Planning Agenda Item #_____

City of Wichita
City Council Meeting
September 22, 1998

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3286 - BRYN MAWR TRUST COMPANY TRUSTEE, EMPLOYEES RETIREMENT PLAN OF HAJOCA CORPORATION C/O GARY WISE (OWNER/APPLICANT); ROBERT KAPLAN (AGENT) REQUEST ZONE CHANGE FROM 'B' MULTI-FAMILY TO 'LI' LIMITED INDUSTRIAL, LOCATED SOUTH AND WEST OF PENNSYLVANIA AND MURDOCK. **(DISTRICT #1)**

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 (8-0).

Background: The applicant is requesting to rezone 1.68 acres from "B" Multi-family to "LI" Limited Industrial located south of Murdock and west of Pennsylvania. The owner of the property (Hajoca Corporation) currently operates a plumbing and pipe distributorship on the property south and east of the application area. The applicant is proposing to use the application area for outside storage of different sizes of pipes used by the plumbing wholesale company.

The three lots at the southwest corner of Murdock and Pennsylvania are currently used as outside storage which is an illegal use in the "B" Multi-family District. The unplatted portion of the property located between Mathewson and Pennsylvania is unused. A hedgerow exists on the west property line of the unplatted area which should buffer the storage facility from the single-family homes to the west.

The three lots at the southwest corner of Murdock and Pennsylvania are surrounded by the existing distributorship to the south and east, Buckley Industrial Corporation is to the north across Murdock and a storage facility for Wesley Medical Center is located west of the application area.

The unplatted property is surrounded by four single family homes to the west, one single family home north of the application area and the existing business is located east of the vacant field. More single family homes exist to the south across the railroad tracks.

The compatibility standards require outdoor storage areas along all side or rear lot lines be screened when adjacent to a residential zoning district. Outdoor storage areas shall be screened to reasonably hide the use from ground level view from any residential zoning district or public street right-of-way located within 150 feet of such uses except along local or collector streets bounded on both sides by the OW, IP, LI or GI districts, such as in this case for the southwest corner of Murdock and Pennsylvania. The applicant will be required to screen the outdoor storage area along the north, west and south lines of the unplatted area located between Mathewson and Pennsylvania and adjacent to the residential zoning districts. The applicant will also be required to meet all requirements of the Landscape Ordinance.

The only discussion had by the MAPC regarding this application involved the confirmation by the applicant's agent that the applicant was in agreement with staff recommendations.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to platting within 1 year; place the ordinance establishing the zone change on first reading; 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.)

Z-3286

CW99-991 (First Published in The Daily Reporter, August 13, 1999)

ORDINANCE NO. 44-148

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-3286

Zone change request from "B" Multi-Family Residential District to "LI" Limited Industrial District, described as:

Lot 1, Hajoca Company Addition, Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Hydraulic and Murdock Streets (711 N. Hydraulic).

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, March 2, 1999.

Bob Knight, Mayor

ATTEST: (Seal)

Pat Burnett, City Clerk

(Au13)

Dale
Keith
Lisa Verts
Donna
Rose
Kirby
Karen

200' 1/4 Sec A Dev 99 sp