

Planning Agenda Item # _____

City of Wichita
City Council Meeting
December 5, 1989

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2974 - ZONE CHANGE FROM THE "G" MANUFACTURED HOME DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED ON THE SOUTH SIDE OF 47TH STREET SOUTH, APPROXIMATELY 1/4-MILE EAST OF BROADWAY. (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting (10-0).

Staff Recommendation: Approve, subject to replatting.

CPO Recommendation: CPO Council "4B" voted 7-0 to recommend approval.

Background: On November 9, 1989, the MAPC held a public hearing to consider a zone change request from the "G" Manufactured Home District and the "C" Commercial District to the "C" Commercial District for a portion of a platted lot and reserve. The application area measures 5.7 acres and is located on the south side of 47th Street South, approximately 1/4-mile east of Broadway. The bulk of the application area is zoned "G", although the 30-foot-wide strip of property extending north to 47th Street South is already zoned "C". This strip of property is encumbered by an ingress and egress easement which permits adjacent Lots 1 and 2 to use the driveway on the strip of land for access to 47th Street South.

The subject property was platted in 1986. The portion of the lot included in this case's legal description was platted as a part of a much larger lot for development of a mobile home park. Access to the proposed mobile home park was originally intended to be by way of 47th Street South.

The applicant is requesting this zone change in order to permit the construction of self-service storage facilities. The "C" zoning district is the first zoning district that provides for storage facilities as an outright permitted use [28.04.100(A)]. The Board of Zoning

Appeals may, by special permit, grant an exception and authorize self-service storage facilities in the "BB" Office and "LC" Light Commercial Districts subject to conditions and requirements [28.04.183(5)].

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council.
2. Return the application to the MAPC for reconsideration stating reasons.

(_____) Published in The Daily Reporter on 5/21/90

ORDINANCE NO. 40-851
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-2974

Zone change from the "G" Mobile Home District to the "C" Commercial District.

Lot 1, Southglen 3rd Addition, Wichita, Sedgwick County, Kansas.

Generally located south of 47th Street South, in an area east of Broadway.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change 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 Zoning Ordinance as amended.

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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:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney