

Agenda Item # _____

City of Wichita
City Council Meeting
August 24, 1999

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3328 - ZONE CHANGE FROM "B" MULTI-FAMILY RESIDENTIAL AND "SF-6" SINGLE-FAMILY RESIDENTIAL TO "LC" LIMITED COMMERCIAL, LOCATED APPROXIMATELY 500 FEET NORTH OF DOUGLAS, WEST OF WEST STREET (131 NORTH WEST STREET) (District #IV)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year (9-0).

Staff Recommendation: Approve, subject to platting within 1 year and conditions.

CPO Recommendation: Approve (7-0).

Background: The applicant requests a zone change from "B" Multi-Family and "SF-6" Single-Family Residential Districts to the "LC" Limited Commercial District for the 1.03 acre platted Lot 1, Block 24, Parkwilde Addition, located between Douglas Avenue and 2nd Street on the west side of West Street. The northern edge of this property includes 30 feet of previously vacated Academy Avenue (First Street). The lot is currently vacant and has 150 feet of frontage along West Street. The applicant, and owner of S & D Equipment Company two lots to the north, requests the rezone in order to expand his existing business to accommodate lawn-mower repair, sales, and service.

The subject property is bordered by Taylor-Made Transmissions on the north, a dentist's office across West Street on the east, vacant multi- and single-family zoned land on the south, and a single-family home that fronts onto Florence on the west. The surrounding zoning and land uses are predominantly commercial to the north and east and there is strong commercialization along West Street between Douglas and Central.

At the CPO(4) meeting held July 22, 1999, the CPO voted 7-0 to approve the request subject to conditions found in the staff report. The agent for the applicant, Robert Kaplan, presented the request to the Council and stated that his applicant was in agreement with the staff

recommendation. No citizens were present to speak on this request.

At the MAPC hearing held July 29, 1999, the applicant's agent stated that he was in agreement with the staff recommendation and conditions, but asked that the subject of access control be held off until the platting process. Staff agreed with this. After brief discussion, the MAPC voted to approve the request subject to conditions found in the staff report.

The City Clerk shall withhold publication of the ordinance establishing a zone change until such time as the plat is recorded with the Register of Deeds.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the recommended conditions; 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 SECTION 28.04.010, AS AMENDED.

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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 Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3328

Zone change request from "B" Multi-Family Residential and "SF-6" Single-Family Residential District to "LC" Limited Commercial District, described as:

Lot 1, Block 24 and 30 feet of Academy Avenue now vacated, adjoining said Lot on the North, Parkwilde Addition to the City of Wichita, Sedgwick County, Kansas. Generally located approximately 500 feet north of Douglas, west of West Street (131 North West Street).

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.

ADOPTED AT WICHITA, KANSAS, _____