Planning Agenda Item #_____

City of Wichita
City Council Meeting
January 7, 1997

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3214 - JESSE LEE HAYNES (PROPERTY OWNER); CELLULAR ONE, C/O BILL AMES (APPLICANT); JADE LISKA, BAUGHMAN CO. (AGENT) REQUESTS A ZONE CHANGE FROM "B" MULTI-FAMILY TO "GC" GENERAL COMMERCIAL LOCATED AT THE NORTHEAST CORNER OF MURDOCK AND MATHEWSON (806 N. MATHEWSON)

(DISTRICT #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve the request, subject platting within 1 year (12-0).

Staff Recommendation: Approve the request, subject platting within 1 year.

CPO Recommendation: Approve (7-0)

Background: The applicant requests a zone change from "B" Multi-Family to "GC" General Commercial for an unplatted 0.482-acre tract located at the northeast corner of Murdock and Mathewson. The applicant, Cellular One, is requesting the change in zoning in order to develop the site as a electrical control center for their communications network.

Land uses to the north and west are residential and zoned "B" Multi-Family. The lots to the south are vacant, with residential development further south along Mathewson, also zoned "B" Multi-Family. Adjacent to the east is a 342-foot communications tower and nearby satellite complex on property zoned "GC" General Commercial owned by General Communications Properties with users including: Cellular One, the Wichita Public Schools, Wichita State University, the Catholic Diocese, Friends University, and a paging service. Further east is Buckley Industries on property zoned "LI" Limited Industrial. To the southeast of the application area are several industrial uses, also zoned "LI". Mathewson dead-ends to the north of the application.

The northern portion of the subject property is developed with a single-family residence and a detached garage, with the remaining land south to Murdock currently undeveloped and fenced. Cellular One's representative indicated they are planning to construct a small building to house additional electrical equipment and offices for Cellular One technicians on the subject property, remove the garage, and maintain the residence. Cellular One currently leases the tower's accessory building, located next to the tower, to operate Cellular One's main switching station for the Wichita service area. Cellular One has run out of room in the existing accessory building to store their new equipment. The ability to construct a new building near the tower and existing electronic equipment makes this site attractive.

After a limited discussion of the request, the MAPC voted (12-0) to approve the request as recommended by staff.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; 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.)

Attachments: None

(_____) 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 THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY CITY OF WICHITA CODE SEC. 28.04.010.

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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3214

Zone change request from "B" Multi-Family Residential District to "GC" General Commercial District, described as:

Lot 1, Cellularone Addition, Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Mathewson and Murdock.

SECTION 2. That upon the taking effect of this 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 Wichita -Sedgwick County Unified Zoning Code 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.