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Sedgwick County

525 North Main Street 3rd
Floor
Wichita, KS 67203

Legislation Text

File #: 18-026, **Version:** 1

ZON2017-00051 - County zone change from LC Limited Commercial to OW Office Warehouse to allow non-destructive testing of manufactured aviation parts; generally located 500 feet north of West MacArthur Road on the east side of South Ridge Road (3908 S. Ridge Rd) (DISTRICT 2).

Recommended Action: Adopt the findings of the Metropolitan Area Planning Commission and approve the zone change; authorize the Chairman to sign the resolution and authorize the resolution to be published.

BACKGROUND: This application concerns a request to rezone an existing unplatted property from LC Limited Commercial (LC) to OW Office Warehouse (OW) for property located in the unincorporated area of the county on the east side of South Ridge Road, approximately 500 feet north of MacArthur Road. The applicant, J & J Weber, LLC, wishes to establish a business that does ultrasound non-destructive testing of aviation parts. This activity is not a permitted use under the existing LC Limited Commercial zoning. Rezoning to OW Office Warehouse would allow, among other uses, "Research Services," which will accommodate the proposed use.

The rezoning also accommodates the warehousing uses that have occurred in the past. A number of uses that are allowed by right in the LC Limited Commercial district would no longer be permitted; however, given the circumstances in the surrounding neighborhood, such a change may be considered as a positive action.

This property formerly contained a warehousing operation and has been unused for some time. It is located immediately north of where Cowskin Creek crosses Ridge Road. According to the flood maps for this area, a small portion of the property is impacted by the edge of the floodplain; but the building on the property is not touched by the floodplain. This property is not platted and platting is not a requirement of the zone change because there is no intention to add to the building. However, if any addition is made to the building, platting is required.

As stated below, this location was part of the establishment of commercial zonings at many intersections of section-line roads by Sedgwick County in 1958. The lands immediately north of the subject site is zoned SF-20 Single-Family Residential (SF-20), developed with a single-family residence surrounded by agricultural land. The property east and south of the subject site is zoned LC developed with agriculture building improvements and agricultural land. Property west of the site is zoned LC and is agricultural land with agriculture building improvements. An existing commercial business of a bar and grill is located on the north side of MacArthur Road east of Ridge Road.

The action of the Metropolitan Area Planning Commission (MAPC) on December 7, 2017, was to approve the request to rezone to OW zoning district.

There was no one who spoke for or against the re-zoning at the MAPC hearing. MAPC approved the

item by consent. No valid protests were received. The Board of County Commissioners may approve the request as recommended by the MAPC with a three of five vote.

Alternatives: Adopt the findings of the MAPC and approve the zone change; authorize the chairman to sign the resolution, and authorize the resolution to be published (requires a three of five vote); override the recommendation of the MAPC and deny the request by making separate findings (requires a four of five vote) or return the application to the MAPC for re-consideration (three of five vote).

Financial Considerations: There are no additional financial considerations to the County associated with this application.

Legal Considerations: The Board of County Commissioners is authorized to consider this zone change pursuant to K.S.A. 12-741 et seq. and Sec. V-C of the Wichita-Sedgwick County Unified Zoning Code. The options and vote requirements are included in the "Alternatives" section above.

Policy Considerations: The MAPC recommendations are based upon the findings of fact stated in the MAPC minutes.