Planning Agenda Item #_____

City of Wichita
City Council Meeting
November 17, 1992

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3070 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED EAST OF WEBB ROAD BETWEEN 39TH AND 43RD STREETS NORTH. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting (12-0).

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council "East 2" recommended disapproval (6-0).

Background: On October 22, 1992, the MAPC held a public hearing to consider a zone change from "AA" to "E" for a 163.8-acre site located on the west side of Webb Road between 39th and 43rd Streets North. The property is being platted as the Colonel James Jabara Airport 2nd Addition. The proposed use of the property is for the expansion of airport facilities. The airport runway is planned to extend into the southern portion of the application area. At the present time, there are no plans to utilize the remaining property for anything other than a safety zone.

As part of the platting process, the applicant has vacated 39th Street North and relocated it to the north. The property has also been recently annexed into the City of Wichita. The final plat of Colonel James Jabara 2nd Addition was approved by the MAPC on August 27, 1992.

Surrounding property to the south is zoned "E" Light Industrial and is developed with Jabara Airport. The property to the east is undeveloped agricultural ground. Single-family residences exist to the north and the northwest. The property directly west is platted as an industrial park, but remains largely undeveloped at this time.

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 _____

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-3070
Zone change from the "AA" One-family Dwelling District to the "E" Light Industrial District

Colonel James Jabara Airport 2nd Addition, to Wichita, Sedgwick County, Kansas

Generally located on the east side of Webb Road, between 39th and 43rd Streets North

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:

_____
Gary E. Rebenstorf, City Attorney