



Wichita-Sedgwick County Metropolitan Area Planning Department

August 24, 2018

WAM Capital Corp.
P.O. Box 247
Wichita, KS 67201

Jack Engle & Company
% Julius Miller
3967 North Woodlawn Court
Wichita, KS 67220

RE: CON2018-00029 - City request to approve a Conditional Use Permit to allow the indoor salvage of aerospace waste materials (Wrecking/Salvage) at 3001 South Madison

Dear Applicants:

At its regular meeting on **July 26, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request in accordance with the attached resolution.

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

Sincerely,

David L. Yearout, AICP
Principal Planner

Copies to: WCC III, James Clendenin, Mail Stop 1-13
Maddy Campbell, CSR III, Mail Stop 1-135
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71
South City, Attn: Dena Hudson, 121 E. 53rd Street, Wichita, KS 67217
MABCD

CONDITIONAL USE RESOLUTION NO. CON2018-00029

WHEREAS, WAM Capital Corporation (Owner) and Jack Engle & Company (Agent), 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 allow indoor salvage of aerospace waste materials on property located on the west side of South Madison and south of Industrial Avenue (3001 South Madison), and legally described as:

Lots 1 of Greenburg's Addition, Wichita, 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 July 26, 2018, consider said application; and

WHEREAS, the MAPC 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 Metropolitan Area Planning Commission that this application be approved to allow indoor salvage of aerospace waste materials on property located on the west side of South Madison and south of Industrial Avenue (3001 South Madison), and legally described as:

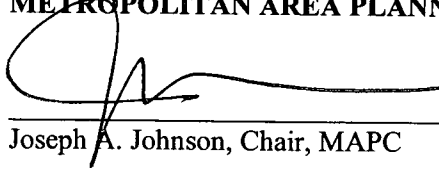
Lots 1 of Greenburg's Addition, Wichita, Sedgwick County, Kansas.

Subject to the following conditions:

1. Applicant shall submit a site plan within 60 days of approval that is in compliance with both the Unified Zoning Code and the Landscape Ordinance.
2. No material shall be stored outdoors.
3. 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.
4. 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.

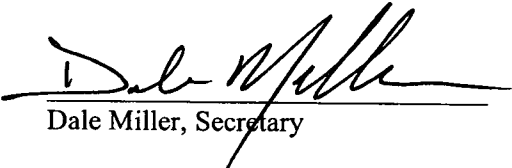
Adopted this 26 Day of July, 2018

METROPOLITAN AREA PLANNING COMMISSION



Joseph A. Johnson, Chair, MAPC

ATTEST:



Dale Miller, Secretary

Dave



AGENDA ITEM NO. 5

STAFF REPORT

MAPC - July 26, 2018
DAB III - August 1, 2018

9-0

CASE NUMBER: CON2018-00029

APPLICANT/AGENT: WAM Capital Corporation, Mark A. Michaelis (Owner), Julius Miller – Jack Engle and Company (Agent)

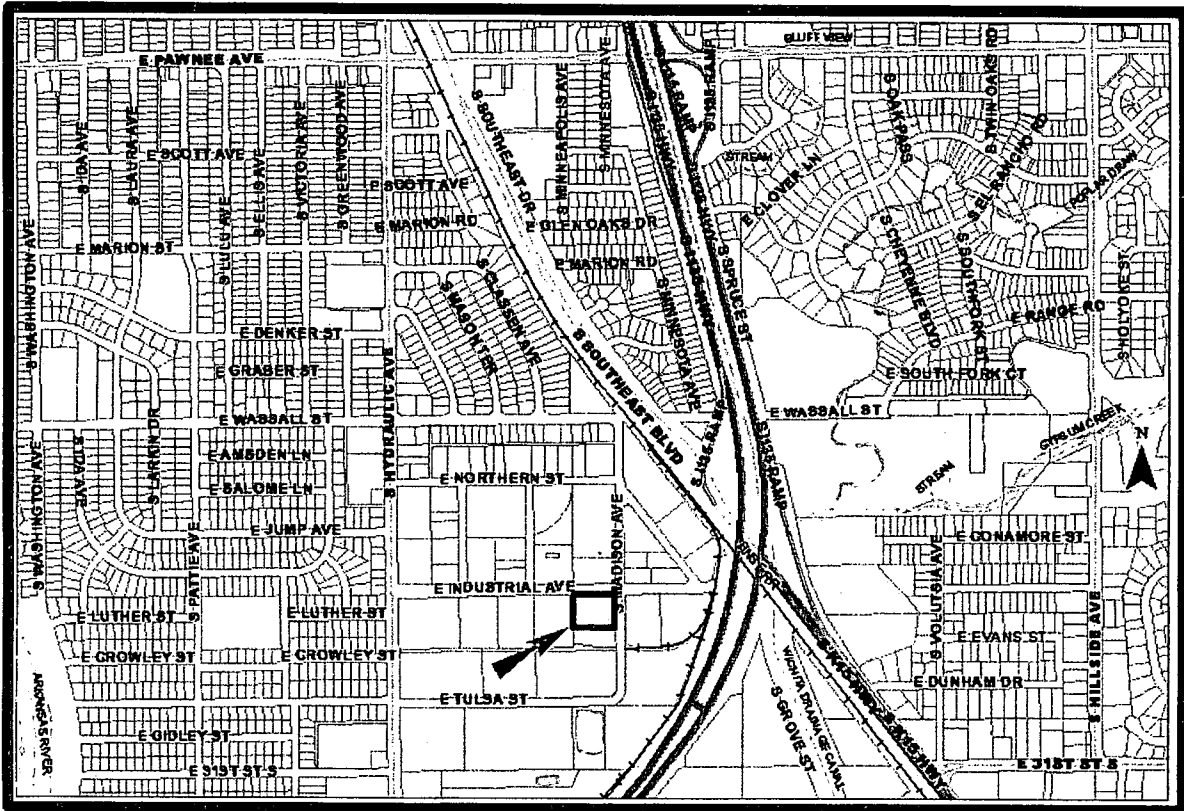
REQUEST: Conditional Use for Indoor Salvage

CURRENT ZONING: LI Limited Industrial

SITE SIZE: 1.83 acres

LOCATION: East side of South Hydraulic Avenue on South side of Industrial Avenue and West of Madison Avenue (3001 South Madison)

PROPOSED USE: Indoor Collection, Processing, Storage and Shipping of Aerospace Materials



BACKGROUND: The applicant requests a Conditional Use to allow conversion of an existing building to a facility for the indoor collection, processing, storage and shipping of aerospace waste materials. The plans call for the conversion of the existing building at 3001 South Madison Avenue for the proposed use. The narrative provided with the application provides the detailed operations of the facility, which will have all work conducted indoors.

CASE HISTORY: The subject property is platted as Greenberg's Addition to the City of Wichita, a single lot plat approved by the City Council on September 15, 1976, and recorded the next day. The property is just under two acres in size and fully improved with a building and parking lot.

ADJACENT ZONING AND LAND USE:

NORTH:	LI	Industrial
SOUTH:	LI	Industrial
EAST:	LI	Industrial
WEST:	LI	Industrial

PUBLIC SERVICES: Normal municipal services are available. Transportation is via South Madison Avenue and East Industrial Avenue, both paved streets with all services in place.

CONFORMANCE TO PLANS/POLICIES: 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.

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 stipulations:

1. Applicant shall submit a site plan within 60 days of approval that is in compliance with both the Unified Zoning Code and the Landscape Ordinance.
2. No material shall be stored outdoors.
3. 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.
4. 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:** All of the surrounding property is zoned LI Limited Industrial and industrially used. The activity is consistent with the character and uses of the surrounding properties, especially since the operations will be indoors.

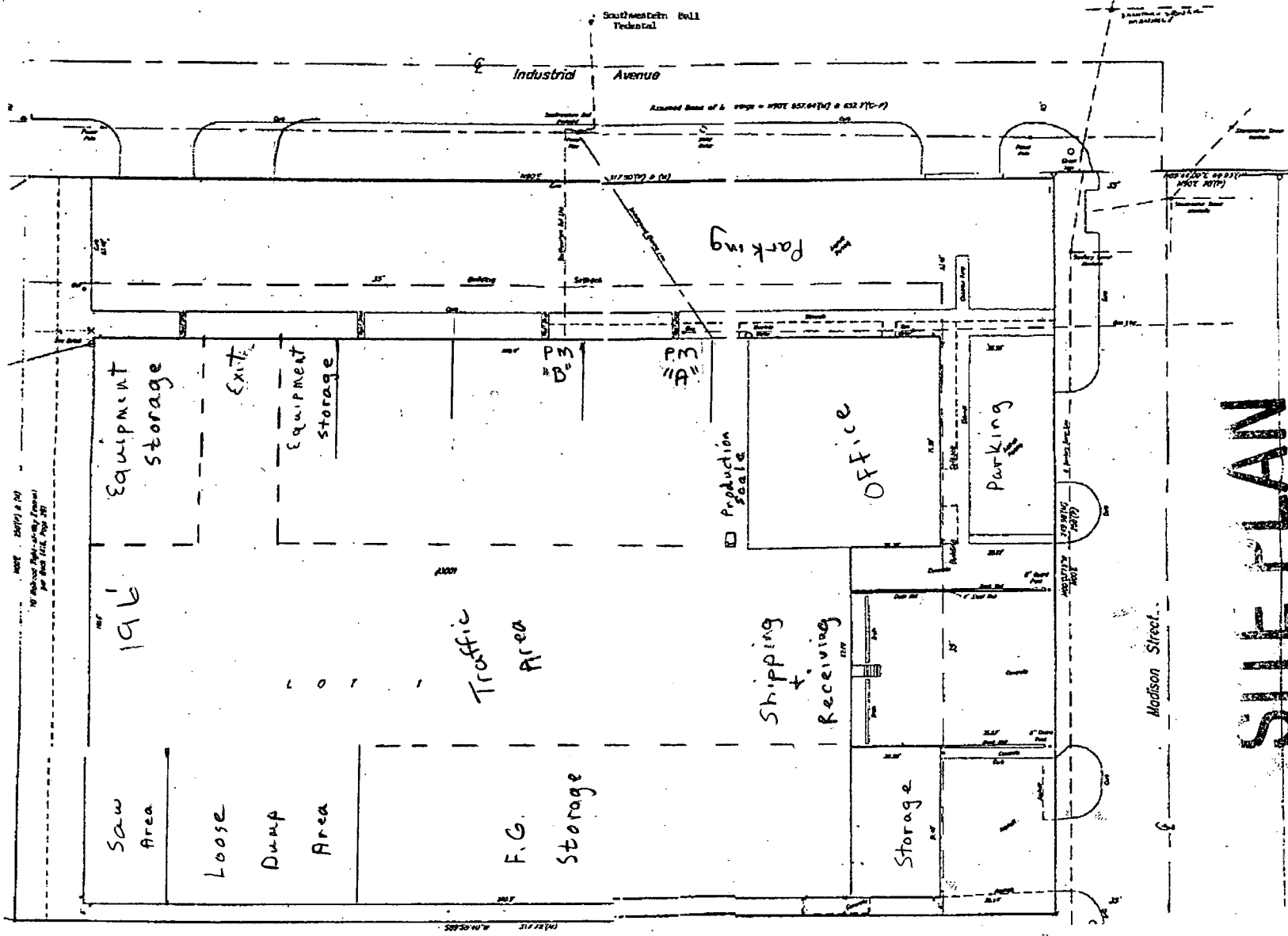
2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned LI Limited Industrial and the proposed use is acceptable at this location with the Conditional Use.
3. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The adopted 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.

Attachments:

Aerial Photo
Site Plan
Supporting Documents

3001 South Madison • Wichita, Kansas

Jack Engle & Co
Site Plan



NOTE: 2017 & 10
To show the location of the
lot lines. See 2017

262.6'

SITE PLAN

APPROVED 7/26/18 BY MARC DRY