

Planning Agenda Item # _____

City of Wichita
City Council Meeting

June 28, 1994

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3132 - ZONE CHANGE FROM "B" MULTIPLE-FAMILY DWELLING AND "BB" OFFICE DISTRICTS TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED 125 FEET EAST OF BELMONT ON THE SOUTH SIDE OF 14TH STREET.

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting, with the property to the east into 1 lot (8-0).

Staff Recommendation: Approve, subject to platting, with the property to the east into 1 lot.

CPO Recommendation: CPO Council East "1" voted 6-0 to recommend approval of the request.

Background: On June 2, 1994, the MAPC considered a zone change from "B" Multiple-Family Dwelling District and "BB" Office District to the "LC" Light Commercial District for 1.85 acres generally located 125 feet east of Belmont on the south side of 14th Street. The application area is a portion of a site currently platted as Reserve A, Ken-Mar Addition. The applicant requests the zone change to allow for an expansion of the Bulls-Eye Indoor Shooting Range which is located immediately east of the application area at the southwest corner of Terrace and 14th Street.

The site is currently paved and used for a parking lot. The parking lot site has an entrance from 14th Street, which aligns with Ken Mar Drive to the north. The application area is surrounded by single family homes to the west and north, an existing business to the east, undeveloped land directly to the south, and another parking lot and business further to the south along 13th Street North.

The Zoning Ordinance requires screening on all properties developed for commercial uses when such uses are established on property within or adjacent to residential zoning districts. Therefore, the subject property would be required to provide screening, per the zoning code, along the south and west, and landscaping on the north side of the application area.

At the CPO meeting, neighborhood residents expressed concern about increased traffic in the area. The applicant stated at the CPO and the MAPC that he would limit access to the site from 14th Street. Therefore traffic would enter and exit from Terrace. Access control on 14th Street can be guaranteed when the property is replatted.

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; or
2. Return the application to the MAPC for reconsideration.

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

() Published in The Daily Reporter on _____

ORDINANCE NO. 42-552

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-3132

Zone change from the "B" Multiple-family and "BB" Office Zoning Districts to the "LC" Light Commercial District

Beginning at the Northeast corner of Reserve A, Ken-Mar Addition; thence west 297.55 feet to the point of beginning; thence south 205 feet; thence west to the west line of said Reserve A; thence north along the west line to the northwest corner of said Reserve A; thence east along the north line of said Reserve A to point of beginning; Wichita, Sedgwick County, Kansas (now being platted as a part of the Ken-Mar 2nd Addition to Wichita, Sedgwick County, Kansas)

Generally located south of 14th Street North and west of Terrace Drive.

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.

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) Pat Burnett, Deputy City Clerk

Elma Broadfoot, Mayor

Approved as to form:

Gary E. Rebenstorf, City Attorney