Planning Agenda Item #_____

City of Wichita
City Council Meeting

September 13, 1994

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3141 - ZONE CHANGE FROM "B" MULTIPLE FAMILY DWELLING AND "AA" ONE FAMILY DWELLING DISTRICTS TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED APPROXIMATELY 250 FEET SOUTH OF 2ND STREET ON THE WEST SIDE OF WEST STREET.

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: Due to the problem with scheduling, and since the MAPC had already ruled on the zone change request, CPO Council Southwest "4" elected to take no action on this matter.

Background: On August 11, 1994, the MAPC considered a zone change from the "AA" One Family Dwelling District and the "B" Multiple Family Dwelling District to the "LC" Light Commercial on a 0.46 acre site platted as the south 7 feet of Lot 3, and the north 60 feet of Lot 5, Block 17, Parkwilde Addition. The site is currently undeveloped and located approximately 250 feet south of 2nd Street on the west side of West Street. The applicant proposes to open a boat sales business on the site. Under "LC" zoning, outside sales or rental of boats can only be approved separately by the Board of Zoning Appeals as a use exception. This is probably not an area where staff would favor that type of request. Also, outside storage is not permitted in "LC" zoning, unless enclosed by a screening fence of not less than six feet in height nor less than the height of the merchandise.

In this area, West Street is predominantly characterized by strip commercial uses; areas where the zoning is one lot deep along an arterial roadway with multiple store fronts and individual access points. The Land Use Guide of the Comprehensive Plan identifies West Street for commercial uses between Maple and Central. The application area is surrounded by "LC" Light

Commercial zoning to the north, south, and east. "C" Commercial zoning is located directly east of the subject property. Single family residential uses and a religious facility are located to the west.

Recommendations/Actions:

1. Adopt the findings of the MAPC and approve the zone change, subject to platting within one year; instruct the Planning Department to forward the ordinance on first reading when the plat is forwarded to the Council.

(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. 42-632

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-3141

Zone change from the "AA" One-family and "B" Multi-family Dwelling Districts to the "LC" Light-Commercial District.

Lot 1, Houdek Addition, Wichita, Sedgwick County, Kansas

Generally located south of 2nd Street and west of West 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