

Planning Agenda Item # _____

City of Wichita
City Council Meeting
June 11, 1996

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3202 - RUFORD L. HAYNES, JR. REQUESTS ZONE CHANGE FROM 'MF-29' MULTI-FAMILY RESIDENTIAL TO 'LC' LIGHT COMMERCIAL, LOCATED ON THE NORTHEAST CORNER OF SENECA AND IRVING STREET, (DISTRICT #6)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, 10-0.

Staff Recommendation: Approve.

CPO Recommendation:

Background: The applicant requests a zone change from 'MF-29' Multi-Family Residential to 'LC' Limited Commercial on 4 lots totaling 0.25 acres at the northeast corner of Seneca and Irving Street. The applicant is requesting the zone change to replace parking for his restaurant located to the north that was lost by the expansion of Seneca.

The applicant's property is bordered by a night club to the south and his restaurant to the north. There is a residence to the east of the site, and residences across Seneca to the west.

The site plan shows parking for 22 vehicles with access to Irving on the south and connection to existing parking around the restaurant. There is a platted alley between the application area and the restaurant to the north that cannot be used for parking without the applicant vacating the alley. There are two existing access points to the restaurant, as well as a 5 foot sidewalk around the perimeter of the property.

During the Planning Commission's discussion of this matter, staff presented slides of the surrounding land uses as well as the applicant's site plan, noting the development of this site as a parking lot replaces parking space lost through the expansion of Seneca. There was no public opposition to this request. After discussion, the MAPC voted (10-0) to approve the request as recommended by staff.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; 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.

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-3202

Zone change request from 'MF-29' Multi-Family Residential Dwelling District to 'LC' Limited Commercial District, described as:

Lots 1,2,3 and 4, Block 3, Franklin Yike Addition, Wichita, Kansas,

Generally located on the northeast corner of Seneca and Irving Street.

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.
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.

ENCLOSURE