

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERSREQUEST FOR ZONING AND SPECIAL PERMIT

SCZ-0615 & DR 89-19 - ZONE CHANGE FROM THE "R-1" SUBURBAN RESIDENTIAL AND "LC" LIGHT COMMERCIAL DISTRICTS TO THE "F" HEAVY INDUSTRIAL DISTRICT, AND ASSOCIATED SPECIAL PERMIT TO ESTABLISH AN AUTOMOBILE SALVAGE YARD, LOCATED ON THE WEST SIDE OF HOOVER STREET IN AN AREA NORTH OF 29TH STREET NORTH.

The MAPC recommends that the application be denied, subject to conditions (see minutes for full motion).

MILES moved, WINKLER seconded, and it carried unanimously (PARSONS not present).

- ACTION:
1. Adopt the findings of fact of the Metropolitan Area Planning Commission and deny the rezoning and special permit applications; or
 2. Take such action as the Commission deems appropriate.

DATA AND MINUTES

MAPC Hearing Date: 9/14/89

BCoC Hearing Date: 10/11/89

COMMISSION DISTRICT #4

ADJACENT ZONING AND LAND USE:

NORTH	"R-1"	Nonconforming automobile salvage yard
SOUTH	"R-1" & "LC"	Single-family residence & undeveloped
EAST	"LC" & "R-1"	Nonconforming automobile salvage yard and single-family residence
WEST	"R-1" w/ CU-242	Nearly completed sand extraction operation

Applicants: Larry V. Burkholder, c/o Northwest Auto Salvagee,
3059 N. Hoover, 67205
John F. Reals (agent), 434 N. Market, 67202

Protestors: Dean Ritchie, Ritchie & Assoc., 8100 E. 22nd, 67226
Harold Bauer, 1112 N. Armour, 67206
Earl, Verna & Dave Cornwell, Rt. 1, Box 21A,
Ralston, OK, 74650
Mary Oakman, 5620 W. 29th St. N., 67205
Paul E. Wakim, Bone & Joint Clinic, 1502 Tarlton,
Corpus Christi, TX, 78415

NOTE: Valid protest petitions have been received from 50.1% of the property owners within 1,000 feet of the application area. This percentage of protest requires a unanimous vote by the Board of Commissioners in order to approve the zone change case.



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METROPOLITAN PLANNING

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SEDGWICK COUNTY, KANSAS

DEPARTMENT OF PLANNING
AND CODE ENFORCEMENT

Ron R. Worley, C.B.O.
DEPARTMENT DIRECTOR

1044 S. 17TH AVENUE

WICHITA, KANSAS 67205

TELEPHONE 6-DEPT 11

October 11, 1989

Jack Miller
c/o Northwest Auto Salvage
3059 N. Hoover
Wichita, Kansas 67205

Re: Salvage and/or Inoperative Vehicles at 3059 N. Hoover
Property identified by Tax Key #PK-258-1EC,
PK-258-1EC-1, and PK-258-1EC-1A

Dear Mr. Miller:

On this date, the Sedgwick County Commission took action to unanimously deny the zone change request on the above referenced property. Therefore, your operations continue to be in violation of Section No. 1-D-3 of the Zoning Resolution per our letter of March 13, 1989, copy enclosed.

This is formal notice to remove all vehicles and salvage material, as soon as possible but not later than November 30, 1989. This should provide you approximately six weeks to comply, and is intended to allow completion prior to inclement winter weather. To that end please be advised in advance, that we will not be inclined to look favorably on any request for additional time extensions.

Please advise this office when the removal has been completed in order that we may close our file.

Ron R. Worley
Ron R. Worley
Zoning Administrator

RRW/ph
ZRV-014-89
enclosure
cc: John F. Reals
MAPD - SCZ-0615, DR-89-19