Planning Agenda Item #_____

City of Wichita
City Council Meeting
December 14, 1993

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3109 - ZONE CHANGE FROM "A" TWO-FAMILY DISTRICT TO THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED 75 FEET WEST OF THE NORTHWEST CORNER OF RICHMOND AND McCORMICK.
(District #4)

INITIATED BY: Metropolitan Area Planning Department MCroot

AGENDA ACTION: Planning

MAPC Recommendation: Approve (10-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council Area "4" voted 6-2 to recomend approval of the application.

Background: On November 18, 1993, the MAPC considered a zone change from the "A" Two-Family Dwelling district to the "E" Light Industrial district for a half-acre tract generally located west of Richmond, on the north side of McCormick. Truck parking in association with the adjacent trucking company is proposed for the property. The application area is separated from the Beaver Express transfer facility by a 20 foot unpaved alley.

Surrounding property to the west is zoned "E" Light Industrial and is the location of the Beaver Express Service, Inc. All remaining surrounding property is zoned "A" Two Family. The property immediately to the east of the application area has been approved by the Board of Zoning Appeals for use as an employee parking lot for Beaver Express. All remaining surrounding property is developed with single family homes.

The Comprehensive Plan shows this general area for low density residential uses. However, this area is surrounded to the west by K-42, to the north by US-54 and by 4-lane arterials to the south and east which may make it more appropriate for higher density residential housing, commercial or industrial uses.

The Board of Zoning Appeals recently approved a use exception (BZA 24-93) to allow for the parking of passenger vehicles on the application area and the adjacent property to the east. The conditions of approval include restricted signage, pavement of the parking area and alley and limitations to the height, type and direction of lighting. A landscaping plan and screening walls (a 6-8 foot solid wood fence along the northern property line, a 4 foot solid wood fence along Richmond and a 3 foot solid wood fence along McCormick) are also required.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or

2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

(_____) Published in The Daily Reporter on 12-24-93

ORDINANCE NO. 42-242

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:

FILE COPY

Case No. Z-3109

Zone change request from "A" Two Family District
to the "E" Light Industrial District

The West 60 feet of Lots 435, 437, 439, 441, 443 and 445, except the South 20 feet for street, on Richmond, Martinson's 5th Addition, Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Richmond and McCormick.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes 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, _____