed building expansion onto an abutting lot under the same ownership. The property is zoned LI Limited Industrial and located at 1515 South Yucca, which is generally located within one-block north of West Harry Street and within one-quarter mile east of South Eisenhower Parkway. The application is designed to accommodate the building of a structure designed to be used for the indoor salvage and storage of aircraft components. The applicant intends to construct a 5,978 square-foot addition to the existing 9,600 square-foot salvage warehouse located on a lot addressed 1505 South Yucca. In 2008, the Wichita City Council approved a zone change from SF-5 Single-Family Residential District to LI Limited Industrial District with a Conditional Use for Wrecking/Salvage at the 1505 South Yucca location.

The Unified Zoning Code (UZO) defines a Wrecking/Salvage Yard as such:

A Lot, land or Structure, or part thereof, used for the collecting, dismantling, storing and/or salvaging of machinery, equipment, appliances, Inoperable Vehicles, vehicle parts, bulky waste, salvage material, junk, or discarded materials; and/or for the sale of parts thereof.

The UZO also states that a Wrecking/Salvage Yard is only allowed in LI Limited Industrial (LI), GI General Industrial (GI), or AFB Airforce Base (AFB) zoning districts. Within the LI and GI zoning districts, the code states:

Wrecking/Salvage Yards may be approved as a Conditional Use in the LI and GI Districts, provided that such operation:

- (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 per-cent of the area of such Fence.

Properties to the west and south are zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Properties to the north and east are zoned LI Limited Industrial District. Property to the north is under common ownership with the subject site and developed with an indoor salvage warehouse (CON2018-00007). Property to the east is developed with a semi-truck parking area.

Section IV-B of the UZO requires solid screening on the west and south sides due to the abutting residential zoning. The south property line has an existing six-foot privacy fence. The west property line has a chain link fence and will need to be upgraded to solid screening to come into compliance. The Wichita Landscape Ordinance requires a landscape buffer on the south and west sides as well. This requires a minimum of one shade tree per 40 linear feet along each property line. A landscape street yard and parking lot screening is not required. The Landscape Ordinance has an exception for collector streets where the zoning on both sides is industrial.

An Administrative Adjustment (BZA2023-00014) to reduce the compatibility setbacks on the west and south sides. Section IV-C of the UZO requires compatibility setbacks of at least 15-25 feet based on lot depth for commercial buildings next to residential zoning. The Administrative Adjustment is requesting the compatibility setbacks be reduced to 10 feet along both property lines. Along the west property line, this request matches a reduction (BZA2018-00004) when the original warehouse was constructed. Section IV-C also requires compatibility height standards. This standard restricts the height of buildings to 35 feet when within 50 feet of residential property lines. This standard will be complied with.

CASE HISTORY: In 1953, this property was platted as Lot 13, Block A, of the Rolling Hills Mesa Addition. In 2021, a zone change request from SF-5 to LI was approved (ZON2021-00005).

ADJACENT ZONING AND LAND USE:

North: LI	Indoor salvage
South: SF-5	Single Family Residential
East: LI	Semi-truck parking area
West: SF-5	Single Family Residential

PUBLIC SERVICES: South Yucca Place is a paved, local street with no sidewalks. Wichita Transit does not serve this area. All municipal services serve the site.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in conformance with the *Community Investments Plan*. The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as “New Employment.” The New Employment category: Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. The plan also encourages a development pattern that supports the expansion of existing uses into nearby areas. Locational guidelines encourage sufficient screening and buffering to promote compatibility of higher intensity uses next to lower intensity uses. The site will conform to all screening and landscaping standards of the applicable Codes.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be **APPROVED**, subject to the following conditions:

1. The Wrecking/Salvage is us restricted to indoor storage only.
2. Applicant shall submit a revised site plan illustrating solid screening and landscaping along the south and west property lines per Section IV of the Unified Zoning Code and Wichita Landscape Ordinance.
3. Building permits shall not be issued until a revised site plan has been approved by the Planning Department.
4. The applicant shall obtain all applicable inspections, permits, and licenses.
5. The site shall be maintained and operated in general conformance with the approved site plan and conditions of approval.
6. 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:

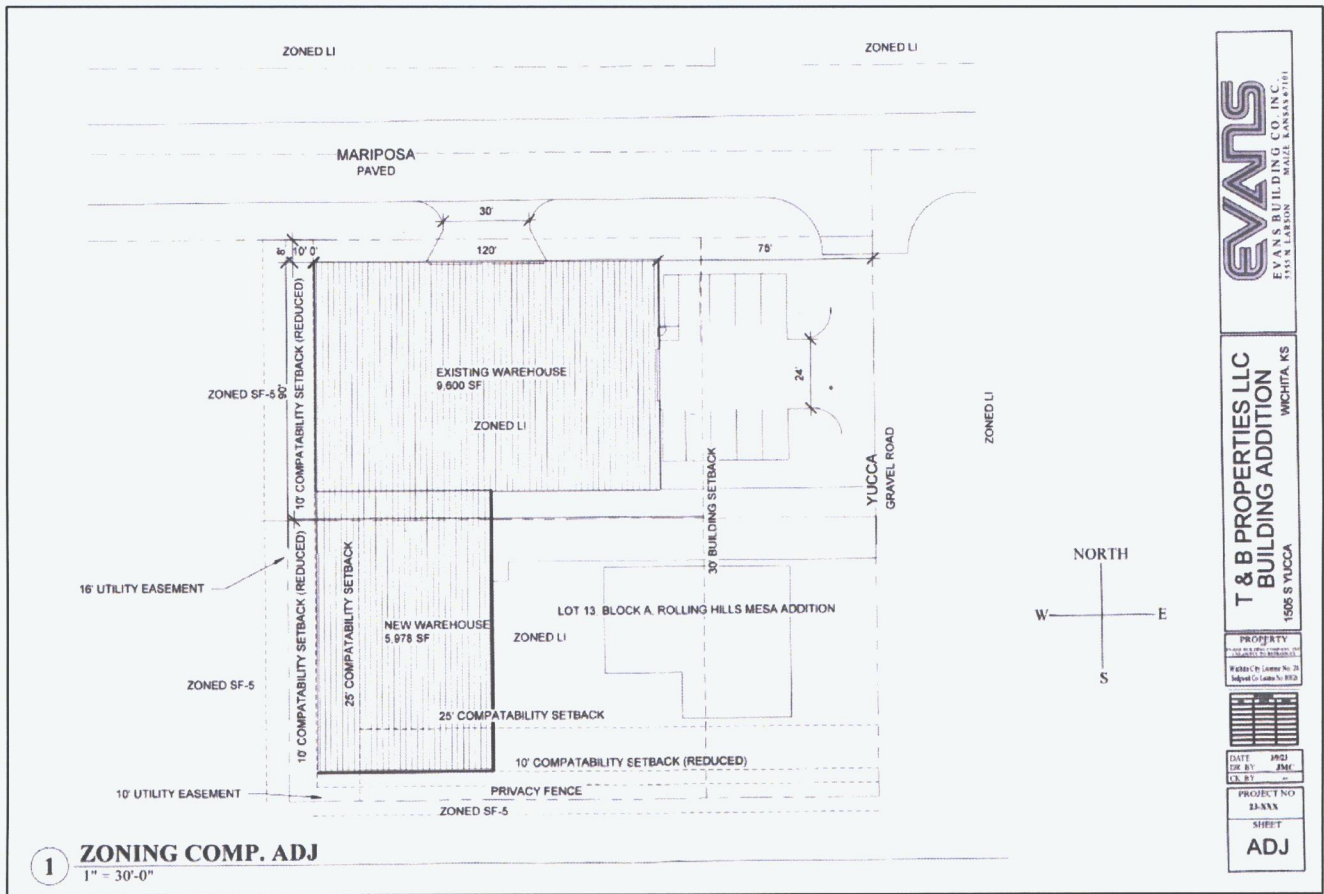
1. The zoning, uses and character of the neighborhood: Properties to the west and south are zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Properties to the north

and east are zoned LI Limited Industrial District. Property to the north is under common ownership with the subject site and developed with and indoor salvage warehouse (CON2018-00007). Property to the east is developed with a semi-truck parking area.

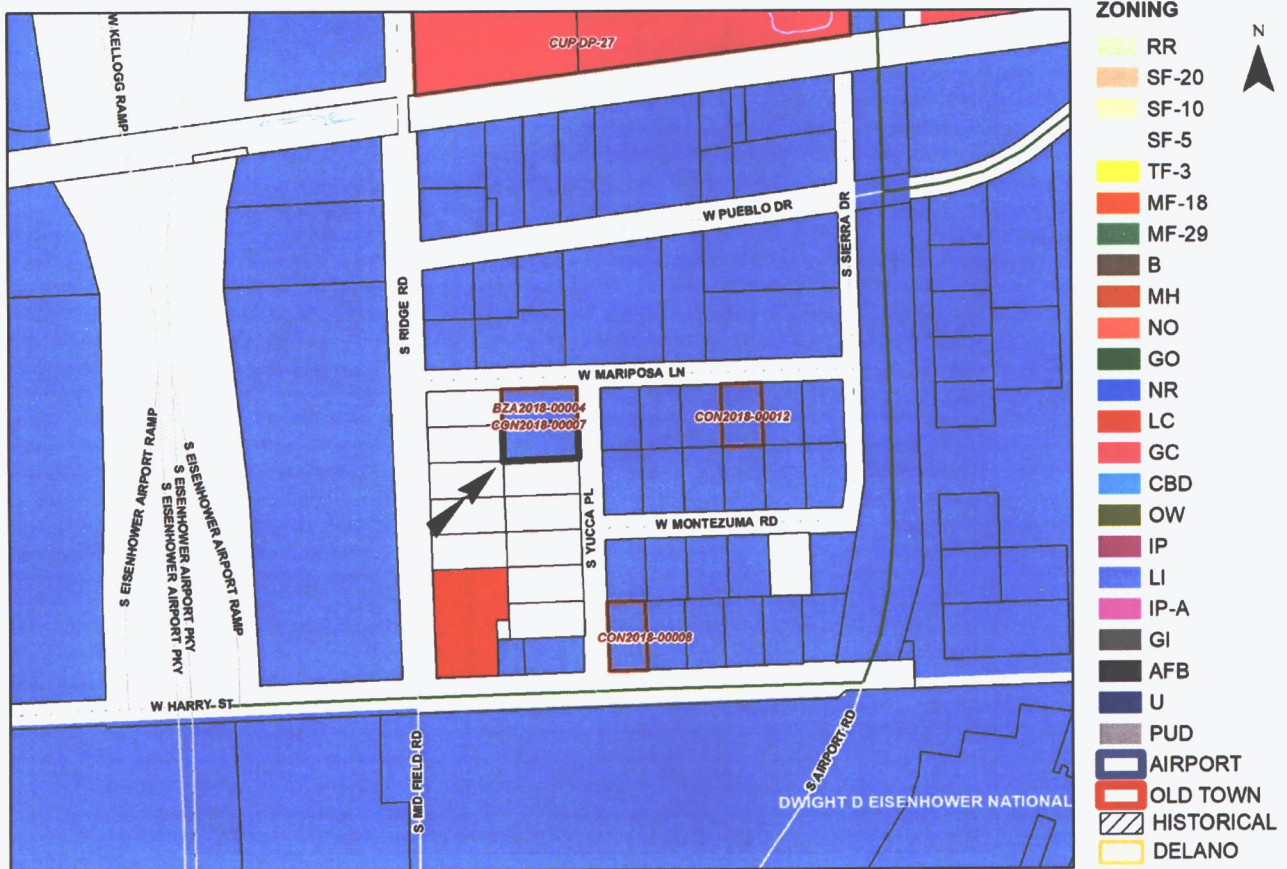
2. The suitability of the subject property for the uses to which it has been restricted: This parcel is currently zoned for LI Limited Industrial and is suitable for industrial uses. Wrecking/Salvage is permitted by Conditional Use approval. The subject request is an expansion of an existing use on the adjoining parcel.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of this request should not have an adverse effect on the nearby property. Required screening, landscaping, and height compatibility are designed to help mitigate possible negative impacts on nearby residential uses. Furthermore, the surrounding area is already primarily industrial in nature.
4. Length of time subject property has remained vacant as zoned: In 2021, the property was rezoned to LI Limited Industrial from SF-5 Single-Family Residential. The property has the existing residential structure on it, but LI zoning does not permit residential uses.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would allow the expansion of an existing nearby use. Denial would presumably represent a loss of economic opportunity to the applicant and/or land owner.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested Conditional Use is in conformance with the *Community Investments Plan* as discussed in the staff report.
7. Impact of the proposed development on community facilities: The requested Conditional Use is not anticipated to have any negative affects on community facilities.
8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, there have been no comments received.

Attachments:

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







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



Wichita, Kansas
Metropolitan Area Planning Commission



Looking west at site



Looking northeast away from site



Looking west at property south of site



Looking southeast away from site



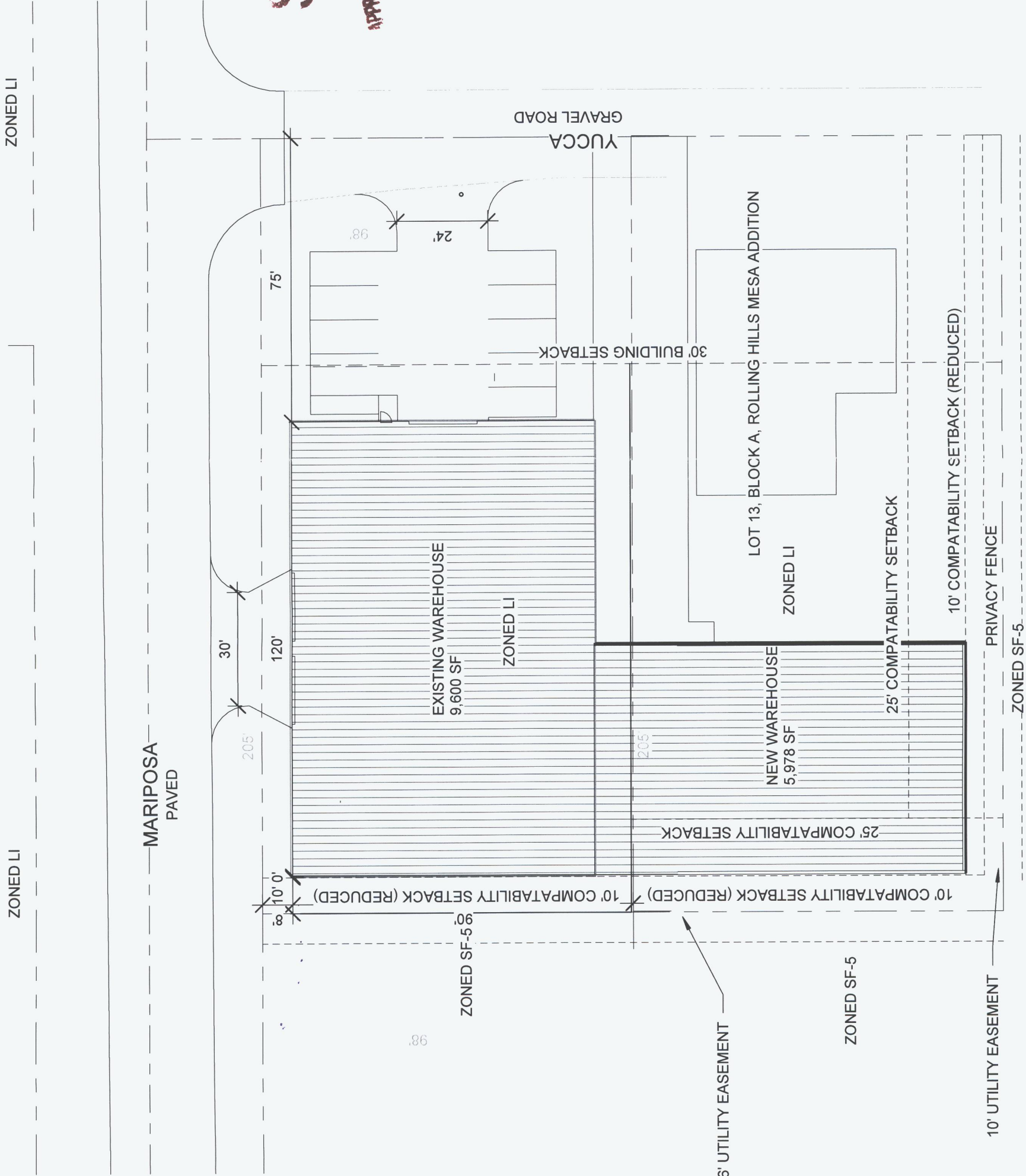
Looking northwest away from site



CON2023-00008

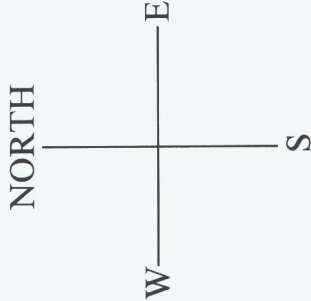
Metropolitan Area Planning Commission

Page 10



SITE PLAN

APPROVED 6/6/23 BY *[Signature]*
CON 2023-08



T & B PROPERTIES LLC
BUILDING ADDITION
1505 S YUCCA
WICHITA, KS

PROPERTY
OF
EVANS BUILDING CO., INC.
(UNAVAILABLE TO REPRODUCE)
Wichita City License No. 26
Sedgewick Co. License No. 00026

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DATE: 3/9/23
DR BY: JMC
CK BY: --

PROJECT NO.
23-XXX

SHEET
ADJ

EVANS
EVANS BUILDING CO., INC.
5555 N. LARSON
MAIZE, KANSAS 67101