

Map No. 5350 A
Sec. _____
Twp. _____
Range _____

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- 2572
SCZ- _____
CU- _____
Filed 1-11-84

ASSOCIATED CASE: _____

APPLICATION DATA: From "AA" & "LC" to "C"

1. Applicant: Conner and Company
Address: 1325 W. 29th Street North 67204 Phone 838-4061
2. Agent: Site Planning Associates, Attn: Stu Mann
Address: 9324 West Central 67212 Phone 721-1580
3. General Location: At the Southeast corner of 29th Street North and Porter Avenue (1325 W. 29th St. North)
4. Proposed Use: _____

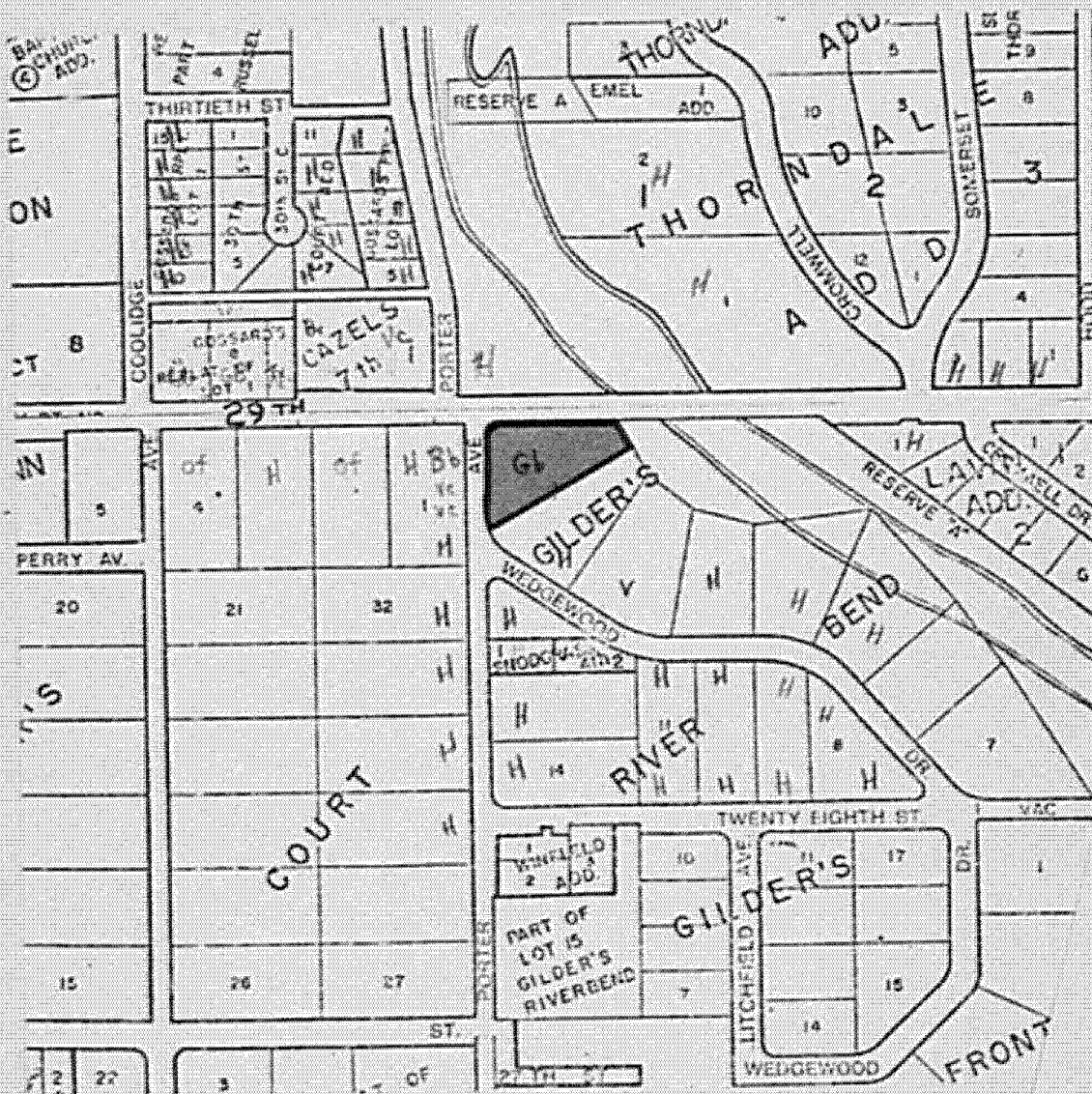
AREA DATA:

1. Acres: .5 (200' ft. by 246' ft.)
2. Adjoining Zoning: E AA S AA W "AA" & "LC" N AA & LC
3. Land Use: East RIVER / SINGLE FAMILY South SINGLE FAMILY
West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted. _____

Z-2572

PHOTO DATA:

Taken by _____ Date _____ Time _____



1133) Published in The Daily Record on October 3, 1985

ORDINANCE NO. 39-133

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. 2-2572

Zone Change from the "AA" One-Family Dwelling District
and the "LC" Light Commercial District
to the "C" Commercial District

Lot 1, Conner 3rd Addition, Wichita, Kansas.

Generally located at the southeast corner of
29th Street North and Porter Avenue. (1325
West 29th Street North, Wichita, Kansas.)

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

Z-2572 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING
& "LC" LIGHT COMMERCIAL DISTRICTS TO THE
"C" COMMERCIAL DISTRICT
Generally located on the southeast corner of 29th Street
and Porter.

MAPC HEARING DATE: 2-09-84

Acres: 0.5

Size: 200' x 246' (irregular)

Reason: Expand business to include sale of landscape plant materials,
irrigation parts; and to store, on site, small construction
equipment, vans and trucks used in business.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Irrigation Equipment Business	"AA" & "LC"
North	Single-family	"AA" & "LC"
East	Little River	"AA"
South	Single-family	"AA"
West	Single-family & barber shop	"AA" & "LC"

History: None

Applicant: Conner & Company, 1325 W. 29th Street North, Wichita 67204

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a change of zoning from "AA" Single-family and "LC" Light Commercial to "C" Commercial for a tract of land containing approximately one-half acre located at the southeast corner of Porter and 29th Street North.

In viewing the area in the field, it was noted that racks of irrigation pipes were stored outside and that trenchers, used in the applicants business, were also being stored on the premises in violation of the zoning ordinance. The applicant advises that he desires to expand his business by having some plant materials displayed on the site. Two portable office buildings are on the site both without having a permit from the office of Central Inspection.

Subject property is a portion of a platted lot on which an application for a "lot split" was submitted by this same applicant on March 1, 1982, and approved subject to certain conditions which were never complied with (L/S-0542) and is still an open file.

The adopted zoning policy on 29th Street North as it pertains to subject property proposes the following:

"The 'R-5' and 'R-6' General Residence Districts for both sides of 29th Street from the 'LC' zoning just east of Hood to Coolidge."

The requested "C" zoning district permits uses such as machine shops, warehousing and contractors storage yards. These types of uses should be discouraged from developing adjacent to low density residential areas.

2. Should the Planning Commission recommend approval of this application, it should be approved subject to replatting within 6 months from the date of zone change approval by the City Commission; or the case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and subject to the applicant obtaining the appropriate permits for the two portable office buildings from the Office of Central Inspection.
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