Planning Agenda Item #_____

City of Wichita
City Commission Meeting
June 24, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2765 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY, "A" TWO-FAMILY, "LC" LIGHT COMMERCIAL AND "E" LIGHT INDUSTRIAL TO "BB" OFFICE AND "E" LIGHT INDUSTRIAL, LOCATED WEST OF WEBB ROAD IN AN AREA NORTH OF 29TH STREET NORTH (PARCELS 20A, 20B, 21 AND 1A). (Woodlawn Development Co.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve as amended (6-0)

Staff Recommendation: Approve as amended

Background: On May 29, 1986, the MAPC held a public hearing to consider a zone change from "AA", "A", "LC" and "E" to "BB" and "E" for 148.6 acres of land located west of Webb Road in an area north of 29th Street North. The west portion of the property has been included in the plat of The Renaissance but the balance is unplatted and all parcels are undeveloped. Approximately the north 600 feet was at one time platted for industrial development. The lots and streets have been vacated but the "E" zoning remains in this area. The application was amended at the meeting to request "BB" zoning for Parcel 21 rather than "E" zoning. The application consists of four separate parcels with amended rezoning requested as follows:

Parcel 20A	"AA" & "A" to "BB"
Parcel 20B	"AA", "A" & "E" to "E"
Parcel 21	"AA" & "LC" to "BB"
Parcel 1A	"AA", "LC" & "E" to "E"

Parcel 20A and part of Parcels 20B and 21 are now part of a residential community unit plan, DP-112, which is being deleted. No one spoke in opposition to these requests. The MAPC unanimously recommended approval of the amended application subject to dedicating the necessary right-of-way for the Northeast Circumferential between Webb Road and Rock Road prior to this case being forwarded to the City Commission for review, and subject to platting the property within two years.

CPO Council "I" voted 8-0 to approve Parcels 20A, 20B, and 1A as requested and to recommend "BB" zoning for Parcel 21.

Analysis: Planning staff had always proposed that industrial development be kept north of the circumferential highway. This developer proposes industrial zoning on both sides of the highway. With a buffer of office zoning (Parcel 20A) between the industrial and the residential zoning to the south, it would appear that "E" zoning at this location would not be detrimental to the area.

The Planning Commission found that the character of the neighborhood, the zoning and uses of properties nearby, the suitability of subject site for the uses proposed, and the recommendation of staff justified the zone change.

Actions: 1. Concur with the findings of the MAPC and approve the zone change; accept the dedication and instruct the City Clerk to record the dedication document with the Register of Deeds, the recording cost of which shall be billed to the Planning Department; *instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or

2. Return the application to the MAPC for reconsideration stating reasons.

NOTE:
*As of the preparation of this agenda report, negotiation for this dedication was still underway.

Attachments: Area map
5-29-86 MAPC Minutes
CPO Memorandum

(431) Published in The Daily Reporter on April 1, 1988

ORDINANCE NO. 40-127

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

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 Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

CASE NO. Z-2765

Zone Change from the "AA" One-Family Dwelling District and the "A" Two-Family Dwelling District to the "BB" Office District and the "E" Light Industrial District

"BB" Office District

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 1, and Lot 11, Block 2, all in Mediterranean Plaza, an addition to Wichita, Sedgwick County, Kansas.

"E" Light Industrial

Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2; Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3; Lots 1, 2, 5, 6 and 7, Block 4; Lot 3, Block 4, except the east 357.42 feet thereof; Lot 4, Block 4, except the north 103.86 feet of the east 357.42 feet thereof; and Reserve A, except the west 690 feet thereof, all in Mediterranean Plaza, an addition to Wichita, Sedgwick County, Kansas.

In an area on the west side of Webb Road and north of 29th Street North.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Ordinance 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:

_____
Mayor

_____
City Clerk

(SEAL)

_____
Approved as to form City Attorney

PL/8030/5