Agenda Item #_____

City of Wichita
City Council Meeting
August 1, 2000

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: **ZON2000-00010: ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "LI" LIMITED INDUSTRIAL DISTRICT, LOCATED ON THE CORNER OF HARRY STREET AND SEVILLE**
(District #V)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Unfinished Business

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

Staff Recommendation: Approve "IP" Industrial Park, subject to platting within 1 year.

Background: The applicant, Harper's, Inc., is requesting approval of "LI" Limited Industrial zoning on 10 acres of unplatted property currently zoned "SF-6" Single-Family Residential. The application area is a trapezoid shaped parcel and is located at the corner of Harry and Seville Streets. Seville Street is located on the west, Harry Street is located to the south and the AT&SF Railroad is located on the northern edge of the property. Starting in 1948, the site served as the Walt Keeler Concrete Plant. The plant ceased operation in 1996 and was subsequently purchased by Allen's Concrete, Inc. (parcel owner). Access to the site is currently from one entrance on the west via Seville Street (unpaved) and one on the south from Harry Street (unpaved). The applicant would like two additional entrances, or a total of three, along Harry Street.

The applicant has submitted a site plan for review. There are plans to plat the property into two parcels. The largest parcel (7.1 acres) will be primarily for a freight business and a smaller "out parcel" (2.9 acres) is planned for the eastern area. There are plans to remodel an existing concrete structure located in the northwest corner of the larger parcel. Truck parking is planned for the center of the property; personal storage units are planned along the northern edge and bulk storage in the eastern part of the largest parcel. There are no identified uses for the smaller parcel at this time. The smaller parcel may be sold at a later time.

The majority of the 10-acre site consists of concrete slab paving. Per the zoning code, a screening fence, landscaping or berming will be required along the east property line, which is adjacent to "SF-6" zoned land. Mechanical equipment and outdoor work and storage areas must also be screened on all non-residential developments, except those located along local or collector streets founded on both sides by "OW," "IP," "LI," *or* "GI" zoning. Screening to reasonably hide from ground level view all loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, outdoor storage, outdoor work areas or similar uses from any residential zoning district or public street right-of-way located within 150 feet of such uses (see *UZC* pages 159-160 for compatibility standards). The applicant will need to submit a Landscaping Plan for review which is consistent with the Landscaping Code – landscaped street yards and buffer landscaping by the property line plus parking with screening of any parking along Harry and Seville, and buffer landscaping along the east property line.

There are three businesses on the properties north of the application area and they are zoned "GC" General Commercial. The golf course south of the application area is zoned "SF-6" Single-Family Residential, the property east is a single family residence and zoned "SF-*6,*" and the property to the west is also "SF-6" and developed as a park.

The MAPC considered this request on two occasions. At its first meeting, the MAPC recommended approval of LI" Limited Industrial zoning. Due to neighborhood concerns, the case was returned to the MAPC by the City Council. In the interim, the applicant agreed to request "IP" Industrial Park zoning instead of "LI" Limited Industrial. The MAPC subsequently approved, unanimously, the request for "IP" Industrial Park zoning.

Recommended Action:

1. Concur with the findings of the MAPC and recommend approval of the "IP" Industrial Park zoning category.

2. Return the application to the MAPC for reconsideration

   (An override of the Planning Commission's recommendation requires a 2/3-majority vote of the membership of the governing body on the first hearing.)

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 4, 2001

Dave Buckholtz
Allens Concrete Inc.
P.O. Box 7717
Wichita, KS 67277

RE: ZON2000-00010 – Zone change from "SF-6" Single-Family Residential to "IP" Industrial Park on property located at the northeast corner of Harry and Seville.

The above-reference zone change request was approved by the City Council on August 1, 2000 subject to platting the property within one year. On August 22, 2001 you were sent a letter indicating that since the platting deadline of August 1, 2001 has lapsed, you will need to submit a request for an extension of time to complete platting requirements along the required $50 filing fee, if you intend to complete the plat of this property. The letter also indicated that if you fail to submit the request for a platting extension within 30 days, the case will be denied and closed, and you will be required to submit a new 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: Royce Harper, Harper's Inc., 1729 S. Sabin #B, Wichita, KS 67209