

Planning Agenda Item # _____

City of Wichita
City Council Meeting
March 1, 1994

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3116 - ZONE CHANGE FROM THE "A" TWO FAMILY, "RB" FOUR FAMILY AND "B" MULTIPLE FAMILY DISTRICTS TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE SOUTHEAST CORNER OF KELLOGG AND BLECKLEY.
(District #2)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

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

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council "2" voted 6-1-1 to recommend approval of the request.

Background: On January 27, 1994, the MAPC considered a zone change from the "A" Two Family, "RB" Four Family and "B" Multiple Family districts to the "LC" Light Commercial district for 6 lots (5 platted) at the southeast corner of Kellogg and Bleckley. An expansion of an existing medical clinic is proposed.

Surrounding property to the east and west is currently zoned "LC" Light Commercial. Both of these properties have use exceptions from the Board of Zoning Appeals for car sales and/or car leasing. Property to the north, across Kellogg, is zoned "B" Multiple Family and "BB" Office District and is currently developed with multiple family housing and the Veteran's Administration facility. Single family homes exist to the south on property zoned "A" Two Family and "RB" Four Family.

The Land Use Map of the Comprehensive Plan identifies this area for commercial uses. In addition, the Plan (Goal III, B, 7) recommends that portions of Kellogg are appropriate for highway-oriented, auto-related and non-retail commercial uses. These kinds of uses

are generally more intensive than the use proposed by the applicant or permitted by right in the "LC" Light Commercial district.

Previous zone changes in this area have supported deepening of "LC" zoning along the south side of East Kellogg. In 1984, Z-2639 established "LC" zoning along the east side of Pinecrest from Kellogg to Orme (approximately 575 feet). A series of zone changes in the 1990's (Z-2993, Z-3016 and Z-3072) have extended the "LC" zoning to a depth of approximately 475 feet from Kellogg between Elpyco and Bleckley. (Z-3072 was approved in 1993 subject to platting. To date, a plat of this property has not been recorded.) In 1992, Z-3062 extended "LC" zoning approximately 300 feet south from Kellogg along Pinecrest. If approved, the current request would extend "LC" zoning approximately 325 feet along the east side of Bleckley.

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.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first reading).

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ORDINANCE NO. 42-437

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-3116

Zone change from the "A" Two-Family dwelling; the "RB" Four-Family Dwelling and the "B" Multiple Family Dwelling Districts to the "LC" Light-Commercial District.

Lot 1 J & G Addition, Wichita, Sedgwick County, Kansas.

Generally located south of Kellogg, on the east side of Bleckley.

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.