

City of Wichita
City Commission Meeting
September 2, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2787 - REQUEST FOR ZONE CHANGE FROM "LC" LIGHT COMMERCIAL
AND "E" LIGHT INDUSTRIAL TO "E" LIGHT INDUSTRIAL, LOCATED
AT THE NORTHEAST CORNER OF CENTRAL AND GOW.
(John Weitzel, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (10-0)

Staff Recommendation: Approve

Background: On August 7, 1986, the MAPC held a public hearing to consider a zone change from "LC" and "E" to "E" for three platted lots located on the north side of Central east of Gow. The existing machine shop has been at this location since prior to annexation into the city in 1952. There were no land use controls in the county when this use was established. In 1980, "E" zoning was granted for approximately the north 2/3 of Lot 4 to permit expansion of the existing building which is on Lot 3. The owner has now indicated a desire to replace the existing building with a new one to be located on Lots 5 and 4 with future expansion possible to the east on Lot 3. No one appeared in opposition to the rezoning. The Planning Commission unanimously recommended approval subject to replatting within one year.

CPO Council "N" voted 5-0 to recommend that the request be approved.

Analysis: Two single family homes are located to the north across the alley in the "AA" district; a liquor store and laundromat are to the east in "LC"; general businesses and a radio station are to the south across Central in "LC"; and a service station is to the west across Gow in "LC". A site plan submitted with the application indicates a proposed 98-foot by 144-foot building plus a future 98-foot by 90-foot addition. It is questionable whether adequate parking can be provided on site with such a large amount of building coverage.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the zone change.

- Actions:
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 Commission; or
 2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
8-7-86 MAPC Minutes
CPO Memorandum

(3081) Published in The Daily Record on November 25, 1986

ORDINANCE NO. 39-692

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-2787

Zone Change from the "LC" Light Commercial District
and the "E" Light Industrial District
to the "E" Light Industrial District

Lots 3, 4 and 5, Davis Gardens Addition to Wichita, Sedgwick County, Kansas (now platted as Lot 1, Block A, John Weitzel Addition, to Wichita, Sedgwick County, Kansas).

Generally located at the northeast corner of Central and Gow.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

Mayor

City Clerk

(SEAL)

Approved as to form City Attorney