

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

City of Wichita  
City Council Meeting  
October 13, 1993

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

**TO:** Mayor and City Council Members

**SUBJECT:** Z-3103 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING AND "B" MULTIPLE FAMILY DWELLING DISTRICTS TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED 250 FEET NORTH OF CENTRAL ON THE WEST SIDE OF WEST STREET. (District #5)

**INITIATED BY:** Metropolitan Area Planning Department



**AGENDA ACTION:** Planning

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MAPC Recommendation: Approve, subject to replatting (9-0).

Staff Recommendation: Approve, subject to replatting.

CPO Recommendation: CPO Council Northwest "5" voted 6-0 to recommend approval.

Background: On September 9, 1993, the MAPC considered a zone change from the "AA" Single Family and "B" Multiple Family districts to the "LC" Light Commercial district for two platted lots (1 1/8 acre total size) generally located north of Central on the west side of West Street. The application area is currently developed with a single family home. The applicant intends on using the property for used car sales. Used car sales are permitted in the "LC" district if all vehicles for sale are stored indoors. Outdoor storage of cars for sale requires a use exception from the Board of Zoning Appeals.

Surrounding property to the north, south, and east is currently zoned "LC" Light Commercial and is developed with a strip commercial center, the House of Lighting, and apartments. Surrounding property to the west is currently zoned "AA" Single family and is developed with single family homes.

The Comprehensive Plan depicts this area for commercial uses. In addition, the proposed plan indicates that commercial uses should be located adjacent to arterial streets and in areas where the associated traffic does not feed onto residential streets. Although the plan also recommends against strip commercial development, the zone

change request is consistent with the established zoning and land use pattern for this section of West Street.

Municipal services are available to serve this site. The application area has access to West Street, a 4-lane arterial with 50 feet of existing half-street right-of-way. The City's Capital Improvements Program has committed funds for the construction of a continuous center left turn lane for West Street from 13th to Kellogg. Construction is expected to begin in 1995.

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.
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 first reading).

( ) 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 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-3103

Zone Change from the "AA" One-Family Dwelling District and "B" Multiple-Family Dwelling District to the "LC" Light Commercial District.

Lot 1, Block 1, Fansler Addition to Wichita, Sedgwick County, Kansas

Generally located north of Central on the west side of West Street.

**SECTION 2.** That upon the taking effect of the Ordinance, the above zoning change 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 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:

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(SEAL) Pat Burnett, Deputy City Clerk

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Elma Broadfoot, Mayor

Approved as to form:

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Gary E. Rebenstorf, City Attorney