



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 17, 2018

Evans Building Co., Inc.  
Attn: Bill Johnson  
PO BOX 12086  
Wichita, KS 67277

**RE: CON2018-00030 & BZA2018-00047** - City Conditional Use for indoor wrecking/salvage (associated with BZA2018-00047) on property zoned LI Limited Industrial, generally located west of South Washington Avenue and north of East Lincoln Street (1114 South Santa Fe Avenue).

Dear Applicant:

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 resolutions.

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

Sincerely,

A handwritten signature in black ink that reads 'Kyle Kobe'.

Kyle Kobe  
Associate Planner

Copies to: MABCD  
James Clendenin, Council Member District III  
Maddy Campbell, CSR District III

**CONDITIONAL USE RESOLUTION NO. CON2018-00030**

**WHEREAS**, Bill Johnson with Evans Building Company (Agent), on behalf of James Wyatt, (Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for an indoor wrecking and salvage operation, on property zoned LI Limited Industrial at 1114 South Santa Fe and legally described as:

Lot 38 and the North 20 feet of Lot 40, and the West half of vacated alley adjacent on the East and the South half of vacated Morris Street adjacent on the North, on Fifth Avenue, now Santa Fe, in Elliott Addition to Wichita, Sedgwick County, Kansas

**TOGETHER WITH**

The South 5 feet of Lot 40, all of Lot 42, and the North 12 ½ feet of Lot 44, and the West half of vacated alley adjacent on the E, on Fifth Avenue, now Santa Fe, in Elliott Addition to Wichita, Sedgwick County, Kansas

**AND TOGETHER WITH**

The South half of Lot 44 and all of Lots 46, 48 and 50, and West half of vacated alley adjacent on the East, on Fifth, now Santa Fe, Elliott Addition to 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 a Conditional Use for an indoor wrecking and salvage operation, on property zoned LI Limited Industrial at 1114 South Santa Fe and legally described as:

Lot 38 and the North 20 feet of Lot 40, and the West half of vacated alley adjacent on the East and the South half of vacated Morris Street adjacent on the North, on Fifth Avenue, now Santa Fe, in Elliott Addition to Wichita, Sedgwick County, Kansas

**TOGETHER WITH**

The South 5 feet of Lot 40, all of Lot 42, and the North 12 ½ feet of Lot 44, and the West half of vacated alley adjacent on the E, on Fifth Avenue, now Santa Fe, in Elliott Addition to Wichita, Sedgwick County, Kansas

**AND TOGETHER WITH**

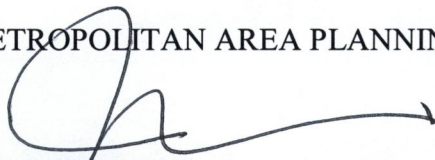
The South half of Lot 44 and all of Lots 46, 48 and 50, and West half of vacated alley adjacent on the East, on Fifth, now Santa Fe, Elliott Addition to Wichita, Sedgwick County, Kansas.

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.

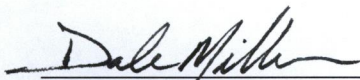
Adopted this 9<sup>th</sup> Day of August 2018

METROPOLITAN AREA PLANNING COMMISSION



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Joseph A. Johnson, Chair MAPC

ATTEST:

  
\_\_\_\_\_  
Dale Miller, Secretary



