

Planning Agenda Item # _____

City of Wichita
City Council Meeting
December 3, 1996

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3212 - DALE HECOX (PROPERTY OWNER/APPLICANT); MARK SAVOY (AGENT) REQUESTS A ZONE CHANGE FROM "B" MULTI-FAMILY TO "OW" OFFICE WAREHOUSE, GENERALLY LOCATED ON THE NORTH SIDE OF OAK KNOLL, EAST OF ROCK ROAD.
(DISTRICT # 2)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve the zone change, subject to replatting within 1 year (12-0).

Staff Recommendation: Approve the zone change, subject to replatting within 1 year.

CPO Recommendation: Approve (7-1).

Background: The applicant requests a zone change from "B" Multi-Family Residential to "OW" Office Warehouse for a 5.66 platted tract located east of Rock Road, north of Oak Knoll. Although the application did not state any specific use for the property, the agent for the applicant has indicated that the zoning and land uses to the south and west of the property makes this site better suited for the uses allowed in the "OW" district.

This is the first filing for Office Warehouse zoning, a new district established by the Unified Zoning Code. The Office Warehouse district "intends to accommodate office and warehousing activities for the building trades and similar businesses with operating characteristics that do not require highly visible locations or the type of vehicular access needed for retail and high-intensity office development." Some of the types of uses allowed in this district include: recycling collection stations, minor utility, commercial communication towers, construction sales and service, general office, general retail, self-storage warehouse, limited manufacturing, wholesale or business service, and warehousing.

The property immediately to the north of the application site is currently undeveloped and zoned "B" Multi-Family. Further to the north is an apartment complex, also zoned "B". There is multi-family residential development on "MF-29" Multi-Family Residential zoned land to the east. South of the application area is the Kincaid Coach Lines, Inc and several large fuel storage tanks, zoned "LI" Limited Industrial. To the west is an KG&E transformer substation on property zone "LC" Limited Commercial.

During the Planning Commission's discussion of this matter, the agent for the applicant stated that the owner of the subject property chose to rezone to the new "OW" Office Warehouse district in order to provide a zoning buffer between the "LI" Limited Industrial zoning to the south and the "B" Multi-Family Residential. After the discussion, the MAPC voted (12-0) to approve the request as recommended by staff.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of replatting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the application to the MAPC for consideration.

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

Attachments: None

() Published in The Daily Reporter on _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY ORDINANCE NO. 43-014.

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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Ordinance No. 43-014, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3212

Zone change request from 'B' Multi-Family District to 'OW ' Office Warehouse District, described as:

That part of Lot 1, Block 3, Cherry Creek Hills Addition to Wichita, Sedgwick County, Kansas, described as beginning at a point on the southerly most line of said Lot 1, 50 feet east of the southerly most S.W. Corner of said Lot 1; thence east, along the south line of said Lot 1, 681.87 feet to the southerly most S.E. Corner of said Lot 1; thence north, along the line common to Lots 1 and 2 in said Block 3, to the N.W. Corner of said Lot 2; thence southwesterly, along the extension of the northwesterly line of said Lot 2 to the intersection with a line 200 feet north of and parallel with the southerly most south line of said Lot 1; thence west, parallel with the south line of said Lot 1 to a point 50 feet east of the southerly most west line of said Lot 1; thence south, 200 feet to the place of beginning and all of Lot 2, Block 3, Cherry Creek Hills Addition to Wichita, Sedgwick County, Kansas, generally located north of Oak Knoll, east of Rock Road.

SECTION 2. That upon the taking effect of this 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 Wichita-Sedgwick County Unified Zoning Code 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.

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