Planning Agenda Item #_____

City of Wichita
City Council Meeting
December 5, 1989

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2975 - ZONE CHANGE FROM THE "BB" OFFICE DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE SOUTHWEST CORNER OF TERRACE AND 14TH STREET NORTH.
(District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (10-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "1B" voted to approve. Motion failed by a vote of 4-5.

Background: On November 9, 1989, the MAPC held a public hearing to consider a zone change request from the "BB" Office District to the "LC" Light Commercial District for a portion of a platted reserve located at the southwest corner of Terrace and 14th Street North. The application area measures approximately .6 acre and has 272 feet and 111 feet of frontage to 14th Street and Terrace, respectively. The applicant owns all of the platted reserve (Reserve A) of which this application area is a portion. The applicant also owns all of Reserve B to the east.

The application area is presently developed with a building of approximately 7,000 sq. ft. that formerly housed the Munger Substation Post Office. The building is now vacant and if this zone change case is approved, the applicant's agent has advised that a portion of the existing building may be used as a bakery or the entire building may be used for retail sales. Bakeries are permitted in the "LC" District, provided they do not occupy more than 6,000 square feet of floor area and provided all vehicles used in conjunction with the business are stored within a building or within an enclosed compound which has been approved by the director of planning as to adequate screening material [28.04.090(A)(1.3)].

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading.

2. Return the application to the MAPC for reconsideration stating reasons.

(_____) Published in The Daily Reporter on 12/15/89

ORDINANCE NO. 40-823

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-2975

Zone change from the "BB" Office District to the "LC" Light Commercial District

The east 236 feet of the north 105 feet of Reserve A, Ken-Mar Addition, Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of East 14th Street North and Terrace Drive.

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.

E. 14th STREET N.

6'0" WOOD SCREENING FENCE @ NORTH PROP. LINE (APPROX. 200')

LANDSCAPED AREA (TO BE APPROVED)

104.9'

25'

212.55'

EXISTING PAVED PARKING

EXISTING PAVED PARKING

6'0" WOOD SCREENING FENCE & DELIVERY VAN PARKING

1455 N. Terrace Dr.

111.15'

165'

"LC" ZONE

"BB" ZONE

236'

100'

"C" ZONE

105.86'

228.6'

105.4'

"LC" ZONE

365'

264.9'

N. TERRACE DR.

304.3±

E. 13th STREET N.

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ALL RIGHTS RESE
Unauthorized Reproduc
Violation Of Applicabl
& Subject To Criminal P

SITE PLAN
1"=40'-0"

NORTH

2-2975
MAPC 11/9/89