

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
July 11, 1989

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: Z-2953 - ZONE CHANGE REQUEST FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED IN AN AREA SOUTH OF 37TH STREET NORTH ON THE WEST SIDE OF EDGEMOOR, IF EXTENDED FROM THE NORTH (District #1B).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve subject to replatting (7-0).

Staff Recommendation: Approve subject to replatting.

CPO Recommendation: No recommendation provided, due to lack of a quorum.

Background: On June 8, 1989, the MAPC held a public hearing to consider a zone change request from the "AA" One-Family Dwelling District to the "E" Light Industrial District for a 5.1-acre unplatted tract located in an area south of 37th Street North on the west side of Edgemoor, if extended from the north. The applicant's stated reason for filing this zone change application is to incorporate the subject property into the adjacent Great Plains Business Park. The applicant owns the industrially zoned lots to the west and the south of the application area.

Recommendations/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 Council; or
2. Return the application to the MAPC for reconsideration, stating reasons.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: April 8, 1992

TO: Pat Burnett, Deputy City Clerk  
FROM: Leslie Karr, Associate Planner, Current Plans Div. *LK*  
SUBJECT: Great Plains Business Park 2nd Addition and  
associated zone change, Z-2953, from "AA" to "E"

On February 25, 1992. the Wichita City Council approved the plat of Great Plains Business Park 2nd Addition and placed on first reading the associated zone change ordinance. Publication of the zoning ordinance was to be withheld until the plat was recorded.

The plat of Great Plains Business Park 2nd Addition was recorded with the Register of Deeds on March 31, 1992, and therefore the ordinance establishing the zone change may now be published.

LK:jcm

cc: Kenneth Rix, Vice President  
Great Plains Ventures, Inc.  
3526 N. Oliver  
Wichita, KS 67220

**FILE COPY**

( \_\_\_\_\_ ) Published in The Daily Reporter on April 13, 1992

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ORDINANCE NO. 41-648  
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.

ADOPTED AT WICHITA, KANSAS, \_\_\_\_\_

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

ATTEST:

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:

(SEAL) \_\_\_\_\_ City Clerk \_\_\_\_\_ Mayor

Case No. Z-2953

Approved as to form:

Zone change from the "AA" one family district to the "E" light industrial district.

\_\_\_\_\_  
City Attorney

Lots 9 and 10, Block 3, Great Plains Business Park 2nd Addition to Wichita, Sedgwick County, Kansas.

Generally located in an area south of 37th St. North and west of Edgemoor.

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.

STAFF REPORT

CASE NUMBER: Z-2953

OWNER/APPLICANT/AGENT: Great Plains Ventures, Inc. (owner/applicant)

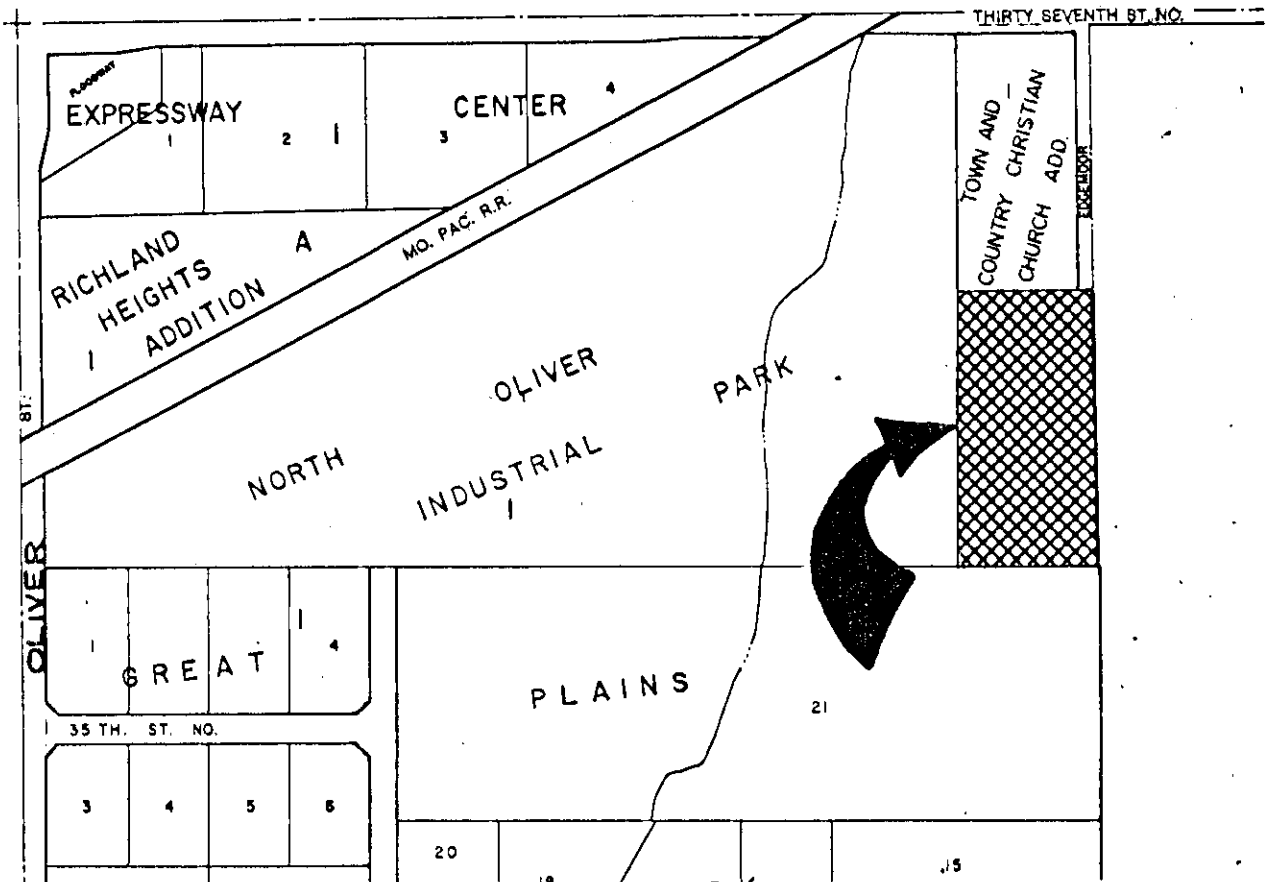
REQUEST: Zone change to the "E" Light Industrial District

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 5.1 acres (approx. 330 ft. x 680 ft.)

LOCATION: In an area south of 37th Street North on the west side of Edgemoor, if extended from the north.

PROPOSED USE: Incorporation of property into the Great Plains Business Park.



BACKGROUND: The applicant is requesting a zone change from the "AA" One-Family Dwelling District to the "E" Light Industrial District for a 5.1-acre unplatted tract located in an area south of 37th Street North on the west side of Edgemoor, if extended from the north. The applicant's stated reason for filing this zone change application is to incorporate the subject property into the adjacent Great Plains Business Park. The applicant owns the industrially zoned lots to the west and the south of the application area.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	"AA"	Church building
SOUTH	"E"	Undeveloped
EAST	"R-1"	Agricultural use
WEST	"E"	Undeveloped

PUBLIC SERVICES: Neither municipal water nor sanitary sewer presently exists to serve this unplatted tract. Edgemoor Street to the north is unopened and has only 40 feet of half-street right-of-way.

CONFORMANCE TO PLANS/POLICIES: The Land Use Element of the Comprehensive Plan depicts agricultural land use for this general area.

RECOMMENDATION: It is recommended that "E" zoning be approved, subject to including this property in a replat of the applicant's property to the south or west. The rezoning ordinance shall not be published until the required replat has been recorded.