

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 7, 1992

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3044 - ZONE CHANGE FROM THE "B" MULTIPLE-FAMILY DWELLING DISTRICT TO THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED ON THE EAST SIDE OF WASHINGTON IN AN AREA SOUTH OF HARRY. (District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve "E" Light Industrial zoning for all but the west 25 feet of the application area, which is recommended for "BB" Office zoning, subject to the dedication of an additional 2 feet of right-of-way for Washington Avenue. (11-0, 1 abstention).

Staff Recommendation: Approve "E" Light Industrial zoning for all but the west 25 feet of the application area, which is recommended for "BB" Office zoning, subject to the dedication of an additional 2 feet of right-of-way for Washington Avenue.

CPO Recommendation: CPO Council "3" recommended approval (6-0).

Background: On November 21, 1991, the MAPC held a public hearing to consider a zone change from the "B" Multiple-Family Dwelling District to the "E" Light Industrial District for a platted lot located on the east side of Washington in an area south of Harry. The lot was platted in 1910 and measures approximately .1 of an acre. The applicant also owns the 25-foot-wide lot to the north (Lot 12). That lot is already zoned "E" and, as such, has not been included in this rezoning application. The application area is currently occupied by a single-family residence. The applicant has advised that if this rezoning case is approved, he plans to construct a paved parking lot on the site in order to provide off-street parking for his business located on the southwest corner of Harry and Ida.

In 1970, the two 25-foot-wide lots to the south (Lots 16 and 18) of this current application area were subject to a zone change (Z-1187) which involved a request for a change from the "B" district to the "E" district. This request was approved except for the west 25 feet, which was rezoned "BB" Office, subject to the dedication by separate instrument of an additional two feet of street right-of-way for Washington Avenue. The west 25 feet of the site was rezoned "BB" in order to prevent building construction within 20 feet of Washington Avenue

and thereby avoid a requirement for replatting which would have established an appropriate building setback from Washington. The "BB" district requires a minimum 20-foot-wide front yard setback [Section 28.04.080(C)(1.2)], whereas the "E" district does not require a front yard setback [Section 28.04.120(D)(1)].

- RECOMMENDATIONS/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; place the ordinance establishing the zone change on first reading; or
 2. Return the application to the MAPC for reconsideration, stating reasons.

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ORDINANCE NO. 41-619

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-3044

Zone change request from the "B" Multiple-Family Dwelling District to the "BB" Office and "E" Light Industrial Districts

"B" to "BB"

The west 25 feet of Lot 14, Washington Avenue, Forest Park Addition, Wichita, Sedgwick County Kansas.

"B" to "E"

Lot 14, Washington Avenue, Forest Park Addition, Wichita, Sedgwick County Kansas, except the west 25 feet thereof.

Located on the east side of Washington Avenue in an area south of Harry.

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.

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