

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 15, 1998

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3285 JOHN WEITZEL, INC., C/O CHARLES G. METCALF, 3310 W. CENTRAL, WICHITA KS 67203 REQUESTS ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "LI" LIMITED INDUSTRIAL, LOCATED 325 FEET NORTH OF CENTRAL ON THE EAST SIDE OF GOW (720 AND 722 NORTH GOW), (DISTRICT #6)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year and dedication of complete access control. (11-0).

Staff Recommendation: Approve, subject to platting within 1 year and dedication of complete access control.

CPO Recommendation: Approve, subject to staff recommendations (6-1).

Background: The applicant is requesting a zone change from "SF-6" Single-Family to the "LI" Limited Industrial for a platted lot located on the east side of Gow Street in an area north of Central Avenue. The application area has 100 feet of frontage along Gow Street, is currently a vacant lot, measures .6 of an acre and was platted in 1930. The applicant owns the lot to the south and if this rezoning is approved, plans to utilize a portion of the application area for manufacturing purposes and for off-street parking.

This zoning case involves a request for additional industrial zoning for a neighboring businesses, the properties to the west, north and east are zoned limited commercial, the property to the west is used for commercial purposes, the apartment uses to the north and east have been constructed in such a fashion as to back into the application area without windows, doors or decks; and the property to the south is zoned limited industrial and is used to industrial purposes

On January 7, 1992, the City Council approved the applicant's request for a zone change from "AA"

One Family to "E" Light Industrial subject to replatting the application area and their ownership to the south into one lot. The replatting of this area involved the vacation of an east-west alley. Since the approval of the zoning case the applicant has tried unsuccessfully to get the adjacent property owners to agree to the alley vacation. The applicant had been pursuing various options with staff including:

1. Extending the alley out to Central along the east line of the applicant's property.
2. Dedicate and guarantee a turn around for the alley as approved by City Engineering.
3. Plat two lots. If paving of the alley is required, it would appear that the applicant owns a large enough portion for a valid paving petition.

The rezoning request was approved 6-1 by the CPO on August 12, 1998. There was limited discussion of the parking lot and growth of the business. The MAPC meeting of August 13, 1998 there was limited discussion and was approved 11-0 subject to staff recommendations.

Recommendation:

1. Close the public hearing, approve the vacation; authorize the Mayor to sign the Vacation Order; and record the certified copy of the Vacation Order.
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.)

Z-3285

CW99-968 (First Published in The Daily Reporter, August 8, 1999)

ORDINANCE NO. 44-262

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-3285

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

Lot 1, John Weitzel Second Addition, Wichita, Sedgwick County, Kansas. Generally located north of Central, on the east side of Gow.

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, June 8, 1999.

Bob Knight, Mayor

ATTEST (Seal)

Pat Burnett, City Clerk
(Au8)

KG
DM
LV
DG
RS
KC
KW

20 1/4 sec 1500 + 998