

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 21, 1998

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3282 - ANDERSON PROPERTIES, LLC (OWNER/APPLICANT) REQUESTS ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "OW" OFFICE WAREHOUSE, LOCATED NORTH OF 13TH STREET NORTH AND EAST OF WEST STREET,
(DISTRICT #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to staff comments. (11-0).

Staff Recommendation: Approve, subject to platting within 1 year.

CPO Recommendation: Approve, subject to staff comments (6-0).

Background: The applicant is requesting a zone change from "SF-6" Single-Family Residential to "OW" Office Warehouse on an unplatted landlocked tract located north of 13th Street and east of West Street. The applicant is proposing to tear down two existing structures and expand his current business by constructing a 9,660 square foot (230' by 42') building on this property. The applicant currently operates an assembly facility for computer systems just south of the application area. Access to the site will be provided by existing drives from 13th Street North and Sheridan through the existing business. The "OW" Office Warehouse zoning district permits offices, warehousing, and limited assembly and manufacturing uses, which includes the proposed use on this site.

Single-family residences are located north and west of the application area. The Knights of Columbus' parking lot is just to the east of this area. Other existing commercial uses are located south of this area along 13th Street.

The site plan submitted by the applicant shows 30 parking spaces, which exceeds the Unified Zoning Code (UZC) parking requirement of 20 spaces. The UZC requires manufacturers to provide one space per 500 square feet of manufacturing space.

The Landscape Ordinance will require the equivalent of one shade tree per 40 linear feet when nonresidential uses are adjacent to residential zoning. These trees must be planted within 15 feet of the common property line along the north, east and west sides of this property. The applicant will also be required to screen the north, east and west property lines with a solid screening fence.

A variance to reduce the compatibility setbacks on the north and west property lines from 25 feet to 15 feet (BZA 10-98) was approved unanimously by the Board of Zoning Appeals on June 23, 1998, staff is supporting this request. The Compatibility Setback Standards will be met on the east property line. The BZA approval included a height limitation for the proposed building. The MAPC has an unwritten policy of supporting the expansion of an existing business.

At the CPO and MAPC hearings, two neighboring residents spoke in opposition to this request. Their concerns were that the proposed use would increase crime and traffic in the area. However, both CPO and the MAPC unanimously approved the request, subject to the staff recommendations.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; 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 reconsideration.

(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.)

(_____) Published in The Wichita Eagle 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 SECTION 28.04.010, AS AMENDED.

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 Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3282

Request for zone change from "SF-6" Single Family Residential District to "OW" Office Warehouse District, on property described as:

The north 140 feet of Lot 1, Block A, Anderson Properties Addition, Wichita, Sedgwick County, Kansas. Generally located north of 13th St. N. and east of Sheridan.

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.