

Planning Agenda Item # _____

City of Wichita
City Council Meeting
October 8, 1996

Agenda Report # _____

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TO: Mayor and City Council Members

SUBJECT: Z-3207 - ZONE CHANGE FROM 'TF-3' TWO FAMILY RESIDENTIAL TO LC LIMITED COMMERCIAL; AND

DP-183 AMENDMENT #4 - KIMBERLY NAGEL BREWSTER (APPLICANT) KDA, INC. C/O T.G. DAVIS (CONTRACT PURCHASER); EVERETT FETTIS (AGENT) REQUEST AN AMENDMENT TO THE DAVIS-MOORE COMMUNITY UNIT PLAN FOR EXPANSION OF AUTOMOTIVE DEALERSHIP (PARKING AREA), LOCATED NORTH OF ORME, ON THE WEST SIDE OF LEXINGTON (543 S. LEXINGTON).

(DISTRICT #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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

Staff Recommendation: Approve, subject to conditions.

CPO Recommendation: Approve (7-0).

Background: The applicant requests a zone change from 'TF-3' Two-Family Residential to 'LC' Limited Commercial for Lot 13, Drivers Addition (543 S. Lexington), located north of Orme on the west side of Lexington. The applicant also requests an amendment to the Davis-Moore Community Unit Plan to add the lot proposed for rezoning to the CUP. The zone change and CUP amendment are requested to allow for an expansion of the Davis-Moore automotive dealership.

The subject property is currently developed with a single family home and is bordered by the Davis-Moore auto complex to the north, a recently approved CUP amendment (#3) for a parking lot for the automotive dealership to the west, a single family home to the east, and single family homes to the south. The applicant indicates that the existing single family home will be removed and the lot will be used as a parking area for employees of the auto complex.

The CUP drawing submitted with this application shows complete access control along Lot 13 abutting Lexington, a 10' by 60' landscape planting strip along Lexington, as well as the extension of the wood fence between the auto dealership and adjacent residential properties to the south. The planting strip would be installed when any improvements are initiated on that lot.

During the Planning Commission's discussion of this matter, questions concerning the intent of Davis-Moore to expand their auto complex to Orme were asked by the Commission. This is the most recent of three amendments to the Davis-Moore complex which have added just one lot to the commercial CUP per application. After discussion, the MAPC voted (9-0) to approve the request as recommended by staff.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change and C.U.P. amendment, subject to the recommended conditions; 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 consideration.

(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 ORDINANCE NO. 43-014.

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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 Ordinance No. 43-014, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3207

Zone change request from 'TF-3' Two Family Residential District to 'LC' limited Commercial District, described as:

Lot 13, Drivers Addition to Wichita, Kansas.

Generally located north of Orme, on the west side of Lexington (543 S. Lexington).

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, _____