

Planning Agenda Item # _____

City of Wichita
City Council Meeting
February 23, 1993

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3079 - ZONE CHANGE FROM THE "B" MULTIPLE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED THREE HUNDRED FIFTY FEET NORTH OF DOUGLAS ON THE WEST SIDE OF MADISON.
(District #1)

INITIATED BY: Metropolitan Area Planning Department *W. Grant*

AGENDA ACTION: Planning

MAPC Recommendation: Deny (6-3).

Staff Recommendation: Deny.

CPO Recommendation: CPO Council "Northeast 1" recommended disapproval of the request (4-1).

Background: On December 30, 1992, the MAPC held a public hearing to consider a zone change from the "B" Multiple-Family Dwelling District to the "LC" Light Commercial District for a 6,000-square-foot platted tract generally located 350 feet north of Douglas on the west side of Madison. The site is currently developed with a single-family residence which has been damaged by a fire. The applicant has indicated that the proposed use of the property is the relocation of an existing property maintenance business. According to the applicant, the business primarily provides painting and carpet cleaning services to rental properties.

Surrounding property to the north, east and west is zoned "B" Multiple-Family and is developed with single-family and multiple-family residential housing. The property to the south is zoned "B" Multiple-Family and "LC" Light Commercial and is partially vacant and partially developed with commercial uses.

This property is located in the New Salem Neighborhood Improvement Program (NIP). The stated purpose of this City program is to preserve and maintain neighborhoods of greatest need, with consideration given to those neighborhoods where code enforcement and physical improvement efforts can have the most effect. Assistance to a NIP area may include: grants and loans to property owners, public infrastructure improvements,

enforcement of codes, and housing maintenance assistance. The New Salem Neighborhood has been part of the program for 1½ years.

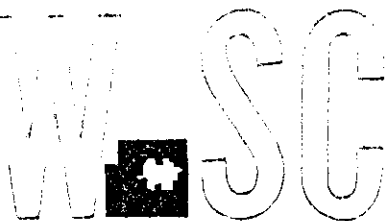
The action taken at the December 30, 1992 meeting was to defer the item for four weeks so that the applicant could contact Central Inspection to determine if the "BB" Office District would be adequate for the proposed use. After contacting Kurt Schroeder, Acting Superintendent of Central Inspection, the applicant advised staff that "LC" Light Commercial zoning would be necessary for this proposed use.

On January 28, 1993, the MAPC reconsidered this case. At that meeting the MAPC voted 6-3 to deny the request.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and deny the application; or
2. Return the application to the MAPC for reconsideration, stating reasons; or
3. Override the Planning Commission's recommendation by a 2/3rd majority vote of the membership of the governing body.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(315) 268-4421

February 24, 1993

Hurricane Maintenance
c/o Enrique Rodriguez
636 W. 31st Street S.
Wichita, KS 67217

Re: Z-3079 - Zone change request from "B" to "LC", generally
located 350 ft. north of Douglas on the west side of Madison

Dear Mr. Rodriguez:

On February 23, 1993, the City Council considered the above-
referenced zone change request. The action taken by the Council
was to deny the request.

If you have any questions regarding this matter, please contact
me at 268-4421.

Sincerely,

Leslie G. Karr
Associate Planner

LGK:jcm

cc: Joseph Horsley, 210 N. Spruce, 67214
Ben & Nancy Barlass, 207 N. Madison, 67214