Planning Agenda Item #_____

City of Wichita
City Council Meeting
March 4, 1997

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3218 MCDONALDS CORPORATION REQUESTS ZONE CHANGE FROM "TF-3" TWO-FAMILY RESIDENTIAL TO "GO" GENERAL OFFICE DISTRICT , LOCATED WEST OF HILLSIDE, SOUTH OF ELM (535 N. HILLSIDE)

(DISTRICT #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (14-0).

Staff Recommendation: Approve.

Background: The applicant requests a zone change from "TF-3" Two-Family Residential to "GO" General Office for a 0.05 acre portion of Lots 102, 104, and 106 on Lorraine Avenue in Resurvey of Buck's 2nd Addition, located west of Hillside and south of Elm (535 N. Hillside). The request will standardize the zoning in the immediate area that is predominately "LC" Limited Commercial and "GO" General Office, and allow the applicant to use the property for restaurant parking.

The application area is adjacent to an alley and is currently used to store a trash dumpster. There is a medical office building to the west on property zoned "GO" and a McDonald's restaurant under construction to the east on property zoned "LC". To the south are various medical service buildings and restaurants on property zoned "GO" (on the west half of the block) and "LC" (on the east half of the block). Wesley Medical Center is located across Elm to the north and is also zoned "LC" and "GO".

During the Planning Commission's discussion of this matter, questions concerning the current use of the property were asked by the Commission. The agent for the applicant stated that it has been used for parking, and that no one realized that it was zoned "TF-3" until the property was being redeveloped. After discussion, the MAPC voted (14-0) to approve the request as recommended by staff.

Recommendation:

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 the first hearing.)

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY CITY OF WICHITA CODE SEC. 28.04.010.

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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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Sec. 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3218

Zone change request from "TF-3" Two-Family Residential District to "GO" General Office District, described as:

The east 26.25 feet of Lots 102, 104 and 106 on Lorraine Avenue in Resurvey of Buck's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located west of Hillside, south of Elm (535 N. Hillside).

SECTION 2. That upon the taking effect of this 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 Wichita -Sedgwick County Unified Zoning Code 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.