Planning Agenda Item #_____

City of Wichita
City Commission Meeting
September 2, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2788 - REQUEST FOR ZONE CHANGE FROM "LC" LIGHT COMMERCIAL TO "C" COMMERCIAL, LOCATED SOUTH OF CENTRAL EAST OF THE BIG DITCH. (Storage Equities)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (10-0)

Staff Recommendation: Approve

Background: On August 7, 1986, the MAPC held a public hearing to consider a zone change from "LC" to "C" for the south portion of a narrow, triangular-shaped lot located on the east side of the Big Ditch south of Central. The site is currently being used for outdoor storage of boats, recreational vehicles, etc., in violation of the "LC" zoning district regulations. No one appeared in opposition to the zone change. The Planning Commission unanimously recommended approval subject to an amended BZA application.

CPO Council "A" voted 5-0 to recommend approval of the request.

Analysis: North of the application area is an undeveloped light commercial area from which a single-family house has just been removed; to the east are residential storage warehouses in the "LC" district with a BZA use exception; south and west is the Big Ditch. The only access to this site is through the property to the east and out to Central. However, the BZA resolution authorizing the storage warehouses to the east required the west property line to be fenced wherever the buildings were not located. In order to provide appropriate access to the application area and to amend the screening requirements of BZA 25-83 with regard to this access, approval of the zone change should be subject to the applicant filing and receiving approval of an amended BZA exception request to include this application area and the property to the east.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the zone change.

Actions: 1. Concur with the findings of the MAPC and approve the zone change subject to the condition of BZA approval; place the ordinance on first reading and instruct the City Clerk to withhold publication until the BZA resolution has been approved; or

2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
8-7-86 MAPC Minutes
CPO Memorandum

(98) Published in The Daily Record on January 23, 1987

ORDINANCE NO. 39-665

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-2788

Zone Change from the "LC" Light Commercial District to the "C" Commercial District

Lot 1, except the north 366.66 feet thereof, Block A, R. G. Storck Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Central in an area east of the Big Ditch.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

_____
Mayor

_____
City Clerk

(SEAL)

_____
Approved as to form City Attorney