Planning Agenda Item #_____

City of Wichita
City Council Meeting
May 12, 1998

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3271 BLANCHAT MACHINE COMPANY (OWNER AND APPLICANT), REQUESTS A ZONE CHANGE FROM "SF-6" SINGLE-FAMILY AND "LC" LIMITED COMMERCIAL TO "GC" GENERAL COMMERCIAL LOCATED SOUTH OF MAPLE AND WEST OF ALL HALLOWS.
(DISTRICT #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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

Staff Recommendation: Approve, subject to platting within 1 year.

CPO Recommendation: Approve, subject to MAPD staff comments.

Background: The applicant is requesting a zone change from "SF-6" Single-Family Residential and "LC" Limited Commercial to "GC" General Commercial on 3 acres of land located south of Maple and east and west of Leonine Road. As indicated on the picture sheet, the lots running north and south along Maple Street are all zoned "LC" Limited Commercial, while the lots which run east and west along Leonine are zoned "SF-6" Single-Family. The applicant operates a machine shop which primarily does subcontracting work for airplane manufacturers. The activities conducted in the six structures located on the "SF-6" zoned lots are legal nonconforming uses. If approved the nonconforming uses will become appropriate uses. (This zone change will allow the applicant to expand his business.) The MAPC has an unwritten policy of supporting an expansion of an existing business.

The attached site plans show the applicant's existing site and the proposed new construction. As shown on the current site plan, several buildings will be removed and replaced with new buildings. Only buildings 7, 8 and 9 will remain, while building 1, 2, 3, 4, 5, and 6 will be removed to allow for the construction of two new buildings, shown by the dashed lines and labeled stage 1 and stage 2. The two additional buildings will be 14,280 and 12,840 square feet in size (depicted on proposed site plan as "new construction.") The applicant has stated that with this expansion new equipment

will replace the old equipment which will hopefully reduce any fugitive noise. He has also stated that the plant runs three shifts currently with a total of 70 employees and possibly could be increased to 100 employees in the future.

Parking will be provided at four lots. Three parking lots are located at the southwest corners of Maple and All Hallows and Maple and Leonine. The fourth parking lot is located just south of building 8 on the east side of Leonine. The Unified Zoning Code requires one parking space per 500 square foot of building space. Therefore this site would be required to have 89 parking spaces (44,304 square foot of building space), which will be met according to the site plan submitted by the applicant.

The area surrounding the application area has mixed uses. A school and other commercial uses are located north of the area across Maple. Just west of the application area is a self storage facility. East of the parking lot across All Hallows is Lubber's Automotive, an auto repair business. Single-family residences are located south of the application area.

The Zoning Code and Landscape Ordinance will require screening and buffering between the buildings and parking lots and the residential zoning located adjacent or across the street from the proposed development. The compatibility standards will also have to be met in these same locations. Other issues such as the vacation of alleys and location of utility easements will be determined at the time of platting.

If the applicant is unable to meet the 25 foot compatibility setback requirement or the Unified Zoning Code requirement of having 50 percent of the required parking on the same lot as the principal use, he will be required to file a variance with the Board of Zoning Appeals.

At the April 16, 1998 MAPC meeting the applicant spoke about the proposed expansion of this existing business. No neighbors spoke in opposition to this request and after some discussion the MAPC voted (12-0) to approve this request, subject to platting.

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 reconsideration.

   (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.)

Dept.

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. 43-983

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-3271

Zone change request from "SF-6" Single-Family Residential District AND "LC" Limited Commercial District to "GC" General Commercial District, described as:

Lots 1 and 2, Blanchat Machine Company Addition, Sedgwick County, Kansas. Generally located south of Maple and west of All Hallows.

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.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

Pat Burnett, City Clerk

Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney