

City of Wichita
City Commission Meeting
February 4, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2736 - REQUEST FOR ZONE CHANGE FROM "BB" OFFICE DISTRICT
TO "LC" LIGHT COMMERCIAL. LOCATED AT THE NORTHWEST
CORNER OF LONGFELLOW AND ORME. (Scholfield Lincoln-Mercury, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve "LC" (7-0)

Staff Recommendation: Approve "LC"

Background: On January 9, 1986, the MAPC held a public hearing to consider a zone change request from "BB" to "LC" for a 0.2-acre platted lot located at the northwest corner of Longfellow and Orme. The lot is currently fenced (concrete wall on the west and south, chain link fence on east) as part of the Scholfield Lincoln-Mercury auto dealership and is being utilized in violation of the zoning ordinance. Under "BB" zoning it can be used for the parking of employee cars only. Use of the property for parking cars for sale or cars being serviced on site requires "LC" zoning and an exception through the Board of Zoning Appeals. No property owners in the area appeared at the hearing to speak either for or against the application. The MAPC recommended 7-0 that the application be approved.

On January 13, CPO Council "H" recommended 6-0 that the application be approved.

Analysis: Property to the south and west is zoned and used for single-family purposes. Property to the north and east is light commercial and used for an auto dealership and parking lot respectively. The adopted zoning policy for this area states "that the "LC" Light Commercial and the "BB" Office District be limited to the north of Orme Street for existing uses having access to Kellogg Drive on the south side of Kellogg between Calhoun and Longfellow provided that complete access control be maintained on the residential streets. Because of the concrete wall required on the south property line, no access from the site to Orme is possible. The Planning Commission found that the character of the neighborhood; the zoning and uses of properties nearby, especially the applicant's commercial development to the north; and the suitability of subject property for expansion of the applicant's business justified the zone change.

- Actions:
1. Concur with the findings of the MAPC and approve the zone change; place the zoning ordinance on first reading; or
 2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
1-09-86 MAPC Minutes

(1736) Published in The Daily Record on February 14, 1986

ORDINANCE NO. 39-456

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-2736

Zone Change from the "BB" Office District
to the "LC" Light Commercial District

Lot 4, Block 2, EASTRIDGE 11TH Addition, Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Longfellow and Orme.

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