Planning Agenda Item #_____

City of Wichita
City Council Meeting
January 7, 1992

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3042 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED ON THE EAST SIDE OF GOW IN AN AREA NORTH OF CENTRAL). (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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

Staff Recommendation: Approve subject to replatting.

CPO Recommendation: CPO Council "5" recommended approval (5-0).

Background: On November 21, 1991, 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 platted lot located on the east side of Gow Street in an area north of Central Avenue. The application area has 100 feet of frontage along Gow Street, is currently developed with a single-family residence, measures .6 of an acre and was platted in 1930. The contract purchaser owns the lot to the south and if this rezoning case is approved, he plans to vacate the east-west alley that separates the two lots and replat into one building site. The contract purchaser plans to utilize a portion of the application area for manufacturing purposes and for off-street parking.

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.

2. Return the application to the MAPC for reconsideration, stating reasons.

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METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-442*
FAX (316) 268-4390

June 7, 1995

John Weitzel, Inc.
3310 W. Central
Wichita, KS 67203

RE: Z-3042 - Zone change request from the 'AA' One Family Dwelling District to the 'E' Light Industrial District, located on the east side of Gow between Central and Zoo Blvd. (720 & 722 N. Gow).

The purpose of this letter is to advise you that the above-referenced zone file has been closed. As you may remember, the City Council voted last year to extend your platting time for this case until January 7, 1995. Since a plat of the property was not recorded and no platting extension was requested, the application is considered denied and the case closed.

If you have any questions about this matter, please call our office at 268-4421.

Sincerely,

Kevin Kokes

Kevin Kokes
Senior Planner

cc: Phillip S. Frick, 700 Fourth Financial Center, Wichita, KS 67202