Planning Agenda Item #_____

City of Wichita
City Council Meeting
November 3, 1992

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3069 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING AND "E" LIGHT INDUSTRIAL DISTRICTS TO THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED SOUTH OF McCORMICK AND WEST OF SHERIDAN. (District #4)

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 "Southwest 4" recommended approval (8-0).

Background: On October 8, 1992, the MAPC held a public hearing to consider a zone change from the "AA" One-Family Dwelling and the "E" Light Industrial Districts to the "E" Light Industrial District for an irregularly-shaped, six-acre tract located south of McCormick and west of Sheridan. The applicants have indicated that the property will be used for the expansion of Star Lumber.

Property to the north is zoned "AA" and is developed with a baseball diamond and an electric substation. Kansas Newman College and several single-family residences are located to the east. Surrounding property to the west and south is zoned "E" and is developed with Star Lumber and Supply Co. and Price Trucking.

The MAPC-adopted Comprehensive Plan indicates this area for industrial uses. The Plan also recommends that industrial uses be located with good access to arterials, as extensions of existing industrial uses and sites so that traffic does not travel through less intensive land uses. The requested zone change meets these criteria. Access will be provided through the adjoining property to the west.

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 1-11-93

ORDINANCE NO. 41-925

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-3069

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

Lot 1, Goebel Brothers 4th Addition, Wichita, Sedgwick County, Kansas, except that portion previously zoned "E" Light Industrial.

Generally located south of McCormick and west of Sheridan.

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, _____.