

City of Wichita
City Commission Meeting
May 27, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2753 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "LC" LIGHT COMMERCIAL DISTRICT AND "E" LIGHT INDUSTRIAL DISTRICT, LOCATED SOUTH OF MACARTHUR ROAD, ONE-QUARTER MILE EAST OF HYDRAULIC. (Thomas E. Emery, et al)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

Background: On May 1, 1986, the MAPC held a public hearing to consider a zone change from "AA" One-family to "LC" Light Commercial for 4.6 net acres of land and from "AA" to "E" Light Industrial for 15.1 net acres on the south side of MacArthur Road approximately 1/4 mile east of Hydraulic. A sketch plan has been submitted indicating one commercial lot and three industrial lots. The balance of the ownership to the south is indicated for future residential uses with a detention system to handle drainage. The application area is currently undeveloped.

Frank Smith, Director of Parks, submitted a letter stating opposition to the zone change due to its proximity to Emery Park, a neighborhood park designed to serve a residential area.

The MAPC voted 8-0 to recommend approval of the zone change subject to platting the property within one year.

CPO Council "D" voted 8-0 to recommend approval of the request subject to consideration of a lighting agreement by the applicant with neighboring businesses.

Analysis: This application is in an area of mixed heavier uses. MacArthur Road is improved with medials serving Boeing and K-15 to the east. The access road serving Emery Park is to the east next to the Kansas Turnpike. To the west is unplatted "AA" and platted but undeveloped "R-5" General residential zoning. To the north is a mobile home park that is proposing to expand on property recently approved for the "G" mobile home district. To the northeast is the former Chapin landfill which is zoned "E" Light Industrial. Drive-In theaters exist to the northwest.

The Planning Commission found that the character of the neighborhood; the zoning and uses of properties nearby, especially the "C" and "E" zoning to the north and east; the suitability of subject property for the uses proposed; and the recommendation of staff justified the zone changes.

- 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
5-01-86 MAPC Minutes
CPO Memorandum

ORDINANCE NO. 40-513

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-2753
Zone Change from "AA" One Family Dwelling District
to the "LC" Light Commercial District and
to the "E" Light Industrial District

"AA" to "LC"

The west 507 feet of the east 607 feet of the north 440 feet of the NW 1/4, Section 15, Township 28 South, Range 1 East of the 6th P.M.; containing 5.1 acres + (Now Platted as Lot 2, Block 1, EMERY PARK Addition to Wichita, Sedgwick County, Kansas).

"AA" to "E"

The north 825 feet of the East Half of the NW 1/4, Section 15, Township 28 South, Range 1 East of the 6th P.M., lying west of the Kansas Turnpike Authority, except the west 507 feet of the east 607 feet of the north 440 feet and except the east 100 feet thereof; containing 17.7 acres+ (Now platted as Lot 1, 3, 4, Block 1, and the north 383.73 feet of Reserve A, Emery Park Addition to Wichita, Sedgwick County, Kansas).

Generally located on the south side of MacArthur Road
1/4-mile east of Hydraulic.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change 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:

(SEAL)

City Clerk

Mayor

Approved as to form:

City Attorney