Planning Agenda Item #_____

City of Wichita
City Council Meeting

December 12, 1995

Agenda Report #_____

Remember
E-mailed
12/1

TO: Mayor and City Council Members

SUBJECT: Z-3184 -RICHARD ALCORN (PROPERTY OWNER)/DOCIA ALCORN (AGENT) REQUESTS ZONE CHANGE FOR AN EQUIPMENT YARD FROM 'G' MOBILE HOME DISTRICT TO 'E' LIGHT INDUSTRIAL DISTRICT ON PROPERTY LOCATED ON THE SOUTH SIDE OF HIGHWAY K-42 IN AN AREA EAST OF INTERSTATE I-235
(DISTRICT #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, (8-0).

Staff Recommendation: Approve

CPO Recommendation: Approve (6-0).

Background: The applicant requests a zone change from the 'G' Mobile Home District to the 'E' Light Industrial District for a 4.7 acre portion of the Lakeside Mobile Home Park 2nd Addition located on the south side of Highway K-42 in an area east of I-235. The site is currently developed with several existing structures and used as an equipment storage yard by the Haag & Haag Construction Equipment Company. The applicant indicates that the business operated on the site for a number of years prior to the property being rezoned to 'G' in 1984 for a proposed expansion of a nearby mobile home park. The expansion of the park to the area located west of the existing lake did not become feasible, and now the applicant proposes to continue to use the property as a contractors equipment storage yard. Also the applicant proposes to construct additional storage buildings on the property which require that the property be rezoned from the 'G' District.

The site is bordered by significant physical barriers including Interstate I-235 to the south and west and an abandoned railroad line and Highway K-42 on the north. The subject property is separated from a mobile home park to the east by the existing lake and vegetation. The site is also somewhat screened from I-235 by existing mature vegetation along the highway right-of-way. Any new

construction will be subject to the Landcape Ordinance and requirements for screening of properties where adjacent to residential zoning. If this property is to be sold or held under different ownership as the mobile home park, a lot split or a replat will be necessary as well.

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.

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-3184

Zone change request from 'G' Mobile Home District to 'E' Light Industrial District, described as:

Part of Lot 2, Block 2, Lakeside Mobile Home Park 2nd Addition to Wichita, Sedgwick County, Kansas, described as follows:

Beginning at the NW corner of said Lot 2; thence N 57deg18'10"E along the Northerly line of said Lot 2, 634.78 feet; thence S18deg51'44"W, 578.68 feet; thence S15deg36'04" W, 410.83 feet to the Westerly line of said Lot 2; thence Northwesterly along the Westerly line of said Lot 2 and along a curve to the right having a radius of 11059.19 feet, a distance of 645.43 feet, said chord bearing being N21deg30'35"W 645.34 feet to the point of beginning. Generally located on the south side of Highway K-42 in an area east of Interstate I-235.

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.

FILED