Planning Agenda Item #_____

City of Wichita
City Council Meeting
January 9, 1996

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3188, CITY OF WICHITA (PROPERTY OWNER) C/O ALLEN EICHACKER, UNITED WAY OF THE PLAINS (CONTRACT PURCHASER) REQUESTS ZONE CHANGE FROM 'E' LIGHT INDUSTRIAL TO 'D' CENTRAL BUSINES DISTRICT, LOCATED SOUTH OF 2ND STREET ON THE WEST SIDE OF WATER (245 N. WATER STREET). **(DISTRICT #6)**

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (13-0).

Staff Recommendation: Approve.

CPO Recommendation: Approve (6-0).

Background: The City of Wichita and the United Way of the Plains request a zone change from the 'E' Light Industrial District to the 'D' Central Business District for a 0.57 acre site located south of 2nd Street on the west side of Water Street (245 N. Water Street). The United Way is intending to purchase the site from the City. The property is currently developed with a surface parking lot and a two story, 30,000 square foot office building constructed in the 1950's. The zone change is requested in order to eliminate the parking requirements for the property. The subject property is bordered by a one (1) story building to the north which is occupied by Pip Printing, surface parking lots to the south and west, and the IMA Plaza office building to the east.

Under the existing 'E' zoning, the property is subject to the City Zoning Code parking requirements for off-street parking spaces which would be at least one parking space for each two hundred fifty (250) square feet of floor area for the first 30,000 square feet of floor area. Therefore, a minmum of 120 parking spaces are required for the existing structure in 'E' zoning. However, Section 28.04.141 of the Zoning Code exempts all non-residential structures in the 'D' zoning district from all off-street parking requirements. According to officials with the United Way, approximately 36 parking spaces will be provided on the subject property, and up to 10 additional spaces will be leased from an adjoining property owner.

According to a recent survey by Transportation Planning Staff, the block bounded by 1st Street, 2nd Street, Wichita Street, and Water Street has a total of 245 off-street parking spaces. Also, the Ramada-Broadview Hotel parking garage has approximately 380 available parking spaces and the Garvey parking garage has approximately 160 parking spaces.

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.)

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. _____

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.

FILE COPY

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-3188

Zone change request from 'E' Light Industrial to 'D' Central Business District on property described as:

The north 11 feet of Lot 77 and all of Lots 79, 81, 83, 85, and 87, Water Street, Greiffensteins's original town addition to Wichita, Sedgwick County, Kansas, and the east half of the vacated 20 feet alley to the west, except that portion of the alley lying south of second street and west of Lot 79 on Water Street, described as the south 4.1 feet of the north 222.6 feet as measured from the south right-of-way of Second Street of Town of Wichita by William Grieffenstein, Wichita, Kansas; and

The east 90 feet of the south 43.5 feet of the north 218.5 feet, except the east 25 feet of the south 40.9 feet of the north 218.5 feet of Lot 3, Waterman's addition to Wichita, Wichita, Sedgwick County, Kansas, and the west half of the vacated 20 feet alley to the east; and

The east 25 feet of the south 45 feet of the north 222.6 feet, except the east 25 feet of the south 4.1 feet of the north 222.6 feet of Lot 3, Wichita Street, Waterman's addition to Wichita, Wichita, Sedgwick County, Kansas, and the west half of the vacated 20 feet alley to the east.

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, _____

ATTEST:

_____ _____

Pat Burnett, Deputy City Clerk Bob Knight, Mayor

(SEAL)

Approved as to form:

_____

Gary E. Rebenstorf, City Attorney