

Planning Agenda Item # _____

**City of Wichita
City Council Meeting**

May 17, 1994

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3124 - Zone change from "B" Multiple Family Dwelling District to "E" Light Industrial District located South of Central between Mathewson Lane on the north, Pennsylvania on the east, 3rd Street on the south, and Cleveland on the west. (District 1)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting and filing the restrictive covenant approved by MAPC. (7-3-1)

Staff Recommendation: Approve, subject to replatting within one year.

CPO Recommendation: Denial (6-2)

Background: The applicant requests a zone change from the "B" Multiple Family Dwelling District to the "E" Light Industrial District for 8.5 acres platted as Blocks A, B, & C of the Mathewson Manor 2nd Addition. The application area is located south of Central Ave., between Mathewson Lane on the north, Pennsylvania on the east, 3rd Street on the south, and Cleveland on the west.

The Central Park Apartments, a series of 1-story multiple family units, currently occupy the site. According to the 1990 Census, 342 persons resided in the application area. The three blocks include a total of 183 housing units, of which 52 units were vacant in 1990. All units are renter occupied according to the Census.

A recent survey of building conditions conducted by MAPD's Land Use Division for the Near Northeast Sector Plan classified a majority of the existing residential structures in the application area as "fair" or "poor." These classifications reflect structures in which minor repairs are clearly needed (fair condition) and structures in which building elements are substantially damaged (poor condition).

The surrounding area is characterized by strip commercial and industrial uses to the north and west of this site, and commercial, residential, and educational uses to the south and east. The applicant proposes to remove the residential structures and construct a warehouse and distribution center for building supplies. The applicant has not indicated if the existing structures will be relocated or destroyed.

At the MAPC hearing, the applicant volunteered to submit a restrictive covenant to limit the uses permitted on the site. These uses would be limited to all uses allowed in the "C" Commercial District plus the uses identified by the covenant, as well as other similar uses as determined in writing by the Superintendent of Central Inspection and the Director of Planning.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting and filing of a restrictive covenant; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council.
2. Return the item to MAPC for reconsideration, stating reasons.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

October 13, 1994

TO: Pat Burnett, Deputy City Clerk
FROM: Kevin Kokes, Associate Planner, Current Plans Division
SUBJECT: Z-3134 Zoning Ordinance

On October 4, 1994, the Wichita City Council approved the plat of Hephner 2nd Addition and placed on first reading the associated zone change ordinance. Publication of the zoning ordinance was to be withheld until the plat was recorded.

The plat of Hephner 2nd Addition was recorded with the Register of Deeds on October 7, 1994, and therefore, the Ordinance establishing the zone change may now be published.