WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 27, 1996

Donald E. and Norma J. Dvorak
310 N. Woodchuck
Wichita, Ks 67212

RE: CU-417 - Conditional use to continue a iron, metal and auto salvage company to continue to operate on property zoned "GI" General Industrial and generally located west of Hydraulic, approximately 3/4 mile north of 21st Street North (2711 N. Hydraulic)

Dear Mr. and Mrs. Dvorak:

At its regular meeting on December 5, 1996, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to the following conditions:

1. This Conditional Use shall authorize the operation of an iron, metal, and auto salvage yard. In no event shall the storage or baling of waste, scrap paper, rags or junk (excluding metal) be permitted.

2. The salvage yard shall be in general conformance with the site plan indicating the existing buildings, entrance, vehicle storage areas, and the required screening fence.

3. The screening fence shall be built along the eastern boundary of the application area, and be a minimum of 10 feet in height. The chainlink fence shall be maintained along the south and west boundaries of the application area. The height of scrap metal piles and wrecked vehicles shall not exceed the height of the screening fence.

4. Salvaged materials are to be piled and stored in an orderly manner such as would be provided by racks or bins. In order to reduce rodent potential, racks and bins shall be elevated so there is at least 18 inches between the bottom of the rack or bin and the ground. Racks or bins shall be a minimum of 48 inches away from any wall, fence, or other rack or bin. Non-rackable material shall be stored with an exposed perimeter or in a manner specified by the Health officer to prevent rodent harborage and breeding.

5. The applicant shall maintain at all times an active program for the eradication and control of rodents.

6. Weeds shall be controlled within the salvage area and adjacent to and along the outside perimeter of the wall or fence.

7. Entrance gates shall be provided with breakaway locking devices to permit access by the Fire Department.

8. Gasoline, solvents, oils and other automotive liquids shall be stored and managed and disposed of in a manner that minimizes potential for groundwater contamination, and complies with all applicable KDHE regulations pertaining hazardous materials and hazardous waste.

9. Any on-site sewer system shall be used only for disposal of domestic sewage. No chemicals, solvents, and automotive wastes shall be disposed in the sewage facility. If solvents or hazardous wastes are generated or stored, they are to be managed in accordance with KDHE regulations.

10. Prior to occupying this site for the salvage use, the applicant shall provide the Wichita-Sedgwick County Department of Community Health - Environmental Health Division with information regarding the existing sewage facility and water well (including location, size, and type).

11. Prior to occupying this site for the salvage use, the Health Department shall make a determination as to whether the site requires sewage facility modification or improvements, in which case the applicant shall make application for a Sewage Facility Permit with the Wichita-Sedgwick County Department of Community Health in accordance with the Sedgwick County Sanitation Code standards, prior to occupancy.

12. All water wells on the property must be constructed and located in accordance with KDHE regulations.

13. Any violation of conditions attached shall declare the Conditional Use null and void.

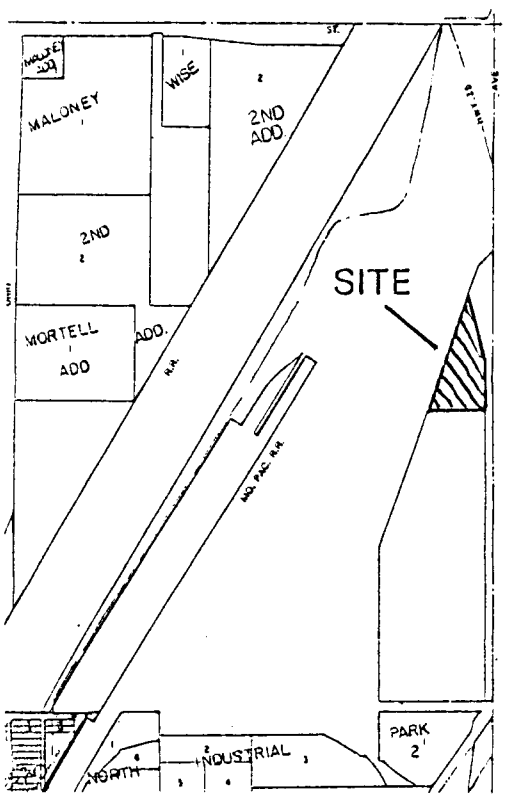
This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

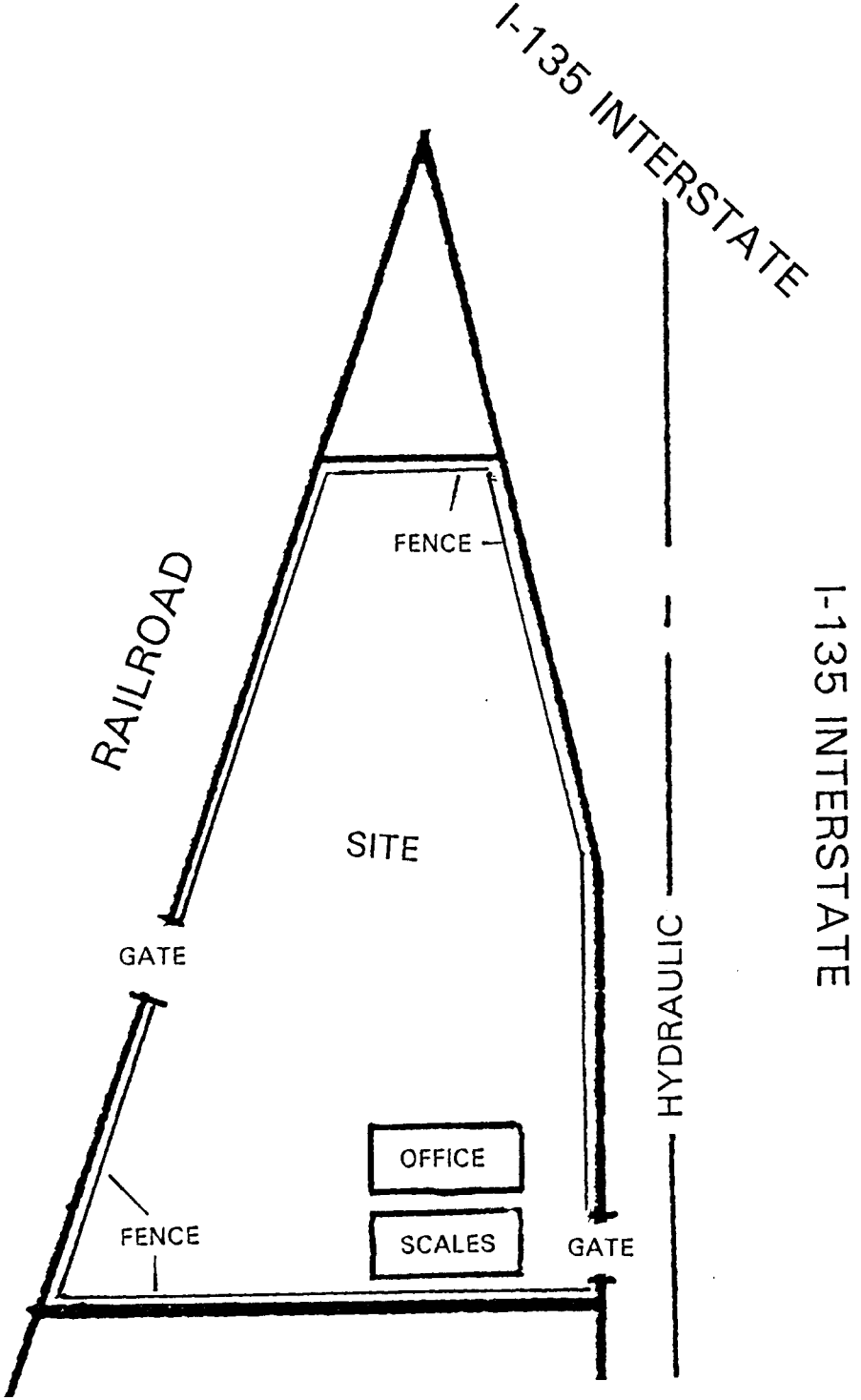
Sincerely,

Russ Ewy
Associate Planner

cc: David E. Water, 1817 E. 68th Street South, Wichita, Ks 67233
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection

CU-417 SITE PLAN





WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

STAFF REPORT

December 5, 1996

CASE NUMBER: CU-417

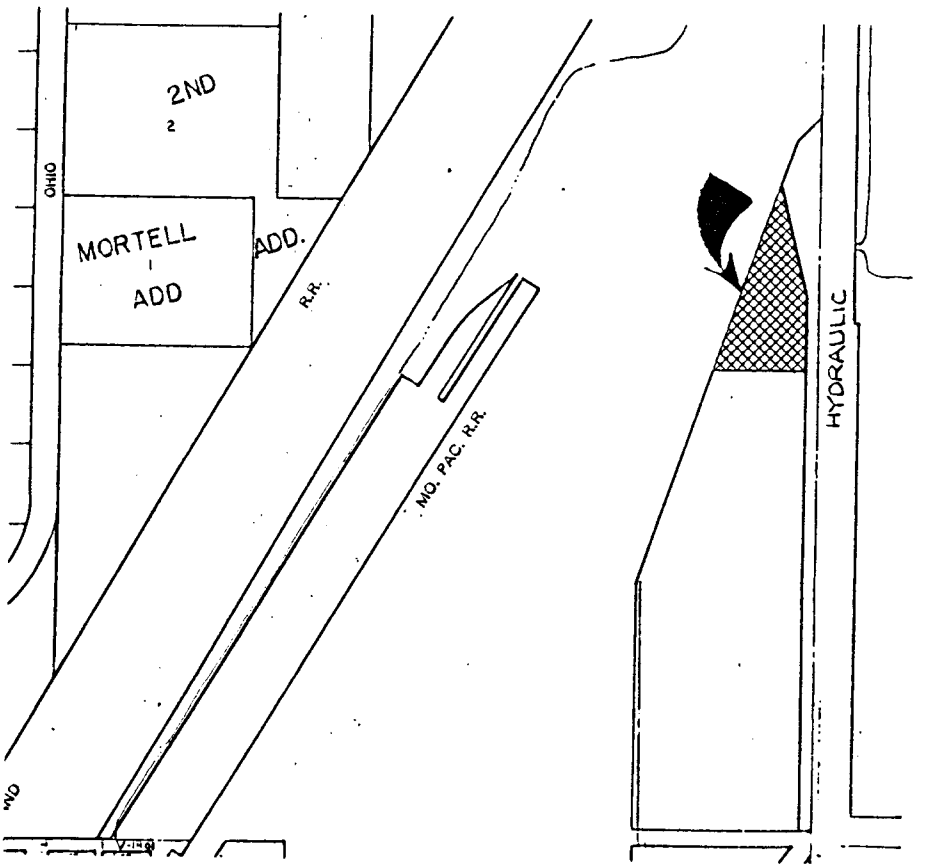
APPLICANT/AGENT: Donald and Norma Dvorak (property owners); David Water (applicant)

REQUEST: Conditional Use to continue an iron, metal, and automotive salvage company to continue to operate

CURRENT ZONING: "GI" General Industrial District

SITE SIZE: 1.3 acres

LOCATION: West of Hydraulic, approximately 3/4 mile north of 21st Street North (2711 N. Hydraulic)



BACKGROUND: The applicant requests a Conditional Use to continue an iron, metal, and automotive salvage company to continue to operate on property zoned "GI" General Industrial located west of Hydraulic, approximately 3/4 mile north of 21st Street North (2711 N. Hydraulic). The 1.3 acre site is unplatted and appears to have been used as a scrap metal storage yard for some time. The applicant's intention is to "clean up" the application area and recycle the metal, as well as to provide a site to bring in more scrap metal for processing. A small building and weighing area is located along Hydraulic and the site is enclosed with a 6-foot chainlink fence.

The area to the west of Hydraulic is occupied by the Missouri Pacific Railroad, with rail yards adjacent to the subject property to the south and west. The site is bordered by I-135 to the north and east. All property in this area is zoned "GI" General Industrial.

The proposed salvage yard would be subject to all requirements of the County's Health and Sanitation Code, as well the conditions of approval, which includes items such as rodent control, weed control, material stockpiling, and screening. In order to address environmental concerns, the Health Department has in the past suggested several conditions of approval.

CASE HISTORY: None

ADJACENT ZONING AND LAND USE:

NORTH:	"GI" General Industrial	Interstate
SOUTH:	"GI" General Industrial	Missouri Pacific Railroad
EAST:	"GI" General Industrial	Interstate
WEST:	"GI" General Industrial	Missouri Pacific railroad

PUBLIC SERVICES: The subject property does not have access to either municipal water or sewer services, and these services are not planned for extension to serve this area by either Haysville or Wichita. The site has access to Hydraulic, a 2-lane paved road.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County Development Guide of the Wichita-Sedgwick County Comprehensive Plan identifies this area for "industrial" uses. The industrial locational guidelines of the Plan recommend that industrial areas should be located in close proximity to support services and provided with good access to major arterial roadways, along railroad spurs, near airports, or as extensions of existing industrial uses. The Plan further recommends that industrial uses should be generally located away from existing or planned residential areas, and located so as not to travel through less intensive land uses.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

1. This Conditional Use shall authorize the operation of an iron, metal, and auto salvage yard. In no event shall the storage or baling of waste, scrap paper, rags or junk (excluding metal) be permitted.

2. The salvage yard shall be in general conformance with the site plan indicating the existing buildings, entrance, vehicle storage areas, and the required screening fence.

3. The height of scrap metal piles and wrecked vehicles shall not exceed the height of the screening fence.

4. Salvaged materials are to be piled and stored in an orderly manner such as would be provided by racks or bins. In order to reduce rodent potential, racks and bins shall be elevated so there is at least 18 inches between the bottom of the rack or bin and the ground. Racks or bins shall be a minimum of 48 inches away from any wall, fence, or other rack or bin. Non-rackable material shall be stored with an exposed perimeter or in a manner specified by the Health officer to prevent rodent harborage and breeding.

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12. All water wells on the property must be constructed and located in accordance with KDHE regulations.

13. Any violation of conditions attached shall declare the Conditional Use null and void.

This recommendation for approval is based on the following findings:

1. The zoning, uses and character of the neighborhood: The general area is characterized by a number of heavy industrial uses west of Hydraulic, which have been in existence for some time. The proposed use is consistent with the properties located in the general area.

2. Extent to which removal of the restrictions will detrimentally affect nearby property: Since the general area is already characterized by heavy industrial uses, the impact upon nearby properties should be minimal when considering the impact created by those uses currently operating in the area. For the most part, this site is buffered from view by the interstate.

3. Conformance of the requested change to adopted or recognized Plans/Policies: The request is in conformance with the land use guide and locational guidelines of the Wichita-Sedgwick County Comprehensive Plan.

4. Impact of the proposed development on community facilities: The applicant's request should not have a negative impact on community facilities.