

Agenda Item # _____

City of Wichita
City Council Meeting
July 21, 2001

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: ZON2001-00022 ZONE CHANGE FROM "TF-3" TWO-FAMILY RESIDENTIAL TO "GO" GENERAL OFFICE, LOCATED ON THE SOUTHEAST CORNER OF DOUGLAS - EDWARDS INTERSECTION. (District #IV)

INITIATED BY: Metropolitan Area Planning Department *M. K. Smith*

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to staff comments (13-0).

Staff Recommendation: Approve, subject to dedication of complete access control and right-of-way, per City standards.

DAB Recommendation: Approve (5-2).

Background: The applicant is requesting consideration for a zoning change from TF-3 Two Family to GO General Office, on Lots 133 & 135, Smithson's Addition, for an off street parking area. The applicant has submitted a site plan showing the proposed use of the subject property and his existing business. The applicant proposes to build an additional parking lot for his optometry business (Lots 125, 127, 129 and 131, Smithson's Addition, abutting the proposed parking lot on the west) that will connect to his existing off street parking. The site plan shows the proposed parking area to add another 9 spaces to the current parking, plus additional unmarked parking for employees. The applicant's current business is zoned GO General Office, has 16 marked, paved (asphalt) parking spaces for customers in the front and barely observable (5-6) marked paved (asphalt) parking spaces for employees in the back, with access from the unpaved alley. The additional parking will give the business more parking than what is required for 'medical services', with the square footage of the building. The applicant must provide and mark parking for individuals with disabilities. Access to the proposed parking will be through the existing parking lot. There is existing ingress/egress, one off of Douglas and one off of Edwards. The site plan shows street side landscaping and a privacy fence running between the proposed parking lot and the adjacent residence to the east and the additional employee parking abutting it to the south. The applicant's business has no landscaping,

but the site plan shows the current rock being replaced with sod/grass. A parking area, commercial, is a permitted use in GO General Office zoning. The requested zoning to GO General Office will match the zoning of the applicant's current business.

Currently this site is developed with a single-family residence on it. The properties to the east, south and north are zoned TF-3 Two Family and are developed primarily as single family residential. The property to the west (at the southwest corner of the Edwards - Douglas intersection and across the street from the applicant's business) is zoned GO General Office and is developed as an insurance office, beyond it the development is residential. Three houses east of the site, is a Dillon's, at the Douglas - Richmond/Douglas - Meridian intersections. The Douglas - Meridian intersection has retail and office (Dillon's, a liquor store, physical therapy, and other small retail) development at all 4 corners. There are no other non-residential uses west of the Edwards - Douglas intersection until the Douglas - Sheridan intersection. The proposed development of the additional parking lot will trigger required landscaping on the proposed parking lot (per approval by the Planning Director) and screening along the east and south sides of the property. The dumpster needs to be screened.

The DAB IV considered the zoning change request at their May 2, 2001 meeting. There was no one other than the applicant to testify and the DAB voted (5-2) to approve the request. The MAPC considered the zoning change request at their May 10, 2001 meeting, there was no one other than the applicant to testify, and the MAPC voted unanimously to recommend approval.

Recommended Action:

1. Concur with the findings of the MAPC and approve the zoning change; or
2. Return the application to the MAPC for reconsideration

(An override of the Planning Commission's recommendation requires a 2/3 majority vote of the membership of the governing body on the first hearing.)

Knebel, Scott

From: Knebel, Scott
Sent: Monday, March 18, 2002 9:44 AM
To: Burnett, Patricia; Pewewardy, Kathy
Subject: Zoning Ordinance

Sensitivity: Private

Zoning ordinance number 44-995 for ZON2001-00022 was on first reading 6-12-01 and second reading 6-19-01. Publication of the ordinance was to be withheld until dedications were submitted. These dedications have been submitted, so the ordinance should now be published. Thanks for your help in this regard.

1st Read
6-12-01
w/H publ.
Dup

() Published in The Wichita Eagle on MAR 25 2002

ORDINANCE NO. 44-996

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 SECTION 28.04.010, AS AMENDED.

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 Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2001-00022

Request for zone change from "TF-3" Two-Family Residential to "GO" General Office, on property described as:

Lots 133 and 135, of Smithson's Addition to Wichita, Kansas, Sedgwick County, Kansas. Generally located on the southeast corner of the Douglas - Edwards intersection.

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, JUN 19 2001

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