

Planning Agenda Item # _____

City of Wichita
City Council Meeting

August 8, 1995

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3174-KANSAS NEWMAN COLLEGE C/O MARK DRESSELHAUG
REQUESTS ZONE CHANGE FROM 'AA' ONE FAMILY DWELLING DISTRICT TO 'BB'
OFFICE DISTRICT, NORTHWEST CORNER OF MCCORMICK AND ALL HALLOWS
AVENUE.

INITIATED BY: Metropolitan Area Planning Department *M. K. ...*

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to dedicating by separate instrument, an additional 20 feet of right-of-way along McCormick. (12-0).

Staff Recommendation: Approve, subject to dedicating by separate instrument, an additional 20 feet of right-of-way along McCormick.

CPO Recommendation: Approve, subject to dedicating by separate instrument, an additional 20 feet of right-of-way along McCormick. (7-0).

Background: The applicant requests a zone change from the 'AA' One Family Dwelling District to the 'BB' Office District for 0.4 acres platted as Lots 13, 15, 17, 19, and 21, Block 7, College Green Addition and located at the northwest corner of McCormick and All Hallows. The site is currently undeveloped. The Kansas Newman College proposes to construct a four-car garage on the property, which would serve the duplex housing units on the east side of All Hallows, also owned by the College. Although intended for residential use, the proposed garage is considered an off-site "accessory" structure. Therefore, a zone change for 'BB' is necessary for the structure.

The subject property is surrounded by duplex and multiple family housing on the east side of All Hallows (zoned 'BB'), undeveloped and unplatted property to the south, and undeveloped property to the west and north. The Kellogg freeway is also located further north of this area. Both the north and south sides of McCormick are zoned 'E' Light Industrial west of Leonine.

Recommendation:

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; 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 first hearing.)

() Published in The Daily Reporter on 8/18/95

ORDINANCE NO. 42-832

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-3174

Zone change request from the 'AA' One Family Dwelling District to the 'BB' Office District.

Legally described as: Lots 13, 15, 17, 19 and 21, Block 7, College Green Addition, Wichita, Kansas, generally located Northwest corner of McCormick and All Hallows Avenue.

SECTION 2. That upon the taking effect of the 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 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:

FILE COPY



STAFF REPORT

July 13, 1995

CASE NUMBER: Z-3174

APPLICANT/AGENT: Kansas Newman College c/o Mark Dresselhaug (property owner) / Gossen Livingston Associates, Inc. c/o Jan P. Burgess (agent)

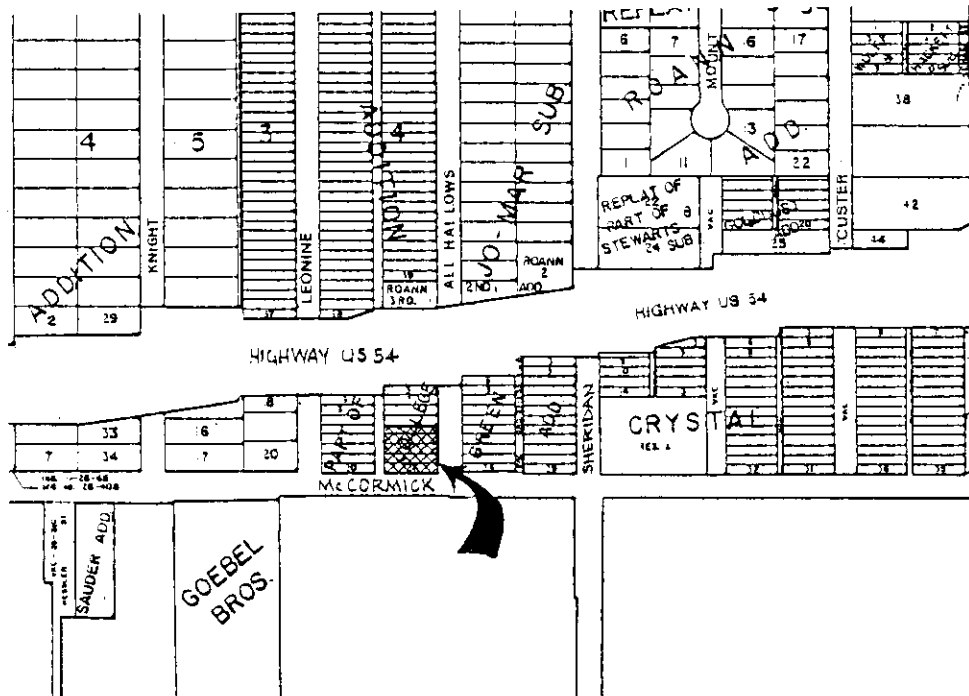
REQUEST: Zone change to the 'BB' Office District

CURRENT ZONING: 'AA' One Family Dwelling District

SITE SIZE: 0.4 acres

LOCATION: Northwest corner of McCormick and All Hallows Avenue

PROPOSED USE: Four-car garage to serve as an accessory structure for the duplex housing units located to the east.



BACKGROUND: The applicant requests a zone change from the 'AA' One Family Dwelling District to the 'BB' Office District for 0.4 acres platted as Lots 13, 15, 17, 19, and 21, Block 7, College Green Addition and located at the northwest corner of McCormick and All Hallows. The site is currently undeveloped. The Kansas Newman College proposes to construct a four-car garage on the property, which would serve the duplex housing units on the east side of All Hallows, also owned by the College. Although intended for residential use, the proposed garage is considered an off-site "accessory" structure. Therefore, a zone change for 'BB' is necessary for the structure.

The subject property is surrounded by duplex and multiple family housing on the east side of All Hallows (zoned 'BB'), undeveloped and unplatted property to the south, and undeveloped property to the west and north. The Kellogg freeway is also located further north of this area. Both the north and south sides of McCormick are zoned 'E' Light Industrial west of Leonine.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH:	'AA'	Undeveloped, Kellogg freeway
SOUTH:	'AA'	Undeveloped
EAST:	'BB'	Duplex, multiple family dwellings
WEST:	'AA'	Undeveloped

PUBLIC SERVICES: Municipal services are available from a 12-inch water line and an 8-inch sewer line along McCormick. The site has access to All Hollows, a 2-lane unpaved residential street with 60 feet of right-of-way, and McCormick, a 2-lane arterial street with 30 feet of existing half-street right-of-way. The standard half-street right-of-way requirement for arterial streets is 50 feet. Existing traffic volumes on McCormick are approximately 3,700 average daily trips (ADT) just west of Southwest Boulevard. The 2020 Transportation Plan projects that the existing 2-lane roadway will be adequate to accommodate future traffic volumes along McCormick.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies the north side of McCormick for industrial uses, except for a small portion identified for public/institutional uses which is used by Kansas Newman College.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to dedicating by separate instrument an additional 20 feet of right-of-way along McCormick. This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding properties are all undeveloped, except for duplex and multiple family dwellings which are located on properties zoned 'BB'. The 'BB' district is appropriate for this general area, which is characterized mostly by nonresidential uses further to the west.
2. The suitability of the subject property for the uses to which it has been restricted: The area is significantly impacted by industrial uses and the Kellogg freeway located nearby and is becoming less desirable for residential uses.
3. Conformance of the requested change to adopted or recognized Plans/Policies: The request is consistent with the Land Use Guide of the Comprehensive Plan, which identifies the north side of McCormick for industrial uses, except for a small portion identified for public/institutional uses.
4. Impact of the proposed development on community facilities: Municipal water and sewer services are available to serve the proposed use. The proposed residential garage structure should have minimal impact upon traffic in the area. Although this site could potentially develop with office uses that would increase traffic, the 2020 Transportation Plan projects that the existing 2-lane roadway will be adequate to accommodate future traffic volumes along McCormick.