

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING
AND APPROVAL OF A SPECIAL PERMIT

SCZ-0525 - ZONE CHANGE FROM THE "R-1" SUBURBAN RESIDENTIAL AND THE "LC" LIGHT COMMERCIAL DISTRICTS TO THE "F" HEAVY INDUSTRIAL DISTRICT AND SPECIAL PERMIT FOR AUTOMOBILE SALVAGE YARD. GENERALLY LOCATED ON THE WEST SIDE OF HOOVER IN AN AREA NORTH OF 29TH STREET NORTH.

The MAPC recommends approval of the zone change and special permit except the west 200 feet.

(see minutes for full motion)

Bayouth moved, Hansen seconded and it carried unanimously.
Banzer, Chisholm and Goebel were absent.

NOTE: The percentage of the protest petitions received on this application will be pointed out at the time the case is considered by the County Commission.

ACTION:

1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the zone change and special permit except for the west 200 feet, subject to the recommended conditions of approval, adopt a resolution establishing the zone change and instruct the Planning Department to withhold publication of the resolution until the plat has been recorded with the Register of Deeds; or
2. Take such action as the County Commission deems appropriate.

DATA AND MINUTES

MAPC Hearing Date: 11-03-83

BCoC Hearing Date: 11-30-83

AREA DATA:

Acres: 8.2

Size: 180'x1145' (irregular)

Reason: To conduct "legally" an auto salvage business, so can expand to build buildings and conduct a continuous business.

	Land Use	Zoning
Existing	Auto Salvage	"R-1" & "LC"
North	Single-family & auto salvage yard	"R-1"
East	Undeveloped	"R"
South	Single-family	"R-1" & "LC"
West	Sand pumping operation	"R-1" & "LC"

History: None

Applicant: Selden Carter, et al, 9811 West 10th, Wichita 67212

Protestors: Tom Ritchie, Ritchie Corp., P. O. Box 4088, Wichita.

December 1, 1983

Ron Worley, County Zoning Officer

Jack H. Calbraith, Chief Planner

SCZ-0525 - "R-1" & "LC" to "F" - West side of Hoover
in an area north of 29th Street North.

The Board of County Commissioners considered the above captioned case on November 30, 1983. Their action was to deny both the zone change request and the special permit for the Auto Salvage Yard.

As this nonconforming use has already expanded over 50%, without appropriate authorization, onto adjacent "R-1" zoning, and even probably has expanded over 100%, I expect you will now proceed with whatever action is necessary to see that the illegal encroachment comes into compliance.

If we can be of any assistance, please call.

Jack H. Calbraith
Chief Planner

JHG:el