

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 30, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3028 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT AND THE "B" MULTIPLE FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED BETWEEN GLENDALE AND ELPYCO IN AN AREA NORTH OF KELLOGG.
(District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Failure to recommend (4-4)

Staff Recommendation: That the request not be approved.

CPO Recommendation: CPO Council "2" recommended disapproval (8-0).

Background: On July 1, 1991, the MAPC held a public hearing to consider a zone change from the "A" Two-Family Dwelling District (south half of Lot 10) and the "B" Multiple-Family Dwelling District (Lots 11 and 16) to the "LC" Light Commercial District for 2½ platted lots located between Glendale and Elpyco Streets, in an area north of Kellogg. The application area is owned by the same person who owns the undeveloped light commercially-zoned lot to the south (Lot 1, A and R Addition). A specific use for these properties has not been indicated on the zone change application. The application does indicate, however, that rezoning of the application area is being requested so as to permit the applicant's entire ownership to be developed for commercial purposes.

The application area has 90 feet of frontage to Glendale Street and 60 feet of frontage to Elpyco Street. The size of the application area equals 24,750 square feet. The area of the applicant's ownership to the south (Lot 1, A & R Addition) equals 36,300 square feet. Combined square footage equals 61,050 square feet. Assuming 30% lot coverage, 18,315 square feet of floor area would be constructed. The number of trips that would be generated per 1,000 square feet of building floor area is a function of the type of commercial use. Assuming that the future commercial use generates between 50 and 100 vehicle trips per 1,000 square feet of building area, a range of approximately 900 to 1,830 trips per day would be generated.

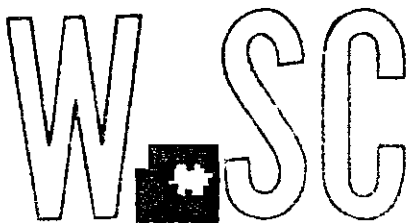
30% protest

RECOMMENDATIONS/ACTIONS:

1. Concur with staff and deny the application; or
2. Approve the zone change, subject to the site being replatted along with the applicant's ownership to the south into not more than one lot; instruct the Planning Department to forward the ordinance; or
3. Return the application to the MAPC for reconsideration, stating reasons.

ENDING PAGE

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 5, 1991

Donald Walenta
4635 E. Kellogg
Wichita, KS 67218

Re: Z-3028 - "A" and "B" to "LC" - Located between Glendale and Elpyco in an area north of Kellogg.

Dear Mr. Walenta:

On July 30, 1991, the Wichita City Council considered the above-captioned zoning case. The action taken by the Council was to deny the request. Enclosed for your information and reference is a copy of the Council's minutes for this agenda item. The zoning case file has been marked "denied and closed".

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Senior Planner

FLN:jcm
Enclosure

cc: Phillip S. Frick, 700 Fourth Financial Center, 67202
Joseph A. Hutterer, 443 Elpyco, 67218
G.D. Robinson, 437 S. Glendale, 67218
Don Awtrey, 447 Elpyco, 67218
Tom Ensign, 444 Elpyco, 67218
Louise Morris, 406 Elpyco, 67218
Vera Stranahan, 456 Elpyco, 67218

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