

Planning Agenda Item # _____

City of Wichita
City Council Meeting

April 30, 1996

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3201 - RRM PROPERTIES, LLC C/O RON CORNEJO (PROPERTY OWNER)/TIM EDWARD (AGENT), BAUGHMAN COMPANY C/O PHIL MEYER (AGENT) REQUESTS ZONE CHANGE FROM 'AA' ONE FAMILY DWELLING DISTRICT TO 'E' LIGHT INDUSTRIAL, LOCATED ON THE SOUTHWEST CORNER OF HIGHWAY K-42 AND WEST STREET, (DISTRICT #4)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve (13-0).

Staff Recommendation: Approve.

CPO Recommendation: Approve (6-0).

Background: The applicant requests a zone change from 'AA' One Family Dwelling District to 'E' Light Industrial for a 0.58 acre portion of Lot 1, Dawson Addition, located southwest of Highway K-42 and West Street. The site is currently undeveloped and surrounded by industrial zoning in all directions. Existing industrial buildings are located to the west and south of the site, with a Total convenience store located to the east. The property is bordered by Highway K-42 on the north, a 4-lane divided expressway.

In addition to the zone change, the applicant has filed for a lot split for Lot 1, Dawson Addition to create a 83,945 square foot building site along West Street. The applicant is currently working to complete a number of prerequisites before the lot split can be granted administratively by the Director of Planning.

During the Planning Commission's discussion of this matter, the issue of access to K-42 Highway from this property was a concern. The agent for the applicant stated that the property did not have access to K-42, and did not was access. After discussion, the MAPC voted (13-0) to

approve the request as recommended by staff.

Recommendation:

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 consideration.

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

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ORDINANCE NO. 43-139

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-3201

Zone change request from 'AA' One Family Dwelling District to 'E' Light Industrial, described as:

Commencing at the northern most corner of Lot 1, Dawson Addition, Wichita, Sedgwick County, Kansas; thence southeasterly along the northeasterly line of said Lot 1, 60 feet for a Point of Beginning; thence continuing southeasterly along the northeasterly line of said Lot 1, 30 feet; thence southwesterly parallel with the northwesterly line of said Lot 1, 230 feet; thence southwesterly 220 feet to a point on the northwesterly line of said Lot 1; thence northeasterly along the northwesterly line of said Lot 1 to a point 145 feet southwesterly of the northern most corner of said Lot 1; thence northeasterly to the Point of Beginning.

Generally located on the southwest corner of Highway K-42 and West Street.

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.

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TAKEN TO
PAT B.
5/17/96