

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 13, 1993

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3094 - ZONE CHANGE FROM THE "AA" SINGLE FAMILY, "B" MULTIPLE FAMILY AND "LC" LIGHT COMMERCIAL DISTRICTS TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED 460 FEET SOUTH OF ST. LOUIS STREET ON THE EAST SIDE OF WEST STREET. (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning



MAPC Recommendation: Approve subject to replatting (11-0).

Staff Recommendation: Approve subject to replatting.

CPO Recommendation: CPO Southwest "4" voted 3-0 to recommend approval.

Background: On June 3, 1993, the MAPC considered a zone change from the "AA" Single Family, "B" Multiple Family and "LC" Light Commercial Districts to the "LC" Light Commercial District for a platted 0.7 acre tract generally located 460 feet south of St. Louis Street on the east side of West Street. The property is currently developed with a pawn shop.

Surrounding property to the east is currently zoned "AA" Single Family and is developed with single family residences. Property to the north is zoned "B" Multiple Family and "AA" Single Family and is developed with single family residences. All remaining surrounding property is zoned "LC" Light Commercial and is developed with retail uses.

The 1978 and the proposed 1992 Comprehensive Plans depict this area for commercial uses. In addition, the proposed plan indicates that commercial uses should be located adjacent to arterial streets and in areas where the associated traffic does not feed onto residential streets. Although the plan also recommends against strip commercial development, the zone change request is consistent with the established zoning and land use pattern for this section of West Street. The adopted MAPC zoning policy also recommends looking favorably on requests for light commercial along this segment of West Street.

Municipal services are available to serve this site. The application area has access to West Street, a 4-lane, arterial with 30 feet of existing half-street right-of-way, whereas 50 feet would be required. The City's Capital Improvements Program has committed funds for the construction of a continuous center left turn lane for West Street from 13th to Kellogg. Construction is expected to begin in 1995.

Recommendations/Actions:

1. Concur with the findings of the Metropolitan Area Planning Commission 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; 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 first reading).

() 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 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-3094

Zone Change from the "AA" One-family and "B" Multiple Family Dwelling Districts to the "LC" Light Commercial District

Lot 1, George's West Addition, Wichita, Sedgwick County, Kansas

Generally located east of West Street and north of Second Street

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.

ADOPTED AT WICHITA, KANSAS, _____.

ATTEST:

(SEAL) Pat Burnett, Deputy City Clerk

Elma Broadfoot, Mayor

Approved as to form:

Gary E. Rebenstorf, City Attorney