Agenda Item #_____

City of Wichita
City Council Meeting
February 9, 1999

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **Z-3303 - ZONE CHANGE REQUEST FROM "SF-6" SINGLE-FAMILY AND "LC" LIMITED COMMERCIAL TO "LI" LIMITED INDUSTRIAL, LOCATED NORTH OF K-42 BETWEEN TYLER ROAD (OLD ALIGNMENT) AND HOOVER ROAD.** (District #IV)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year (9-0).

Staff Recommendation: Approve .

CPO Recommendation: Approve (6-0).

Background: The Wichita Airport Authority has acquired its land holdings in the area north of K-42 between Tyler Road (old alignment) and Hoover Road at different times through the years, some of which were purchased with military grant monies in the years immediately following the completion of World War II. As these parcels were acquired, the underlying zoning generally remained and was not necessarily a concern; primarily because the acquisition was for the purposes of assuring that no development would occur that would be incompatible with the use and growth of the Airport. These parcels are presently zoned either "SF-6" Single-Family Residential or "LC" Limited Commercial. The bulk of the airport property is zoned "LI" Limited Industrial.

This request is to bring all of the airport property between the old alignment of Tyler Road and Hoover Road that is north of K-42 into the "LI" zoning district. As some of the land is considered for more productive "airport-related" uses, particularly those parcels closer to Hoover Road, the zoning would provide the proper zoning for Airport Authority to work with those potential uses.

Staff recommended that the request be approved as "LI" Limited Industrial, but with no specific requirement of platting. The rationale was that platting would be required before any development could occur; the land was not "speculative" since it was owned by the Airport Authority; and the time line limitation of one year might be quicker than needed for the Airport Authority.

At the January 13, 1999, CPO 5 meeting voted 6 to 0 to recommend approval of the request subject to staff comments.

At the January 14, 1999, MAPC hearing, two property owners along Hoover Road spoke with concerns about the impact of additional development on the drainage. They both discussed the drainage problems along the Hoover Road area north of K-42 and that City needs to address those concerns before allowing additional development. Both also indicated a belief that the Airport property was to be used as a reserve for ponding during heavy rain periods.

The MAPC acknowledged the drainage issues, but felt the matter was best resolved during the platting process. The MAPC voted 9 to 0 to recommend the rezoning to "LI" Limited Industrial, but that the rezoning was subject to platting within one year. The Airport Authority staff has indicated the intent to proceed with platting as recommended by the MAPC.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change to "LI" Limited Industrial, subject to platting within one year; and approve first reading of the Ordinance; 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.)

(_____) . ublished in the Wichita Eagle 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-3303

Zone change request from "SF-6" Single-Family Residential District to "LI" Limited Industrial District, described as:

Mid-Continent Airport Third Addition, Wichita, Sedgwick County Kansas.

Generally located on the west side of Hoover and the north and south side of Pawnee.

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)

Approve as to form:

_____
Gary E. Rebenstorf, City Attorney