

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
November 6, 1990

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: Z-3007 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE NORTHWEST CORNER OF CENTRAL AND NEVADA.  
(District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

CPO Recommendation: CPO Council "5B" recommended approval (6-0).

Background: On October 11, 1990, the MAPC held a public hearing to consider a zone change request from the "AA" One-Family Dwelling to the "LC" Light Commercial District for a .4 of an acre site located at the northwest corner of Nevada and Central. The site has 50 feet of frontage along Central, 327 feet of frontage along Nevada, and is a portion of a lot that was platted in 1927. The site is currently occupied with the Poor Boy Tire Shop, which is a nonconforming use.

The southern portion of the site is developed with a building for the tire shop and the northern part is either undeveloped or used for outside storage of tires. The tires are stored behind a solid wood fence or, in some places, a chainlink fence. Central Inspection has advised that the outside storage of tires is not a legal part of the existing nonconforming use of the property. The applicant is advised that if "LC" zoning is approved, the outside storage of tires is not permitted in the "LC" district. Section 28.04.090(1.2) of the City's zoning ordinance does not permit outside storage in the "LC" district. The applicant is advised that a building will need to be constructed for purposes of tire storage.

The "1988 Traffic Volume Flow Map" shows that there was an average daily traffic volume of 22,766 at the intersection of Central and West Street. This arterial street intersection is located two blocks east of the zoning request and currently experiences medium

congestion. Since the zone change is being requested in order to bring the property's use into conformance with the zoning ordinance, the traffic generated by this property will not change. Therefore, the zone change will not impact the traffic volume on Central.

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, stating reasons.

( ) Published in The Daily Reporter on 9/18/90  
(One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, October 11, 1990, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Council Chambers, First Floor, City Hall, 455 North Main Street, Wichita, Kansas, beginning at 1:30 p.m., will consider the following applications:

Case No. Z-3007  
Zone change request from the "AA"  
One-Family Dwelling District to  
the "LC" Light Commercial District

The south 326.7 feet of the east 80 feet of Lot 2, except the east 30 feet for street, Central Place, Sedgwick County, Kansas. Generally located at the northwest corner of Nevada and Central (4300 W. Central).

Case No. Z-3008  
Zone change request from the "C" Commercial  
District to the "LC" Light Commercial District  
and  
from the "LC" Light Commercial District  
to the "C" Commercial District

"C" to "LC"

Part of Lot 1, Chrysler Addition, Wichita, Kansas, described as beginning at a point 244.9 feet south and 22.7 feet east of the northwest corner of said Lot 1; thence north 110 feet; thence east 72 feet; thence north 50 feet; thence east 40 feet; thence south 160 feet; thence west 112 feet to beginning.

"LC" to "C"

Part of Lot 1, Chrysler Addition, Wichita, Kansas, described as beginning at a point 244.9 feet south and 22.7 feet east of the northwest corner of said Lot 1; thence east 149.1 feet; thence south 120 feet; thence west 149.1 feet; thence north 120 feet to beginning.

Generally located on the south side of Kellogg and east of Gouverneur (7127 E. Kellogg).

As provided in Section 28.04.210 of the Code of the City of Wichita, Kansas, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the Zoning Ordinance will be considered by the MAPC as by law provided.

WITNESS MY HAND this 18th day of September, 1990.

Marvin S. Krout, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission