Planning Agenda Item #_____

City of Wichita
City Council Meeting

November 29, 1994

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3149 - ZONE CHANGE FROM THE "E" LIGHT INDUSTRIAL DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED AT THE SOUTHEAST CORNER OF DOUGLAS AND GREENWOOD AVENUE.
(District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve "C" Commercial (11-0).

Staff Recommendation: Approve "C" Commercial.

CPO Recommendation: CPO Council Northeast "1" considered this case on October 24, 1994, and voted 8-0 to recommend approval.

Background: On November 3, 1994, the MAPC considered a zone change from the "E" Light Industrial District to the "LC" Light Commercial District for a 6,250 square foot platted site (Lot 219, except the west 10.9 feet, Lot 221, and the west 10.9 feet of Lot 223, Knight's Addition), located at the southeast corner of Douglas and Greenwood Avenue. The River Community Church requests the zone change in order to operate a church facility on the site. The application area is developed with a building that was formerly occupied by The Dandelion. The Church plans to occupy the existing structure and execute an agreement with a nearby business for parking.

The City's zoning ordinance permits churches in residential and commercial zoning districts. However, the proposed use is not permitted in areas zoned for industrial uses. Since the site and surrounding area is zoned "E", it is necessary for the applicant to rezone the property. The applicant choose to apply for a commercial zoning district, because it would be more appropriate for this area than residential zoning, given the surrounding land uses. Auto dealership lots are located to the south, east, and north. Plaza Rental and Sales of Wichita is located to the west. Since the request for "LC" zoning was advertised, the applicant and staff agreed that "C"

Commercial zoning would be more logical for the site, if the church decides to sell the property in the future.

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; 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 hearing).

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. 42-571

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:

FILE COPY

Case No. Z-3149
Zone change request from the "E" Light Industrial District to the "C" Commercial District

Lot 219, except the west 10.9 feet, Lot 221, and the west 10.9 feet of Lot 223, on Douglas Avenue, in Knight's Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Douglas and Greenwood Avenue.

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, _____