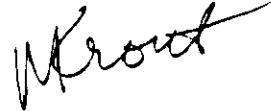


RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEMS : SCZ-0733 - Zone change from "SF-20" Single-Family Residential to "LI" Limited Industrial on property generally located south and west of 23rd Street North, located east of the Kansas Southwestern Railroad (5825 W. 23rd Street North).

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: February 12, 1997

COMMISSION DISTRICT #3

MAPC Recommendation: Approve, subject to platting within one year. (11-1).

Staff Recommendation: Approve, subject to platting within one year.

Background/Discussion: The applicant requests a zone change from "SF-20", Single Family to "LI", Limited Industrial for a tract of unplatted land (130.32 ft. wide by 824.42 long) lying south of 23rd St. N extended and east of the Kansas Southwest Railroad. The applicant is also owner of a larger strip of land immediately east of the application area that was zoned Limited Industrial in 1959 (SCZ-040). The applicant feels that the 1959 zone request was supposed to have included the area under current consideration, but was inadvertently left out due to a faulty legal description. Therefore, the applicant makes this request to obtain the same zoning over his entire ownership.

The application area is located in an industrial area, with 6 acres of LI zoning to the east, "LC" Limited Commercial to the south (developed with a residence), the railroad tracks to the west, and "SF-20" Single Family and "LI", Limited Industrial with a conditional use for sand extraction (CU-224) to the north. Zoning west of the application area, across the railroad tracks, is additional "GC" General Commercial (undeveloped), "LI", Limited Industrial (machine shop) and CUP 75 (an old sand pit) which is being redeveloped with a mix of commercial, office and residential uses. There are residences zoned "SF-20" located northeast (1000 feet) and east (800 feet) of the application area.

Sedgwick County Zoo is located approximately 2000 feet southwest of the application area. Zoo management, in the past, has expressed a desire for the commission to keep in mind that the Zoo's water supply is groundwater, and they encourage the

approval of land uses which do not pose a risk of groundwater pollution.

During the Planning Commission's discussion of this matter, questions concerning the history of the zoning on the subject property were addressed by staff and the agent for the applicant. Concerns over the ability to develop or expand industrial uses were also raised by the Planning Commission. After discussion, the MAPC voted (11-1) to approve the request as recommended by staff.

- Recommended Action:
1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change subject to the condition of platting; adopt the resolution and authorize the chairman to sign; and instruct the Planning Department to withhold publication until the plat has been recorded with the Register of Deeds; or
 2. Return to the Planning Commission for reconsideration.

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

Applicants:

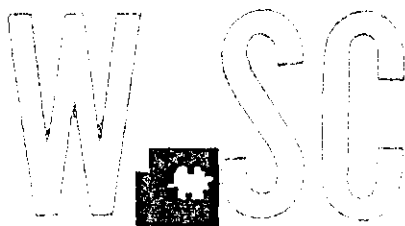
William & Jennie Schraft 9430 Benttree Wichita KS 67226

Mark Savoy, Savoy Ruggles & Bohm PA 924 N Main Wichita KS 67203

Protestors:

None

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

March 12, 1999

William and Jennie F. Schraft
9430 Benttree
Wichita, KS 67226

RE: SCZ-0733 - Zone change from "SF-20" Single-family Residential to "LI" Limited Industrial generally located north of 21st Street North and west of Hoover Road.

Dear Mr. and Mrs. Schraft:

On February 12, 1997, the Board of County Commissioners considered the above-referenced request. The action of the Commission was to APPROVE the request, subject to platting within one year. The resolution authorizing the request will not be published until the plat has been recorded with the Register of Deeds.

We understand the plat has not been recorded within the one year time frame (Schraft Industrial Park). Therefore you have 30 (thirty) days to contact our office and make any necessary arrangements. If you fail to contact our office within 30 days, the case will be marked closed and you will be required to submit a new application in order to rezone your property.

You can reach me at (316) 268-4421.

Sincerely,

Keith Gooch
Senior Planner

cc: Savoy, Ruggles and Bohm, PA, 924 S. Main, Wichita, KS 67203
Glen Wiltse, Sedgwick County Code Enforcement

