

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING  
AND SPECIAL PERMIT

CASE NO. SCZ-0429

CONSIDERED BY MCPC: 6-11-79

CONSIDERED BY MAPC: 6-21-79

REQUEST FOR: "R" to "F" and Special Permit for an auto salvage yard.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"So I can legally store and work on my automobiles."

GENERAL LOCATION: 4415 East 111th Street South.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of  
June 21, 1979)

APPLICANT: Stewart D. & Debra L. Heersche, Rt. #2, Box 144, Mulvane, Ks.

AGENT FOR APPLICANT: Paul M. Buchanan, attorney, First National Bank Bldg.,  
appearing for Howard Goss, 1008 Shadyway.

PROTESTORS ( LIST AGENT ) IF ANY: John G. Pike, P. O. Box 1179, Wichita, Ks.

SURROUNDING ZONING: North, East, South and West, "R".

LAND USE: Existing, Accessory Structure; North and South, Undeveloped;  
East, Farm House; West, Single Family.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the applicant dedicating by separate instrument 25 feet of additional street right-of-way for 111th Street South prior to the case being forwarded to the Board of County Commissioners; and a recommendation of approval of the special permit should be subject to the applicant providing a 6 to 8 foot high solid or semi-solid fence constructed of masonry, architectural tile, wood, louvered wood, or other similar material along the south property line, thence north along the easternmost property line approximately 170 feet; thence west approximately 187 feet; thence south to the existing garage. No storage of inoperative vehicles outside of the fenced area shall be permitted. Savina moved, Bell seconded and it carried with a vote of 5 in favor (Savina, Jones, Greider, Bell and Bayouth), and 2 opposed (Barrier and Cole). Taylor, Hennessy and Shook 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. 59.23

ACTION: 1. Accept the dedication; concur with the finding of fact of the Metropolitan Area Planning Commission; approve the zone change and special use permit subject to the recommended conditions; adopt resolutions effectuating the zone change and special permit, and instruct the Planning Department to withhold publication of the resolutions until the dedication has been recorded with the Register of Deeds; or  
2. Deny the application.

July 26, 1979

Syd Werbin, Director of Building, Planning and Codes

Jack H. Galbraith, Chief Planner

SCZ-0429 Zone change "R" to "F", and Special Permit for Salvage Yard. Generally located on the south side of 111th St. South, approximately 1/8 mile west of Oliver. (4415 East 111th Street South)

Wanted you to be aware that the above captioned zone change request was unanimously denied by the County Commission on July 25, 1979. Inasmuch as Mr. Heersche has been conducting an illegal auto salvage and auto repair business at this location, you should take whatever steps are necessary to see that the operation ceases and that the use of the land conforms to the "R" Rural Residential District.

If you have any questions, please call.

Jack H. Galbraith  
Chief Planner

JHG:el

cc: Vera Stevens, Administrative Assistant