Planning Agenda Item #_____

City of Wichita
City Council Meeting
February 23, 1993

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3087 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING TO THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED 725 FEET SOUTH OF 55TH STREET SOUTH ON THE EAST SIDE OF HYDRAULIC. (District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting (9-0).

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council "Southeast 3" recommended approval (6-0).

Background: On January 28, 1993, the MAPC held a public hearing to consider a zone change from the "AA" One-Family Dwelling District to the "E" Light Industrial District for a nine-acre vacant tract generally located south of 55th Street South on the east side of Hydraulic. An office/warehouse is proposed for the property.

Surrounding property to the north is zoned "LC" Light Commercial and "C" Commercial and is primarily vacant, except for one single-family residence. The City of Wichita Water Pollution Control Facility is located to the east on property zoned "AA" One-Family. Surrounding property to the south and west is currently zoned "R-1" Suburban Residential and is vacant, except for a mobile home and auto salvage yard located to the west.

The 1978 Comprehensive Plan depicts this area for residential uses. The proposed 1992 Comprehensive Plan depicts this area for industrial uses. In addition, the close proximity of the Water Pollution Control Facility makes residential uses undesirable at this location. The requested zoning district does not permit residential uses.

The site will access Hydraulic, a paved, two-lane arterial with 40 feet of existing half-street right-of-way, whereas 50 feet would be required. The site is also adjacent to 57th Street East, an unimproved two-lane road with 40 feet of existing

right-of-way. Municipal water and sewer are available for extension to this site.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; 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 8-20-93

ORDINANCE NO. 42-123

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-3087

Zone Change From the "AA" One Family Dwelling District to the "E" Light Industrial District

Lots 1, 2 and 3 Griffin Park 2nd Addition,
Wichita, Sedgwick County, Kansas

Generally located East of Hydraulic and north of 57th Street South

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change 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:

_____ _____

(SEAL) Pat Burnett, Deputy City Clerk Elma Broadfoot, Mayor

Approved as to form:

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Gary E. Rebenstorf, City Attorney