

Planning Agenda Item # _____

City of Wichita
City Council Meeting
October 21, 1997

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z- 3250 - INDUSTRIAL ASSETS, LLC (APPLICANT); MARK SAVOY, SAVOY RUGGLES & BOHM, P.A. (AGENT) REQUEST ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "GI" GENERAL INDUSTRIAL, LOCATED NORTH OF HARRY, EAST OF HOOVER ROAD.

(DISTRICT #5)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Deny "GI" zoning and approve "LI", subject to platting within 1 year (10-0).

CPO Recommendation: Deny "GI" zoning and approve "LI", subject to platting within 1 year (7-1).

Staff Recommendation: Deny "GI" zoning and approve "LI", subject to platting within 1 year.

Background: The applicant requests a zone change from "SF-6" Single-Family Residential to "GI" General Industrial on a 28.3 acre unplatted tract located north of Harry on the east side of Hoover Road.

The request is being made in order to market the property for future industrial development, including the possibility for a permanent concrete and asphalt plant. The site is currently undeveloped, with a portion of the subject property indicated as being within a ponding area for the Wichita-Valley Center Floodway located adjacent to the subject property to the east. The applicant is currently platting the property (West Towne Industrial Addition filed on August 29, 1997), and has been informed about potential problems developing this site with regard to those ponding areas (the plat shows a 360 foot drainage easement along the southern portion of the subject property). The preliminary plat shows development occurring on 4 lots with access onto Hoover from each lot.

The surrounding area along Hoover is predominately industrial in nature. South of the application area is the location of Kansas Building Supply, Inc. and Roadway Express Trucking businesses on property zoned "LI". Land across Hoover to the west, owned by the Wichita Airport Authority, is currently undeveloped and also zoned "LI". To the north across the AT&SF Railroad tracks is property zoned "GC" and developed with a hotel and a restaurant. The Wichita-Valley Center Floodway is located on property zoned "SF-6" and forms the eastern boundary of the subject property.

After limited discussion of this matter, the MAPC voted (10-0) to approve "LI" Limited Industrial as recommended by staff.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change to "LI," 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 Daily Reporter 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 CITY OF WICHITA CODE SEC. 28.04.010.

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 City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3250

Zone change request from "SF-6" Single-Family Residential District to "LI" Limited Industrial District, described as:

That part of the W ½ of the SW ¼ of Section 26, Township 27-S, Range 01-W of the 6th P.M., Sedgwick County, Kansas, lying south of the AT&SF Railroad right-of-way, except that part taken for floodway in District Court case No. A-31849. Generally located north of Harry, east of Hoover Road.

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.

ADOPTED AT WICHITA, KANSAS, _____