Planning Agenda Item #_____

City of Wichita
City Council Meeting
May 8, 1990

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2990 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED ON THE NORTHEAST CORNER OF 13TH STREET NORTH AND GREEN STREET. (District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (9-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "1B" recommends approval (7-0).

Background: On April 12, 1990, the MAPC held a public hearing to consider a zone change request from the "A" Two-Family Dwelling District to the "C" Commercial District for five platted lots located at the northeast corner of Green Street and 13th Street North. The application area was platted in 1909, measures approximately .4 of an acre in size and has 132.5 feet of frontage to 13th Street. The north/south alley in this city block is not opened up from 13th Street to 14th Street. The application area is presently undeveloped.

If this zone change to "C" zoning is approved, the applicant's stated use of the property is off-street parking for business vehicles, company trucks and the personal vehicles of employees. In this regard, it should be noted that the applicants own and operate the lawn service business at the northwest corner of 13th Street and Green. The applicants have also stated that they may wish to use this property as a transfer point for grass clippings from one vehicle directly onto another. The "C" zoning district is the first district that permits the applicants' intended uses (outside storage of vehicles and refuse transfer point) of the property. If this rezoning request is approved, Section 28.04.160(K) of the City Zoning Text will require screening along the site's north and east lines.

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.

2. Return the application tot he MAPC for reconsideration, stating reasons.

(_____) Published in The Daily Reporter on 9/18/90

ORDINANCE NO. 41-123

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-2990

Zone change from the "A" two-family dwelling district to the "C" Commercial District.

Lot 1, C.E. Nichols 2nd Addition Wichita, Sedgwick County, Kansas.

Generally located at the northeast corner of 13th Street North and Green.

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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.

plat recorded 8/28/90

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, _____

ATTEST:

_____ _____

(SEAL) City Clerk Mayor

Approved as to form:

_____

City Attorney

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Form MAPD 1022\1989