

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 12, 1993

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3078 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "C" COMMERCIAL DISTRICT LOCATED NORTHEAST OF ST. LOURIS STREET AND THE WICHITA-VALLEY CENTER FLOOD CONTROL EASEMENT. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting (14-0).

Staff Recommendation: Approve, subject to replatting subject property into one lot.

CPO Recommendation: CPO Council "Northwest 5" recommended approval (5-2).

Background: On December 17, 1992, the MAPC held a public hearing to consider a zone change from the "AA" One-Family Dwelling District to the "C" Commercial District for a 1.75-acre portion of a vacant platted lot generally located northeast of St. Louis Street and the Wichita-Valley Center floodway. The applicant has indicated that the proposed use of the property is for the expansion of an existing self-storage facility. The "C" Commercial district is the first district to permit self-storage by right.

The applicant's existing business is located directly north of the application area on property zoned "C" and "LC". Three separate BZA applications have been approved that allow residential storage warehouses, an outdoor storage area, and vehicle rental on the applicant's property north of the area under consideration. The applicant proposes accessing the application area through the existing business. All remaining surrounding property is zoned "AA". However, only the property to the east is developed with single-family residences. The Zoning Ordinance would require that the adjacent residences be screened, should the applicant's property be rezoned to "C".

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; or
2. Return the application to the MAPC for reconsideration, stating reasons; or
3. Override the Planning Commission's recommendation by a 2/3rd majority vote of the membership of the governing body.

() Published in The Daily Reporter on 5-21-93

ORDINANCE NO. 42-075

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-3078

Zone change from the "AA" One-Family Dwelling to
the "C" Commercial District

Lot 2, Block A, J. Rogers Addition, Wichita,
Sedgwick County, Kansas. Generally located south
of Central and east of the Wichita-Valley Center
Floodway.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes 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) City Clerk

Mayor

Approved as to form:

City Attorney

Sent to be published 5-17-93