Planning Agenda Item #_____

City of Wichita
City Council Meeting
June 15, 1993

Agenda Report #____

TO: Mayor and City Council Members

SUBJECT: Z-3093 - ZONE CHANGE FROM THE "B" MULTIPLE FAMILY DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE NORTHEAST CORNER OF LINCOLN AND GREENWOOD STREETS AND 150 FEET NORTH OF LINCOLN ON THE WEST SIDE OF HYDRAULIC.
(District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to platting (12-0).

Staff Recommendation: Approve subject to platting.

CPO Recommendation: CPO Northeast "1" voted 8-0 to recommend approval.

Background: On May 20, 1993, the MAPC considered a zone change from the "B" Multiple Family District to the "LC" Light Commercial District for several platted lots totalling .82 of an acre. The application area is located at the northeast corner of Lincoln and Greenwood Streets and 150 feet north of Lincoln on the west side of Hydraulic. Single family housing currently exists on the property. The applicants have indicated that a Quik-Trip is planned for development at this location.

Surrounding property to the north, east and west is currently zoned "B" Multiple Family and is currently developed with single family residential uses. The property at the northwest corner of Hydraulic and Lincoln is currently zoned "LC" Light Commercial and is developed with an auto related business. This area will be incorporated into the Quik-Trip development. Surrounding property south of Lincoln is zoned "LC" Light Commercial and is developed with a Dillon's.

The site has three access points: Hydraulic, a 2-lane arterial, Lincoln, a 4-lane arterial and Greenwood a residential street. Hydraulic has 30 feet of existing half-street right-of-way, whereas 50 feet would be required. By separate instrument (Deeds 8897, 8898, & 8900), 75 feet of half-street right-of-way exists for the intersection of Hydraulic and Lincoln.

The applicants have been working with the Traffic Commission in regards to median cuts and access. The Commission has agreed to remove a portion of the median along Lincoln and in return the applicants will be providing a 2-way left turn lane. City Council has not yet approved the median cut. The applicants will also be relocating the existing alley to access Greenwood Street.

The proposed use of the applicant's property can be expected to generate an additional 2,838 vehicle trips per day. The existing intersection currently has the capacity to handle 25,500 vehicles per day. The additional traffic generated by the proposed Quik-Trip will bring the intersection to near capacity (25,046 vehicles at intersection with additional Quik-Trip traffic). The proposed two-way left turn lane will not increase the ntersection capacity, but will improve traffic flow. Traffic Engineering does not believe additional road improvements are necessary at this time.

The 1978 and the proposed 1992 Comprehensive Plans indicate this area for residential uses. However, a closer inspection of the site specific characteristics of the area indicate that the requested expansion of "LC" Light Commercial would be appropriate. In addition, the proposed plan recommends locating commercial uses adjacent to major arterials and thoroughfares and in areas where traffic impacts will be minimized on adjacent residential uses.

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 Metropolitan Area Planning Commission 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 10/15/93

ORDINANCE NO. 42-124

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-3093

Zone Change from the "B" Multiple-Family District to the "LC" Light-Commercial District.

QuikTrip 5th Addition, Wichita, Sedgwick County, Kansas

Generally located north of Lincoln and west of Hydraulic.

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

sent to be published 8-13-93