

Planning Agenda Item # _____

**City of Wichita
City Council Meeting
May 18, 1993**

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3091 - ZONE CHANGE FROM THE "AA" ONE FAMILY DWELLING DISTRICT TO THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF MAIN AND 43RD STREET SOUTH. District #4)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve (10-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Southwest "4" voted 6-1 to recommend approval.

Background: On April 22, 1993, the MAPC considered a zone change from the "AA" One-Family Dwelling District to the "E" Light Industrial District for a 1/3-acre platted tract generally located at the southwest corner of 43rd Street South and Main Street. The proposed use of the property is for the relocation of the applicant's electrical company, including the storage of electrical supplies, equipment and trucks.

Surrounding property to the south and east is currently zoned "AA" single-family and is developed with single-family residences. Property to the north is zoned "E" Light Industrial and is developed with an automotive repair business. Property to the west is undeveloped and is currently zoned "C" Commercial. This property is located within the Midland Lake Community Unit Plan (DP-110), which establishes indoor and outdoor recreational facilities for the property. A railroad track is located along the western boundary of the application area.

Both the 1978 and the proposed 1992 Comprehensive Plans depict this area for residential uses. The generalized land use classification for this area does not necessarily give an indication of the site specific characteristics of the

application area. The close proximity of light industrial uses and the railroad track and the length of time this property has remained vacant suggest that this lot is unlikely to develop for residential uses.

In general, light industrial uses generate approximately 51 trips per acre. For the current request, this means approximately 17 additional trips per workday. In comparison, single-family housing generates approximately 10 trips per dwelling unit. The applicant's property, by way of a lot split, could accommodate two single-family homes generating a total of 20 additional trips. Although the site has access to an unimproved street, the proposed zoning district will not generate additional traffic over that which might be generated if the property were developed as zoned.

- RECOMMENDATIONS/ACTIONS:**
1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or
 2. Return the application to the MAPC for reconsideration, stating reasons; or
 3. Override the Planning Commission's recommendation by a 2/3rd majority vote of the membership of the governing body.

() Published in The Daily Reporter on 5-28-93

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3091

Zone change request from "AA" One-Family Dwelling
to the "E" Light Industrial District

Lot 1, Block B, South Broadway Gardens Second
Addition, Wichita, Sedgwick County, Kansas.
Generally located at the southwest corner of
Main and 43rd Street South.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Ordinance as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

Pat Burnett, Deputy City Clerk

Elma Broadfoot, Mayor

(SEAL)

Approved as to form:

City Attorney

FILE COPY