

Planning Agenda Item # _____


City of Wichita
City Council Meeting
November 18, 1997

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3254 - ALEX AND GLORIA BONNET (PROPERTY OWNER/
APPLICANT) REQUEST ZONE CHANGE FROM "TF-3" TWO-FAMILY
RESIDENTIAL TO "LC" LIMITED COMMERCIAL, LOCATED EAST
OF CHARLES, SOUTH OF SECOND STREET.

(DISTRICT #6)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve, "NR" Neighborhood Retail District subject to the additional provisions of a Protective Overlay (8-4).

CPO Recommendation: Deny "LC" Limited Commercial and approve "NR" Neighborhood Retail district (5-1).

Staff Recommendation: Deny.

Background: The applicant requests a zone change from "TF-3" Two-Family Residential to "LC" Limited Commercial on 0.16 acre platted tract, located east of Charles and south of Second Street. The site currently is developed with a single-family residence.

The zoning code classifies the applicant's proposed business as a "personal care service", and first permits these uses in the "GO" General Office district with an associated conditional use, or permitted outright in the "NR" Neighborhood Retail district. The requested "LC" district is intended to accommodate retail, commercial, office, and other complementary land uses within areas designated as "Commercial" by the Comprehensive Plan's Land Use Guide.

The surrounding land uses are mixed. There are industrial and service businesses to the north of Second Street on property zoned "LI". To the east, west and south of the application area are properties zoned "TF-3" and developed with residential uses. Across the Missouri Pacific Railroad to the east is other non-residential uses, on property zoned "LI".

During the October 16, 1997 MAPC meeting, the applicant discussed his request for a zone change to allow the existing home to be used as a single-chair barber shop. He stated that he contacted surrounding property owners to discuss his proposal and received no opposition. The Planning Commission discussed their options for limiting the use of the property for other retail uses.

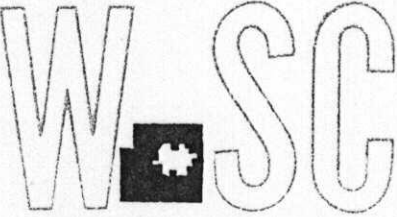
After discussion of this matter, the MAPC failed to support a motion (5-7) to deny the request, and then voted (8-4) to approve a zone change to the "NR" Neighborhood Retail District, subject to the additional restrictions of a protective overlay limiting the commercial use of the subject property to a single-chair barber shop.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change to "NR" Neighborhood Retail District, subject to the additional recommended provision of a Protective Overlay District; place the ordinance establishing the zone change on first reading; or
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 the first hearing.)

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 21, 1997

Alex and Gloria Bonnet
919 Wilbur Lane
Wichita, KS 67212

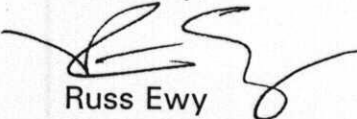
RE: Z-3254 - Zone change from "TF-3" Two-Family Residential to "LC" Limited Commercial on property generally located east of Charles, south of 2nd Street.

Dear Mr. and Mrs. Bonnet:

On November 18, 1997, the City Council considered the above-referenced request. The action of the Council was to DENY the request.

If you have any further questions concerning this matter, please contact the Planning Department office at 268-4421.

Sincerely,



Russ Ewy
Senior Planner

RE/sh

cc: Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection

