

HAYSVILLE PLANNING COMMISSION & BOARD OF ZONING APPEALS

Agenda

September 24, 2026

6:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. [Minutes of August 27, 2026](#)
- IV. Public Forum
- V. Old Business
- VI. New Business
 - A. [Public Hearing to consider a Zone Change from SF Single-Family Residential to LI Light Industrial for property generally located at 7335 South Broadway Avenue](#)
 - B. [Public Hearing to consider a Conditional Use to operate a Vehicle Storage Yard for property generally located at 7335 South Broadway Avenue](#)
 - C. [Review of the South Broadway Corridor Plan](#)
- VII. Correspondence
- VIII. Off Agenda
 - A. Next Meeting Date
- IX. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes

August 27, 2026

The regular Planning Commission meeting was called to order by Chairperson Tim Aziere at 6:00 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand Ave., Haysville, KS 67060.

The members present were Jacob Mendez, Brandon Trube, Tim Aziere, Jared Mortensen, Dan Rinke, and Jeff Blood. Also present was Planning and Zoning Administrator Kailyn Hogan and Deputy Administrative Officer Georgie Carter.

The first item of business was the minutes of June 11, 2026.

Motion by Trube, Second by Rinke.

To approve the minutes as presented.

Trube aye, Aziere aye, Rinke aye.

Mendez abstain, Mortensen abstain, Blood abstain.

Motion carried.

The second item of business was the minutes of July 23, 2026.

Motion by Trube, Second by Blood.

To approve the minutes as presented.

Trube aye, Mendez aye, Aziere aye, Mortensen aye, Blood aye.

Rinke abstain.

Motion carried.

Under Public Forum:

Ben Higerd, 211 E 79th Street S, spoke in opposition of the conditional use request at the northwest corner of 79th and Broadway. Higerd repeated his statements from the August 27th meeting, stating that with the character of the neighborhood being residential in nature, bringing a gas station into the area would be detrimental; property values would decrease; the relative gain to the public would be nominal compared to the hardship of property owners; a gas station would bring about public nuisance and concern for public safety with increased traffic, road noise, light pollution, and increased crime with alcohol sales; and the EPA shows that underground storage tanks can still leak even with protections. Higerd added information about the existing gas stations in Haysville, stating that none are surrounded by residential areas.

Under old business was a Conditional Use to operate a Convenience Store for property generally located at the NW corner of 79th and Broadway.

Hogan stated that the applicant submitted a site plan, as requested, and a well map was provided by staff. Hogan stated that the applicant was requesting Condition No. 6 be amended to allow the gas station canopy to be located in front of the building. Staff recommends amending Condition No. 4 to exclude plugged and non-domestic wells from the 500-foot setback requirement to allow the applicant to construct the gas station in their requested area on the subject property. Hogan stated that the closest wells to the

property were KDHE remediation wells at the northeast corner of 79th and Broadway. Hogan stated that two public comments were received since the last meeting. The first was from Nayeli Ortiz and the second was from Daniel Laffery. Both were in opposition of the conditional use, but no new concerns were presented.

Trube asked how close the nearest well was to the property. Hogan did not know.

Aziere asked if the submitted site plan met all of the conditions as recommended by staff. Hogan said it did not, but it could meet the conditions if they were amended.

Aziere asked for clarification on the submitted well map. Hogan stated that the blue shaded area was the area that was within 500-feet of open, domestic wells, and the pink area was the area within 500-feet of all wells. Trube asked if the code made a distinction between monitoring wells and drinking wells. Hogan stated that the City Code doesn't address wells, but the conditions that are proposed for the conditional use do. The conditions do not make a distinction.

Trube stated that he was leaning against the conditional use because the proposed gas station area was within 500 feet of wells.

Rinke asked if the site plan was just conceptual. Aziere said yes.

Aziere asked how far the proposed fuel tanks were within the 500-foot radius. Hogan was unsure. Aziere stated that the applicant could meet Condition No. 4 if they expanded west. Hogan agreed. The applicant could use a larger portion of the property than proposed. The site plan shows an approximately 330-foot square for the gas station. Trube asked how much of the property the applicant owned. Hogan stated that, as far as she was aware, they would be buying all 11 acres of the subject property.

Mortensen asked the other commissioners why they were worried about the monitoring wells. Mortensen stated that the monitoring wells are there to detect contamination. Trube stated that he was concerned because the monitoring wells are likely on the same aquifer as the rest of the wells in the area. Aziere stated that was the point of the monitoring wells, to detect contamination in that aquifer.

Mortensen stated that he was not worried about the tanks leaking at all. With modern technology, tanks are double-walled and have monitors inside them. If there is leaking inside the tank, it is detected, and the second wall will catch it. Trube stated that he could accept that argument, but the bigger problem was runoff the concrete at the gas station. Mortensen agreed that a bigger risk was a surface spill.

Mortensen stated there should be a field survey of the area to identify any potentially older wells that weren't mapped as part of the Kansas Geological Survey. Condition No. 4 should be amended to reflect that.

Motion by Trube, Second by Mendez.

To recommend denial of the conditional use, finding that the applicant's site plan shows the fuel storage tanks approximately 200 feet from the nearest well, short of the 500-foot condition.

Mendez aye, Trube aye, Aziere nay, Mortensen nay, Rinke nay.

Blood abstain.

Motion failed.

Motion by Trube to table the item until an alternative site plan can be submitted. Rinke stated that the applicant was not going to be able to stay 500 feet away from all wells unless they expand their site plan. Aziere stated that we can approve the conditional use with the conditions as presented, knowing the applicant will have to grow the site to the west to accomplish everything we are asking them to do. Trube stated, knowing that, he would like to retract his motion to table. There was no second.

Mortensen asked if the conditional use would still go to the city council if the commission recommended denial. Hogan stated that was correct. Any recommendation made tonight would be forwarded to the city council. Mortensen asked when the deadline was for the commission to make a recommendation. Hogan stated the deadline was September 10th, the next scheduled meeting.

Motion by Trube, Second by Rinke.

To recommend approval of the conditional use provided the applicant redesigns the site plan to be in compliance with all recommended conditions and conducts a field study of wells in the area.

Mendez aye, Trube aye, Aziere aye, Mortensen aye, Rinke aye.

Blood abstain.

Motion carried.

Under new business was a Review of the Bike and Pedestrian Plan.

Hogan stated that the Planning Commission reviews the Bike and Pedestrian biennially to ensure accurate data and to consider any proposed changes by staff or the Park Board. The commission reviewed the plan earlier this year in April, so the next review is not scheduled until April 2028. However, an error was found in the maps of the plan recently. Councilmen Eric Myers noticed that the map on page six still showed Sunnyside Park in Ward's 4th Addition. The park was sold in 2022 and is now being developed into single-family homes. The map also didn't include the new park in Country Lakes. The map has been updated to reflect those changes.

Motion by Trube, Second by Rinke.

To approve the amended plan as presented.

Mendez aye, Trube aye, Aziere aye, Mortensen aye, Rinke aye, Blood aye.

Motion carried.

Under new business was a Review of the Subdivision Regulations.

Hogan stated that the commission reviews the Subdivision Regulations annually. This year, staff is proposing to amend the regulations with the main goals of addressing connectivity issues between our vehicle, pedestrian, and bicycle networks; reducing the amount of new street names; and encouraging a variety of land uses in new subdivisions. Hogan stated that she has planned two review sessions for the amendments – September and October – with the public hearing scheduled for November.

Aziere asked if Hogan was expecting significant opposition to the changes, and that is why she was planning for two review sessions. Hogan said she was not. The review sessions can be reduced to one if the commission would prefer.

No action was taken.

Under new business was a Review of the Bylaws.

No action was taken.

Under Correspondence was a PAS Memo titled “What is a Conditional Use?” and the New Urbanism Best Practices Guide.

Hogan stated that these were relevant to the conditional use. The PAS Memo was a reminder for the general public and the commission for what a conditional use is, and the guide detailed the New Urbanism building and development standards recommended for the conditional use based on the South Broadway Corridor Plan.

Under off agenda was the next meeting date: Thursday, September 24, 2026.

Motion by Trube, Second by Blood.

To adjourn tonight’s meeting.

Mendez aye, Trube aye, Aziere aye, Mortensen aye, Rinke aye, Blood aye.

Motion carried.

The meeting adjourned at 6:32 p.m.



Haysville Planning Commission Staff Report

ZON 2026-003

CASE SUMMARY

Property Location: 7335 South Broadway Avenue
Applicant: JRV Holdings, LLC (property owner)
Request: To rezone from SF-5 Single-Family Residential to LI Light Industrial

Prepared By: Kailyn Hogan, Planning and Zoning Administrator
Meeting Date: September 24, 2026
Public Hearing: Required, to be held by the Planning Commission

Associated Applications:

Zone Change	To rezone property from SF-5 to LI
Conditional Use	To operate a Vehicle Storage Yard in the LI district

ANTICIPATED MEETING SCHEDULE

Body	Meeting Date	Action
Planning Commission	September 24, 2026	Hold required public hearing. Make a recommendation for approval, approval with modifications, or denial of the request. Recommendation is forwarded to City Council.
City Council	October 13, 2026	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.

SITE DATA

Legal Description	The South 19 acres of the North 38 acres of the East Half of the Northeast Quarter, in Section 5, Township 29 South, Range 1 East of the Sixth Principal Meridian, Haysville, Sedgwick County Kansas, EXCEPT the South 250 feet thereof, AND EXCEPT that part platted as A-One Addition to Haysville, Sedgwick County, Kansas. AND The North 85.3 feet of the South 250 feet of the South 19 acres of the North 38 acres of the East Half of the Northeast Quarter, in Section 5, Township 29 South, Range 1
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	East of the Sixth Principal Meridian, Haysville, Sedgwick County, Kansas, EXCEPT the East 50 feet for Highway.
Existing Zoning	SF-5 Single-Family Residential
Lot Area	459,186 square feet / 10.542 acres (combined)
Future Land Use	Residential
Built Form	Vehicle Storage Yard / Salvage Yard

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is generally located at 7335 S Broadway Avenue. The exact parcels are located behind the buildings at said address. The subject property is not developed with any buildings but is currently being used as a vehicle storage yard, truck terminal for overnight parking, and salvage yard.

The property has been used as a salvage yard for the business A-One Auto Salvage since 1972. The current property owner purchased both the subject property and the business, A-One Auto Salvage, on March 9, 2026. They are maintaining the existing salvage yard license with the State of Kansas.

The property is currently unplatted. There are no known zoning cases associated with the case. Water and sewer are available to the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding neighborhood is mixed use. Properties to the north are zoned SF-5, LC, and HC and are developed with single-family homes, a vehicle storage yard and a vacant restaurant. Properties to the south are zoned SF-5, TF, and LC and are developed with single-family homes, duplexes, and a vehicle repair shop. Properties to the east are zoned LI and developed with a retail store, a vehicle storage yard, and a vehicle repair shop. One 4.7 acres property is undeveloped. Properties to the west are zoned SF-5 and developed with single-family homes.

ADJACENT ZONING AND LAND USE.

NORTH:	SF-5 Single-Family Residential, LC Light Commercial, and HC Heavy Commercial	Single-family homes, Vehicle Storage Yard, and Restaurant (vacant)
SOUTH:	SF-5 Single-Family Residential, TF Two-Family Residential, and LC Light Commercial	Single-family homes, duplexes, and Vehicle Repair
EAST:	LI Light Industrial	Undeveloped, General Retail, Vehicle Storage Yard, and Vehicle Repair
WEST:	SF-5 Single-Family Residential	Single-family homes



NOTE: The subject property appears purple on the zoning map because the base map provided by ESRI categorizes the land as industrial. The property is zoned SF-5 Single-Family Residential.

PROJECT DESCRIPTION. The applicant is requesting this zone change and associated conditional use to come into conformance with the Zoning Regulations. The applicant is currently operating a Vehicle Storage Yard and Truck Terminal on the property without the necessary approvals. This zone change is required to operate the Truck Terminal. Both applications are required to operate the Vehicle Storage Yard. The applicant was informed prior to purchasing and reminded after starting operations that they must rezone the property and receive a conditional use permit to legally operate. According to business advertisements available on Facebook, the applicant has been operating a Vehicle Storage Yard and Truck Terminal since June 2026.

A Truck Terminal is defined as “a building or area...where commercial motor vehicles are stored and dispatched as common carriers. This use may include the overnight parking of commercial motor vehicles and sleeping, laundry, and other facilities for truck drivers.” The applicant does not plan to install additional facilities for truck drivers at this time.

Truck Terminals are permitted by-right in the LI Light Industrial district provided that such use is not located on a lot adjacent to an arterial street ([Chapter 16A-404.E.4.a](#)). The applicant will not be able to use the south 2.5 acres of the subject property for overnight parking unless a boundary adjustment is filed with the Registrar of Deeds that would render such lot no longer adjacent to South Broadway Avenue.

The applicant is also maintaining the Salvage Yard use on the property. Salvage Yards are not a permitted use in any zoning district in the City of Haysville; however, the applicant is allowed to continue operating the Salvage Yard as a continuation of the nonconforming use. Provided the use is not abandoned, the applicant can legally

continue the Salvage Yard indefinitely per City Code. A nonconforming use is considered abandoned when any of the following occurs ([Chapter 16A-907.B](#)):

1. The owner has in writing or by public statement indicated intent to abandon the use;
2. There has been a change in use;
3. The building or structure has been removed through the applicable procedures for the condemnation of unsafe structures;
4. The owner has demolished the building or structure or removed the equipment necessary to perform the nonconforming use; or
5. The property has been vacant or completely inactive for 12 months.

The applicant has expressed an interest in developing the rear 6 acres of the property into a residential subdivision at a future date. If the zone change is approved, the property will need to be rezoned in the future to allow for residential development. The applicant does not wish to exclude that portion of the property from this zone change because of survey costs.

PUBLIC COMMENTS. The public hearing notice was published on September 3, 2026. At the time of publication of this staff report, staff had not received any comment on this case. Comments received after the publication of this staff report will be distributed at the meeting.

ANALYSIS

The current zoning, SF-5 Single-Family Residential, is suited for traditional single-family residential development while the requested zoning, LI Light Industrial is intended for lower-impact industrial businesses that do not require larger sites or generate significant traffic or noxious effects. The table below compares the development standards from the City of Haysville Zoning Regulations for both zoning districts.

Development Standards	SF-5 Single-Family Residential	LI Light Industrial
Minimum lot area	5,000 sq. ft.	10,000 sq. ft.
Minimum lot width	45 ft.	60 ft.
Minimum lot depth	80 ft.	90 ft.
Front setback	20 ft.	35 ft.
Rear setback	10 ft.	20 ft.
Side setback	5 ft.	10 ft.
Maximum height	45 ft.*	None

*The maximum height for conditional uses shall be determined as part of the conditional use approval.

Together and separately, the subject parcels exceed the minimum lot area, lot width, and lot depth requirements. Staff has no concerns with the property or future development meeting the LI district dimensional standards if the zone change were approved.

FINDINGS. The following criteria shall be evaluated as they relate to the specific case being considered, and such stipulation as deemed appropriate in relation to any request for a zone change may be developed by the commission and incorporated into any recommendation in support of the requested zone change.

1. *Zoning uses and character of the neighborhood.* The surrounding neighborhood is mixed with a combination of residential, commercial, and industrial uses; however, the adjacent land is primarily

residential. None of the nearby industrial land is adjacent to the property. The proposed zoning, LI Light Industrial, is not appropriate given this context.

Staff finds this in opposition of the zone change.

2. Suitability of the subject property for the uses to which it has been restricted. The subject property is currently zoned SF-5 Single-Family Residential, which is generally suited for traditional single-family development. The requested zoning, LI Light Industrial, is suited for lower-impact industrial businesses that do not require larger sites or generate significant traffic or noxious effects.

Under the current use chart, the following uses are permitted, conditionally or by-right, in the LI Light Industrial district that are not allowed in the SF-5 Single-Family Residential district. Uses permitted conditionally are designated with a (C) behind the use.

- Correctional placement residence, limited and general (C)
- Day reporting center (C)
- Hospital
- Public recycling collection station
- Recycling processing center
- Reverse vending machine
- Airport
- Animal care, limited and general
- Bank or financial institution
- Broadcasting and recording studio
- Car wash
- Construction sales and service
- Convenience store
- Entertainment establishment
- Event center
- Farmer's market
- Funeral home
- Heliport
- Kennels
- Medical service
- Microbrewery
- Monument sales
- Nightclub
- Nurseries and garden centers
- Offices
- Pawnshops
- Personal care services
- Post office substation
- Printing and publishing
- Recreation and entertainment, indoor and outdoor
- Recreational vehicle campground
- Restaurants
- Retail
- Retail fulfillment center
- Riding academies and stables
- Rodeo
- Secondhand store
- Service station
- Tavern and drinking establishment
- Teen club
- Outdoor vehicle and equipment sales
- Vehicle repair
- Self-service storage warehouse (C)
- Asphalt or concrete plant
- Basic industry
- Freight and/or truck terminal
- Gas and/or fuel storage and sales
- Manufacturing
- Research services
- Solid waste incinerator
- Outdoor storage (C)
- Transfer station
- Vehicle storage yard (C)
- Warehousing
- Welding or machine shop
- Wholesale or business services
- Agricultural processing
- Agricultural research
- Agricultural sales and service

- Grain storage

Most uses allowed in the City of Haysville are permitted in the LI Light Industrial district. The current SF-5 Single-Family residential uses are more appropriate given the context of the adjacent uses.

Staff finds this in opposition of the zone change. A protective overlay may be considered to exclude specific uses if the Planning Commission is in favor of the zone change.

3. Extent to which removal of the restrictions will detrimentally affect nearby property. Removal of the restrictions may detrimentally affect nearby property. The list of permitted uses in the LI Light Industrial district is expansive, and many of the associated uses would affect nearby property more than the current use as a Salvage Yard.

Staff finds this in opposition of the zone change.

4. Length of time subject property has remained vacant as zoned. The property has been developed as a Salvage Yard since 1972; however, it has never been developed residentially.

Staff finds this in neither in support nor in opposition of the zone change.

5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant. Staff does not foresee a public benefit from rezoning the property. The property is still productive as a Salvage Yard and can be developed residentially.

Approval of the zone change would allow the applicant to use the property to the full extent of their proposed use. Denial of the zone change would limit the applicant's ability to use the subject property as intended but would not affect the property's use as a Salvage Yard or the applicant's ability to develop it residentially in the future.

Staff finds this in opposition of the zone change.

6. Conformance of the requested change to the adopted or recognized comprehensive plan. The requested conditional use is not in conformance with the *City of Haysville's Comprehensive Plan*. The *City of Haysville's Comprehensive Plan* includes the 2023 Land Use Plan Map. On the map, the subject property is designated as appropriate for Residential uses. The [South Broadway Corridor Plan](#) has also identified the area as appropriate for residential uses in its proposed land use map.

Staff finds this in opposition of the zone change.

7. Impact of the proposed development on the community facilities. Staff does not foresee a significant impact on community facilities from the proposed development.

Staff finds this in support of the zone change.

8. Opposition or support of neighborhood residents. At the time of publication of this staff report, staff had not received any comment on the zone change request.

Staff finds this in support of the zone change.

RECOMMENDATION

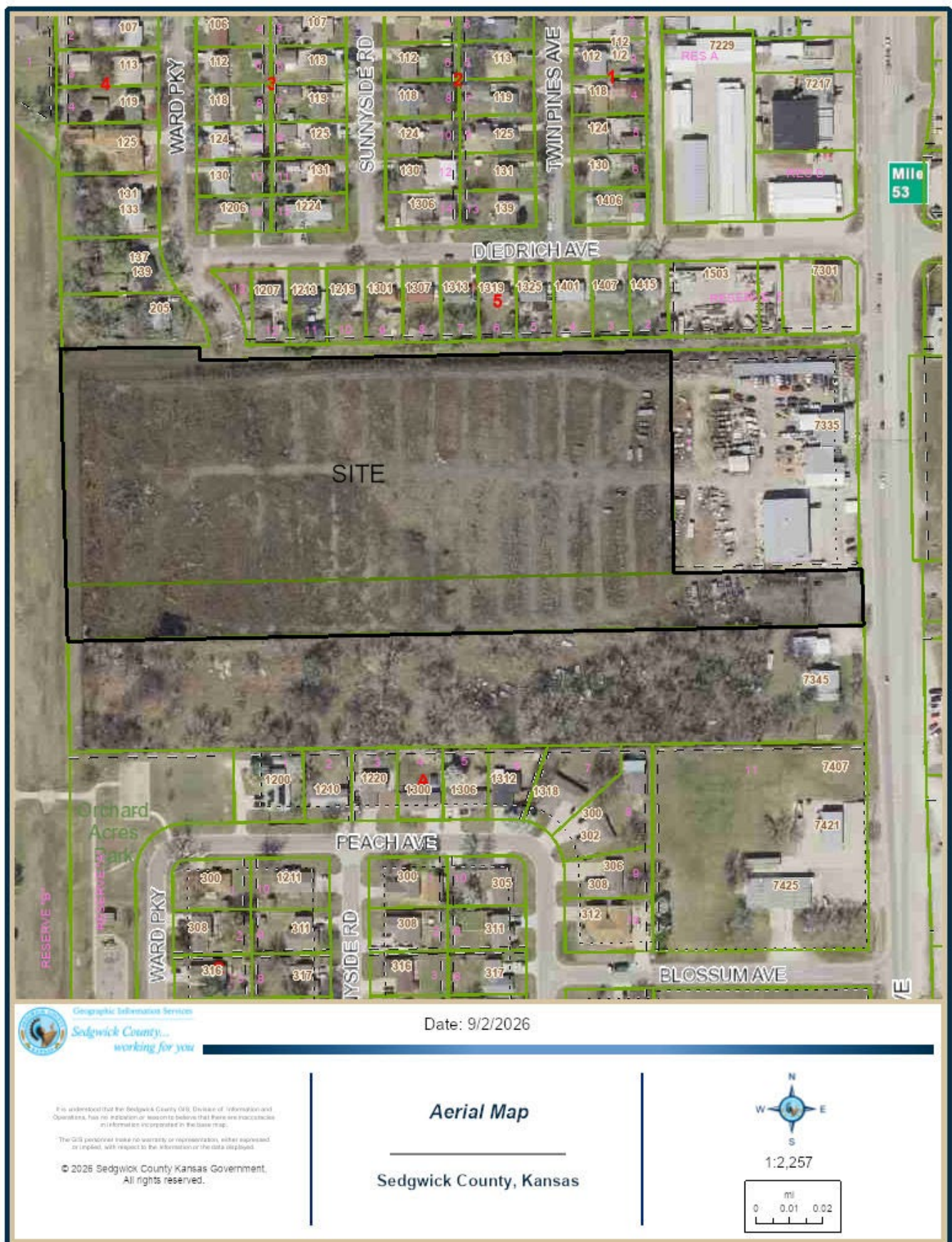
Based upon information available prior to the public hearings, planning staff recommends that the request for a zone change from SF-5 Single-Family Residential to LI Light Industrial be **DENIED**. This recommendation is based on the above listed findings.

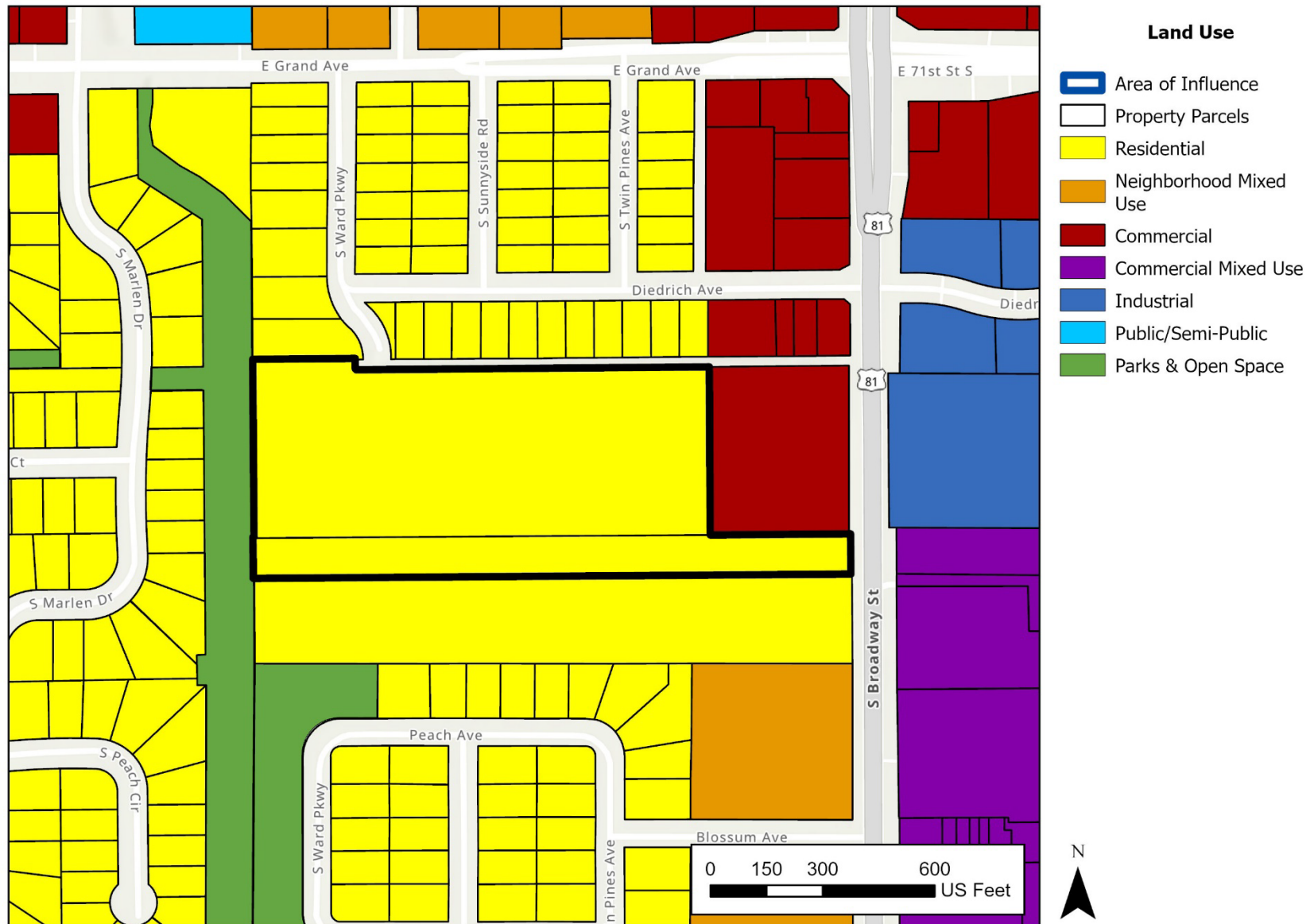
Important note: *The Planning Commission may establish additional protective overlay conditions beyond staff's recommendation. Any conditions imposed upon the property must be designed to remedy a harm to the public or to address a need for public services likely to result from the proposed development. The conditions must also be roughly proportionate to the extent of harm or need for services. Additional conditions shall be related to the following:*

1. *Prohibit otherwise permitted or conditional uses and accessory uses; or make an otherwise permitted use a conditional use;*
2. *Decrease the number or average density of dwelling units that may be constructed on the site;*
3. *Increase minimum lot size or lot width;*
4. *Increase minimum setback requirements;*
5. *Restrict access to abutting properties and nearby roads, including specific design features; and*
6. *Any other specific development standards required or authorized by the Zoning Regulations (landscaping, screening, signage, parking, aesthetic requirements, etc.).*

ATTACHMENTS

1. Aerial Map
2. Land Use Map
3. Site Photos
4. Site Plans





Looking north away from the property



Looking east away from property



Looking south away from the property



Looking west towards the property



Looking west on the property



Looking northeast on the property



Looking southeast towards the property from the hike and bike path to Orchard Acres Park





Haysville Planning Commission Staff Report

CON 2026-005

CASE SUMMARY

Property Location: 7335 South Broadway Avenue
Applicant: JRV Holdings, LLC (property owner)
Request: To operate a Vehicle Storage Yard

Prepared By: Kailyn Hogan, Planning and Zoning Administrator
Meeting Date: September 24, 2026
Public Hearing: Required, to be held by the Planning Commission

Associated Applications:

Zone Change	To rezone property from SF-5 to LI
Conditional Use	To operate a Vehicle Storage Yard in the LI district

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	East of the Sixth Principal Meridian, Haysville, Sedgwick County, Kansas, EXCEPT the East 50 feet for Highway.
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Lot Area	459,186 square feet / 10.542 acres (combined)
Future Land Use	Residential
Built Form	Vehicle Storage Yard / Salvage Yard

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is generally located at 7335 S Broadway Avenue. The exact parcels are located behind the buildings at said address. The subject property is not developed with any buildings but is currently being used as a vehicle storage yard, truck terminal for overnight parking, and salvage yard.

The property has been used as a salvage yard for the business A-One Auto Salvage since 1972. The current property owner purchased both the subject property and the business, A-One Auto Salvage, on March 9, 2026. They are maintaining the existing salvage yard license with the State of Kansas.

The property is currently unplatted. There are no known zoning cases associated with the case. Water and sewer are available to the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding neighborhood is mixed use. Properties to the north are zoned SF-5, LC, and HC and are developed with single-family homes, a vehicle storage yard and a vacant restaurant. Properties to the south are zoned SF-5, TF, and LC and are developed with single-family homes, duplexes, and a vehicle repair shop. Properties to the east are zoned LI and developed with a retail store, a vehicle storage yard, and a vehicle repair shop. One 4.7 acres property is undeveloped. Properties to the west are zoned SF-5 and developed with single-family homes.

ADJACENT ZONING AND LAND USE.

NORTH:	SF-5 Single-Family Residential, LC Light Commercial, and HC Heavy Commercial	Single-family homes, Vehicle Storage Yard, and Restaurant (vacant)
SOUTH:	SF-5 Single-Family Residential, TF Two-Family Residential, and LC Light Commercial	Single-family homes, duplexes, and Vehicle Repair
EAST:	LI Light Industrial	Undeveloped, General Retail, Vehicle Storage Yard, and Vehicle Repair
WEST:	SF-5 Single-Family Residential	Single-family homes



NOTE: The subject property appears purple on the zoning map because the base map provided by ESRI categorizes the land as industrial. The property is zoned SF-5 Single-Family Residential.

PROJECT DESCRIPTION. The applicant is requesting this conditional use and associated zone change to come into conformance with the Zoning Regulations. The applicant is currently operating a Vehicle Storage Yard on the property without the required conditional use permit. The applicant was informed prior to purchasing and reminded after starting operations that they must rezone the property and receive a conditional use permit to legally operate. According to business advertisements available on Facebook, the applicant has been operating a Vehicle Storage Yard since June 2026.

A Vehicle Storage Yard is defined as “a site where one or more motor vehicles (except inoperable vehicles), boats, trailers, or unoccupied recreational vehicles are stored outside of an enclosed building for compensation for more than 72 consecutive hours. The term vehicle storage yard does not include wrecking/salvage yard but may include impound lots.” This definition can be found in [Section 16A-301.d](#) of the City Code. In accordance with [Section 16A-404.E.4.e](#), the following special use standards apply to Vehicle Storage Yards:

1. Outdoor vehicle storage shall occur in an orderly manner with clearly delineated parking stalls;
2. All outdoor vehicle storage areas and drives shall be paved with a hard surface;
3. A security fence shall be installed that solidly screens the yard from the view of any adjacent properties of a lesser zoning district and the public right-of-way, pursuant to the maximum fence height permitted in Chapter 4, Article 11 of the City Code; and
4. Such use is not located on a lot adjacent to an arterial street.

The applicant would like an exemption from special use standards 1, 2, and 3. In the attached write-up, the applicant has stated that they do not wish to paint the parking stalls at this time because they are still

determining what sizes their customers will need, and their parking surface is gravel. The applicant does not wish to pave the Vehicle Storage Yard because there are already multiple layers of rock and gravel on the property from its long-standing use as a Salvage Yard. The applicant has also already brought in 375 tons of rock and asphalt milling. Finally, the application does not wish to install a solid security fence around the perimeter of the property because the property is currently fenced in with a 6 foot chain link fence with 3 strands of barbed wire on top. The applicant does not believe solid screening will add to security, but will detract from it. The applicant is not using the south 2.5 acres of the property for the Vehicle Storage Yard, and thus does not require an exemption for special use standard 4.

In their write-up, the applicant also expressed interest in using the property for overnight truck parking. This use is classified as a Freight and/or Truck Terminal. The property must be rezoned to LI Light Industrial for overnight truck parking, but a conditional use permit is not required. The applicant is also maintaining the Salvage Yard use on the property. Salvage Yards are not a permitted use in any zoning district in the City of Haysville; however, the applicant is allowed to continue operating the Salvage Yard as a continuation of the nonconforming use. Provided the use is not abandoned, the applicant can legally continue the Salvage Yard indefinitely per City Code. The definition for abandonment can be found in [Chapter 16A-907.B](#). The applicant has expressed an interest in developing the rear 6 acres of the property into a residential subdivision at a future date. If the associated zone change is approved, the property will need to be rezoned in the future to allow for residential development. The applicant does not wish to exclude that portion of the property from the current zone change because of survey costs.

PUBLIC COMMENTS. The public hearing notice was published on September 3, 2026. At the time of publication of this staff report, staff had not received any comment on this case. Comments received after the publication of this staff report will be distributed at the meeting.

ANALYSIS

CONFORMANCE TO PLANS AND POLICIES. The requested conditional use is not in conformance with the *City of Haysville's Comprehensive Plan*. The *City of Haysville's Comprehensive Plan* includes the 2023 Land Use Plan Map. On the map, the subject property is designated as appropriate for Residential uses. The proposed use, a Vehicle Storage Yard, is appropriate for the Commercial Mixed Use and Industrial designations on the map. The [South Broadway Corridor Plan](#) has also identified the area as appropriate for residential uses in its proposed land use map.

RESPONSES FROM ADMINISTRATIVE REVIEW AND AFFECTED PROPERTY OWNERS.

There were no comments submitted during the administrative review period for the proposed conditional use.

FINDINGS. The following criteria shall be evaluated as they relate to the specific case being considered, and such stipulation as deemed appropriate in relation to any request for a conditional use may be developed by the commission and incorporated into any recommendation in support of the requested conditional use.

1. Access and traffic load and/or flow.

- a. Access. Access to the property is off South Broadway Avenue, a paved four lane arterial. The driveway is established with a security gate into the storage area.
- b. Traffic load. Staff does not foresee an increase in traffic load for the proposed use.

- c. Traffic flow. Staff does not foresee negative impacts on traffic flow.
 2. Noise, light, and odor. Staff does not foresee negative impacts from noise, light or odor from the proposed use. The applicant has installed additional lighting on the property; however, City Code requires that all lighting be arranged as to reflect light away from adjoining premises ([Chapter 16A-701.F.5](#)). Daily activity should not create noise or odor.
 3. Screening and security fencing. Screening and security fencing is required per the Zoning Regulations. [Section 404-E.4.e.iii.](#) requires Vehicle Storage Yards to have a security fence that solidly screens the yard from the view of any adjacent properties of a lesser zoning district and the public right of-way. The applicant is seeking an exemption from this requirement, as noted in the project description above and the attached write-up.

The applicant has installed a security gate at the entrance to the property. A gate code is required to access the storage area. However, there is no solid screening on the property. According to [Chapter 16A-302.S](#), solid screening is defined as “a solid barrier of 90 to 100 percent opacity made from wood, vinyl, landscaped earth berms, masonry, or other similar materials, including brick, stone, architectural tile, or a combination of these materials erected to enclose, screen, or separate areas from adjacent views. Appropriate materials do not include mesh privacy screens.”

4. Parking. There are no parking minimums for Vehicle Storage Yards, Salvage Yards, or Freight and/or Truck Terminal facilities, and staff does not find it necessary to establish a minimum for this conditional use. There should be adequate parking for the proposed use in the existing parking lot at 7335 S Broadway.
 5. Services.
 - a. Water. Water is available along Broadway and Ward Parkway.
 - b. Sanitary Sewer. Sewer is available nearby but may require extension. The property is currently on septic.
 - c. Electricity. Electricity is available provided by Evergy.
 - d. Natural Gas. Natural gas is available provided by Kansas One Gas.
 - e. Communications. Communications is available provided by Cox or AT&T.
 6. Public health and safety. Staff does not foresee a negative effect to public health or safety.
 7. Adequacy of facility and lot size. The size of the lot is adequate for the proposed use.

Signs. There are no sign requirements for the proposed use. The applicant has installed several signs on the property without the proper permits. They have been notified of this issue. Continued noncompliance will result in the issuance of a violation notice.
 8. Review by fire marshal for designation. Sedgwick County Fire District 1 had no comment.
 9. Other considerations as appropriate.
 - a. Landscaping. The property is not in conformance with the City’s Landscaping Regulations; however, their nonconformity shall be allowed to continue provided they do not increase the value of the property by more than 50%, as determined by the County Appraiser’s office;

increase the gross floor area of the buildings by more than 30%; add any new parking lots or stalls; or change the use of the property ([Appendix E-501.K.2](#)).

The South Broadway Corridor Plan recommends enhanced landscaping for properties along Broadway.

RECOMMENDATION

Based on staff's recommendation of denial for the associated zone change, planning staff recommends this conditional use request also be **DENIED**. Approval of the associated zone change is required to issue a conditional use permit for a Vehicle Storage Yard on the property.

ALTERNATIVE RECOMMENDATION #1, provided the associated zone change to LI Light Industrial is recommend for approval, planning staff recommends that the conditional use request also be **APPROVED**, with the following conditions:

1. The Vehicle Storage Yard must comply with all special use conditions for such use in accordance with Chapter 16A-404.E.4.e.
2. No vehicles may be stored on the south 2.5 acres of the subject property unless a boundary adjustment is filed with the Registrar of Deeds that would render such lot no longer adjacent to South Broadway Avenue. This portion of the subject property is legally described as the North 85.3 feet of the South 250 feet of the South 19 acres of the North 38 acres of the East Half of the Northeast Quarter, in Section 5, Township 29 South, Range 1 East of the Sixth Principal Meridian, Haysville, Sedgwick County, Kansas, EXCEPT the East 50 feet for Highway.
3. Within one month of approval of the conditional use, the applicant shall take the following steps to remove nonconformities from the zoning lot:
 - a. The applicant shall submit a letter of intent to abandon the Salvage Yard use. The Salvage Yard use and all associated items must be removed from the property within 12 months following submittal. The salvage license for A-One Auto Salvage may not be renewed with the State of Kansas or the City of Haysville after the 12 month period. In accordance with Chapter 16A-907.B of the City Code, the Salvage Yard use may not be renewed on the property once abandoned.
 - b. The applicant shall remove the carport located within the front yard building setback of the property legally described as Lot 1, A-One Addition. Such property is located within the same zoning lot as the subject property.
4. Within 24 months of approval of the conditional use, the applicant or current property owner shall landscape the subject property in accordance with the Landscaping Regulations in Appendix E-501 of the City Code. This condition shall not extend to the property legally described as Lot 1, A-One Addition unless a new use has been established, in accordance with Chapter 16A-905.B.2. This condition is designed to remedy the landscaping nonconformity on the property and comply with the enhanced landscaping recommendation from the South Broadway Corridor Plan.

5. If the Zoning Administrator finds that there is a violation of any of the conditions of a Conditional Use permit, the Zoning Administrator, in addition to reinforcing other remedies, may, with the concurrence of the Deputy Administrative Officer, declare that the Conditional Use is null and void.

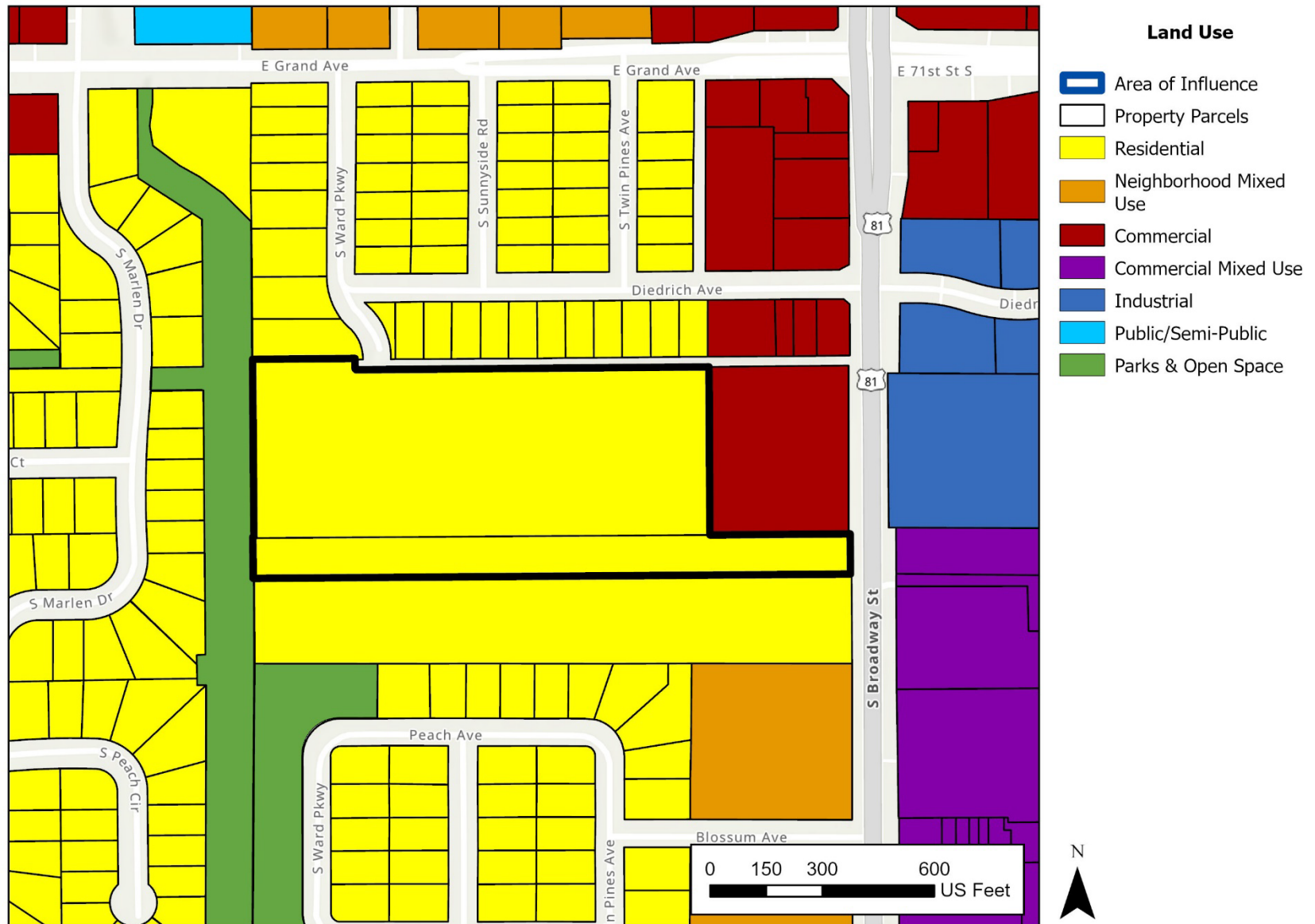
ALTERNATIVE RECOMMENDATION #2, based on the applicant's request for exemptions:

The conditional use request shall be **APPROVED**, with the following conditions:

1. The Vehicle Storage Yard shall be exempt from the special use conditions for Vehicle Storage Yards listed in Chapter 16A-404.E.4.e.1, Chapter 16A-404.E.4.e.2, and Chapter 16A-404.E.4.e.3. With these exemptions, the Vehicle Storage Yard is not required to:
 - a. Clearly delineate the vehicle storage parking stalls;
 - b. Provide a hard surface for vehicle storage; or
 - c. Install a security fence that solidly screens the yard from the view of any adjacent properties of a lesser zoning district or the public right-of-way.
2. No vehicles may be stored on the south 2.5 acres of the subject property unless a boundary adjustment is filed with the Registrar of Deeds that would render such lot no longer adjacent to South Broadway Avenue. This portion of the subject property is legally described as the North 85.3 feet of the South 250 feet of the South 19 acres of the North 38 acres of the East Half of the Northeast Quarter, in Section 5, Township 29 South, Range 1 East of the Sixth Principal Meridian, Haysville, Sedgwick County, Kansas, EXCEPT the East 50 feet for Highway.
3. Within one month of approval of the conditional use, the applicant shall take the following steps to remove nonconformities from the zoning lot:
 - a. The applicant shall submit a letter of intent to abandon the Salvage Yard use. The Salvage Yard use and all associated items must be removed from the property within 12 months following submittal. The salvage license for A-One Auto Salvage may not be renewed with the State of Kansas or the City of Haysville after the 12 month period. In accordance with Chapter 16A-907.B of the City Code, the Salvage Yard use may not be renewed on the property once abandoned.
 - b. The applicant shall remove the carport located within the front yard building setback of the property legally described as Lot 1, A-One Addition. Such property is located within the same zoning lot as the subject property.
4. Within 24 months of approval of the conditional use, the applicant or current property owner shall landscape the subject property in accordance with the Landscaping Regulations in Appendix E-501 of the City Code. This condition shall not extend to the property legally described as Lot 1, A-One Addition unless a new use has been established, in accordance with Chapter 16A-905.B.2. This condition is designed to remedy the landscaping nonconformity on the property and comply with the enhanced landscaping recommendation from the South Broadway Corridor Plan.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of a Conditional Use permit, the Zoning Administrator, in addition to reinforcing other remedies, may, with the concurrence of the Deputy Administrative Officer, declare that the Conditional Use is null and void.

ATTACHMENTS

1. Aerial Map
2. Land Use Map
3. Site Photos
4. Site Plans
5. Write-Up Requesting Exemption for Special Use Standards 1, 2, and 3



Looking north away from the property



Looking east away from property



Looking south away from the property



Looking west towards the property



Looking west on the property



Looking northeast on the property



Looking southeast towards the property from the hike and bike path to Orchard Acres Park



WHAT LOOK LIKE TODAY 8/1/2026 - REZONE AREA IN RED TO LI-LIGHT INDUSTRIAL



FUTURE
HOUSING

TRUCK PARKING

HEAVY EQUIPMENT

BOAT,

RV,

CAMPER

ZONED HEAVY INDUSTRIAL

ALONE AUTO SALVAGE

TODAY AUGUST 2026



PIN # 00312280
LIGHT PARKING
CAMPER
BOATS ETC

PIN # 00312280
BACKS

TENS OF HEAVY
EQUIPMENT

PIN 00312285

2.54
ACRES

ZONED HEAVY

INDUSTRIAL AI AUTO
SALVAGE

AI AUTO
SALVAGE

PIN 00312285

To Whom it may concern:

My partner's and I bought the Business A-One Auto Salvage and all the buildings and 12.9 acres of land, which are located at 7335 S Broadway, Haysville, KS. 67060.

We are still running A-One Auto Salvage in the Large front building, most of our inventory is on-line.

Currently we are not in need of all the space we have in the back behind the buildings, which in the past was full of 1,000's of cars and parts and tires etc.

We purchased this business and Land March 9, 2026.

Since then, we have been busy cleaning up our salvage yard and the area:

We have completed the following:

1. We have removed over 1500 tires located on the property.
2. We cleaned up the front 5 acres of the 12.9 acres we purchased.
3. We updated the old circuit breaker in the main building, with city inspection sign off.
4. We removed the 3 people living in campers and 2 people living in one of the buildings thru the legal eviction process of Sedgwick county court.
5. We have added 5 security cameras and 8 motion lights to increase security.
6. We have repaired the fence surrounding the 12.9 acre property, for better security.
7. We have removed about 20 tons of car parts, car glass and trash from the property.
8. We have been mowing the front entrance way weekly to keep our Broadway road side appearance neat and orderly.
9. We are working daily to have a more organized yard and business.

We are trying to clean up this area and make it a safer and better place for all.

We have been asked if we would allow outdoor storage on some of this land from Haysville residents and others.

After speaking with Kailyn we understood we needed to re-zone the part of land we are wanting to use for outdoor storage to "Light Industrial". We are in the process of getting re-zoning done so we can Offer the community a safe and secure place to store their personal cars instead of sitting in yards and boats and campers sitting in residential areas. We are also trying to provide our professional truck drivers a place to stay at night or a few days to get them off the highways and public parking lots to a safer space where they can rest without worry. For a daily, weekly, or monthly charge.

Not right now, but in the future, we would also like to build some outdoor covered parking in to protect our client's property from the weather, if the need arises.

We were told we needed the following:

1. Outdoor vehicle storage shall occur in an orderly manner with clearly delineated parking stalls;

Our Response: We have designated areas laid out for our parking guests. They are not painted due to gravel surface, and also we are still trying to figure what sizes we need for our clients. We plan to have the truckers and heavy equipment parking in a completely different section of land due to size and safety of others. Also due to weight which requires more extensive rock and gravel surface.

2. All outdoor vehicle storage areas and drives shall be paved with a hard surface;

Our Response: This land has been a salvage yard for past 85 years and still is today has multiple layers of rock and gravel to create a firm surface for parking cars and equipment over the years. We have brought in roughly 375 tons of rocks and asphalt milling to create a more substantial base for our truck parking and are constantly adding more rock as needed to the land as demand arises.

3. A security fence shall be installed that solidly screens the yard from the view of any adjacent properties of a lesser zoning district and the public right-of-way, pursuant to the maximum fence height permitted in Chapter 4, Article 11 of the City Code; and.

Our Response: The entire property for the past 85 years has been fenced in with a 6 foot fence with 3 strands of barb wire on top. Since this has been accepted for the past 85 years with salvage cars and trucks and would be today since we are continuing to run a salvage yard, then I don't see why any other type of fence would be better than what we currently have. Fences don't keep crime or burglars out; cameras and security do and that's where we will be extremely strong suited in.

Screening: Our area is behind the buildings along Broadway; the buildings currently block anyone from seeing what is happening back there. We do have an electronic gate to the south of the building, so that it may be possible to add some screening there. But the screening doesn't make sense to me. You don't put your favorite vehicle in a dark lit area and feel comfortable. You put it in a well-lit area so it's easy to see to distract people from breaking in. Commercial business leaves lots of indoor lights on at night so passer bys can see activity inside if there is any.

So why would you want someone to screen off the items in the yard? But if screening is needed, we are willing to comply to a reasonable level. As said earlier Security is our top priority. I would even welcome the police to come through our electronic gate and drive around the lots if they like.

4. Such use is not located on a lot adjacent to an arterial street.

Our Response: I am told since land is behind the buildings on Broadway, we should be good here.

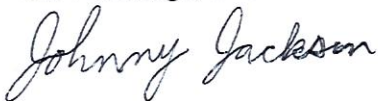
I hope you can understand we are trying to repurpose some of the land and make it a better area for everyone. My partners and I are not wanting to have 1000's of salvage cars on our land, or in the community. But at the same time, we need to do something with the land to make it profitable for us to stay in business. Otherwise we will need to bring back the 1000's of cars and run a salvage yard as it was originally designed for. There are 6 acres in the far back still covered in trees, that some day we hope to build some residential in this area.

We are asking for a "Conditional Use Application" to allow us to operate our approx.. 3 acres of outdoor storage in the area on some of our land behind the buildings up front at 7335 S Broadway.

Questions please contact us at 316-519-3101.

Thank you,

JRV Holdings, LLC



Johnny Jackson

cjmcjack@outlook.com

316-519-3101



CITY OF HAYSVILLE, KANSAS

PLANNING AND ZONING DEPARTMENT – 200 WEST GRAND AVENUE, P.O. BOX 404
HAYSVILLE, KANSAS 67060 – PH (316) 529-5900 | FAX (316) 529-5925

MEMORANDUM

To: Haysville Planning Commission

From: Kailyn Hogan, Planning and Zoning Administrator

Subject: Review of South Broadway Corridor Plan

Date: September 24, 2026

The *South Broadway Corridor Plan* provides guidance for future improvements for the area within 1,000 feet of the centerline of South Broadway between 87th St. South and 63rd St. South. The plan recommendations aim to remedy transportation, land use, and development issues found along the corridor. The plan was created as a joint project between the City of Haysville and the Wichita Area Metropolitan Planning Organization (WAMPO), with the Kansas Department of Transportation and Sedgwick County as supporting partners, and it was adopted via resolution by the Haysville City Council in February 2012.

Staff reviewed the *South Broadway Corridor Plan* prior to tonight's meeting and found the following recommendations to be completed by the Planning and Zoning Department.

Plan Recommendation	Description/Notes	Status
Adopt the future land use map for the corridor (pg. 75).	The land use map is formally adopted in the City of Haysville's <i>Land Use Map</i> .	Completed
Develop review criteria for commercial development (pg. 77-80).	The plan recommends developing review criteria for commercial development based on type (big-box retail, strip, etc.) for consistency when reviewing plans. Such criteria can be adopted in the Zoning Regulations or implemented internally.	Not started
Develop building design standards specific to land use and proximity to arterial streets (pg. 82-85).	The plan recommends adopting building design standards in the Zoning Regulations, restricting the use of metal siding and requiring a certain percentage of masonry. The standards would flex based on land use (commercial or industrial) and proximity to Broadway.	NA; Staff does not recommend implementing this item
Develop sign regulations specific to land use for the corridor (pg. 84-85).	The plan recommends prohibiting billboard and off-site advertising signs in the corridor (except fronting I-35), requiring the use of monument/pylon signs in the Neighborhood Mixed Use and Commercial areas on the Land Use Map, and the use of two-legged pole signs in the Commercial Mixed Use and Industrial areas. This would require an amendment to the Sign Regulations.	Not started

Develop an access management policy (pg. 63 and 99).	The plan recommends adopting a policy as an amendment to the Subdivision Regulations. One aspect would be requiring plats to include a notice of applicability regarding the South Broadway Corridor Plan and the KDOT Access Management Policy. Appendix B of the corridor plan includes a primer on access management.	In progress
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Many of the recommendations could be adopted via a South Broadway Corridor protective overlay, as recommended in the plan. However, an overlay for the corridor was adopted in August 2012 and subsequently repealed after affected property owner opposition. A new protective overlay is not recommended. Considering the majority of the City's industrial properties are located along Broadway, any plan recommendations can be adopted city-wide, though likely not to the detailed extent of the previous protective overlay.

The [South Broadway Corridor Plan](#) is linked here for your reference.