

City of Wichita
City Commission Meeting
April 29, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DP-90 - REQUEST FOR AMENDMENT TO PARCEL 4 OF THE TY-CEN
COMMERCIAL AND RESIDENTIAL C.U.P.; AND

Z-2749 - REQUEST FOR ZONE CHANGE FROM "BB" OFFICE TO "LC"
LIGHT COMMERCIAL, LOCATED AT THE SOUTHEAST CORNER OF
CENTRAL AND ROBIN ROAD.

(Wichita Federal Savings & Loan Association)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve in part, deny balance resulted in a Moot Vote (4-4)

Staff Recommendation: Approve

Background: On April 3, 1986, the MAPC held a public hearing to consider an amendment to the Ty-Cen Commercial and Residential C.U.P., and a request for a zone change from "BB" to "LC" for a 2.7-acre platted lot located at the southeast corner of Central and Robin. It was originally approved for savings and loan facilities, offices, and medical and dental clinics, all of which were permitted in "BB" zoning in 1978. Since then, an amendment to the zoning ordinance has re-categorized savings and loans so that they now require "LC" zoning for new locations.

Discussion at the MAPC hearing centered around two main topics: The applicant's request to reduce the required planting strip from ten feet to five feet and the potential increase in traffic problems due to commercial uses, particularly restaurants, being permitted on the interior of this C.U.P. After much discussion, a motion to approve the amended uses and the zone change for Parcel 4A and deny the amended uses and zone change for Parcel 4B resulted in a tie vote.

Analysis: Property to the north is zoned "LC" but is undeveloped. Property to the south is also zoned "LC" but developed with apartments. To the east are apartments in the "BB" district. To the west is a bank in the "LC" district.

The applicant proposes to divide Parcel 4 into two separate parcels, 4A and 4B. The north parcel, 4A, is the site of a Wichita Federal Savings and Loan facility. The south parcel, 4B, is undeveloped. The owner desires to provide for possible commercial development of that site and proposes uses for Parcel 4B which include retail and service commercial, restaurants (including drive-up ordering facilities, but limiting the ordering facilities to a phone order board which eliminates any type of outside broadcast speaker system) banks and credit unions as well as savings and loans, offices, medical and dental clinics. The applicant is also proposing all of these uses except restaurants for Parcel 4A. Only one building per parcel will be permitted.

Since two separate parcels are proposed for one platted lot, a lot split application should be processed so that two separate building sites can be established. A water line may need to be extended to serve Parcel 4B.

CPO Council "A", at their April 2 meeting, recommended 5-0 to approve the zone change and C.U.P. amendments as request.

Actions: 1. Take appropriate action, stating reasons.

Attachments: Area map
4-03-86 MAPC Minutes
CPO Memorandum 4-03-86

(2542) Published in The Daily Record on August 15, 1986

ORDINANCE NO. 39-622

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-2749

Zone Change from the "BB" Office District
to the "LC" Light Commercial District

Lot 1, Block B, Ty-Cen Addition to Wichita, Sedgwick County,
Kansas. Generally located at the southeast corner of Central
and Robin Road.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

Mayor

City Clerk

(SEAL)

Approved as to form City Attorney