Agenda Item #_____

City of Wichita
City Council Meeting
June 22, 1999

Agenda Report #_____

**TO:** Mayor and City Council Members

**SUBJECT:** **Z-3322 – ZONE CHANGE FROM "GO" GENERAL OFFICE AND "MF-29" MULTI-FAMILY TO "LI" LIMITED INDUSTRIAL, LOCATED NORTH OF HARRY AND EAST OF ST. FRANCIS.** (District #I)

**INITIATED BY:** Metropolitan Area Planning Department

**AGENDA ACTION:** Planning

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**MAPC Recommendation:** Approve, subject to platting within 1 year and to the additional provisions of a Protective Overlay (PO #54). (11-0).

**Staff Recommendation:** Approve, subject to platting within 1 year and to the additional provisions of a Protective Overlay (PO #54).

**CPO Recommendation:** Approve, subject to platting within 1 year and to the additional provisions of a Protective Overlay (PO #54) (7-0).

**Background:** The applicant is requesting to rezone a .48 acre tract located north of Harry and east of St. Francis from "MF-29" Multi-family and "GO" General Office to "LI" Limited Industrial. This would allow for the expansion of an existing business, located on the two platted lots south of the application area. The applicant has stated that the business at this location does custom coating, painting, and/or baking of products brought to them as well as manufacturing of plastic window well covers. In the future, the applicant might do other manufacturing of products that are similar to the products brought to them as part of the custom coating, painting, and baking business. The applicant has stated that there are 15 persons currently employed at this location and with the expansion another 10 could possible be hired.

The applicant has submitted a site plan of the entire ownership, which shows an existing 15,916 square foot complex and a 12,160 square foot expansion consisting of a new building (20 feet tall) with the possibility of adding a 4,400 square foot building in the

future. These buildings would be used for office uses, manufacturing, and warehousing. The Unified Zoning Code requires one parking space per 250 square feet of office, one parking space per 500 square feet of manufacturing and one parking space per 1,000 square feet of warehousing for the first 20,000 square feet. As shown on the site plan submitted by the applicant, which has 3,360 square feet of office space, 10,300 square feet of manufacturing space and 10,600 square feet of warehousing space, a total of 46 parking spaces would be required. There are a total of 52 parking spaces shown on the attached site plan. The two parking spaces along Harry just north of the entrance should be removed to allow better access to the site as well as the two handicapped spaces to the east of this opening.

The two homes currently located on site and shown on the site plan along Santa Fe will remain at this time but could be removed in the future for more parking. The northern most home will become a nonconforming use if the rezoning is approved for "LI," while the southern home is currently a nonconforming use and is grandfathered. Single-family homes are not permitted in the "LI" district.

The applicant would be required to provide the following: a landscaped street yard along St. Francis for the north 64 feet of the application area and along Santa Fe for the north 67 feet of the application area and along Harry; a fifteen foot buffer would also be required along the rear and side yard where adjacent to residential zoning (North property line and along Santa Fe and St. Francis); parking lot screening and landscaping along Harry and along St. Francis and Santa Fe where across from residential zoning; and a solid screening fence along the north property line and St. Francis and Santa Fe where across from residential zoning.

This business is located one block west of the Union Pacific Railroad. In the future, there is a possibility of an overpass being constructed over this rail line. If this is constructed, the concept plan shows that direct access to Harry from Santa Fe would be eliminated, and all traffic would have to use local streets to St. Francis or Washington to gain access to Harry. Harry Street is not currently under consideration for an overpass, but could be constructed in the future. The applicant should be advised of this.

There are single-family homes located north, east and west of the application on property zoned "MF-29" and "GO" General Office. South of the application area is the existing business on property zoned "LI." South, east and west of the existing business are other commercial and industrial uses on property zoned "LI" Limited Industrial.

At the May 24th CPO 1 hearing, the Council voted 7-0 to approve this request, subject to platting within one year and the conditions in the staff report. Staff recommended that a "Protective Overlay" be included with the rezoning that requires compliance with a submitted site plan and with the City's landscape and screening requirements where adjoining residential zoning.

At the May 27th MAPC hearing, the applicant's agent presented the request and the Planning Commission voted unanimously to approve the request, subject to the

CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 4, 2001

Mitchell, Robert, & Carol Herring
643 N. Brownthrush
Wichita, KS 67212

RE: Z-3322 – Zone change from "GO" General Office and "MF-29" Multi-Family Residential to "LI" Limited Industrial located at 1538 & 1541 S. Santa Fe.

The above-reference zone change was approved by the City Council on June 22, 1999 subject to platting the property within one year. On May 4, 2001, you received an extension of the platting deadline to June 22, 2001. On August 24, 2001 you were sent a letter indicating that since the June 22, 2001 platting deadline has lapsed, a platting extension is required. The letter also indicated that if a platting extension is not requested within 30 days, the case will be denied and closed, and you will be required to file another application to rezone the property. No request for a platting extension has been submitted; therefore, the above-referenced zone change request is now denied and closed.

Please contact me if you have any questions or require additional information.

Sincerely,

Scott Knebel
Senior Planner
Current Plans Division

cc: Austin Miller PA, 355 N. Waco, Suite 200, Wichita, KS 67202

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