

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
October 7, 1977

Agenda Report # \_\_\_\_\_

**TO:** Mayor and City Council Members

**SUBJECT:** Z-3248 - FRISCH'S RESTAURANTS, INC. (PROPERTY OWNER/APPLICANT); WICHITA RESIDENCE (APPLICANT); TIM AUSTIN, AUSTIN MILLER (AGENT) REQUEST ZONE CHANGE FROM "B" MULTI-FAMILY RESIDENTIAL TO "LC" LIMITED COMMERCIAL, LOCATED AT THE SOUTHEAST CORNER OF WATER AND THE KELLOGG OVERPASS.

(DISTRICT #6)

**INITIATED BY:** Metropolitan Area Planning Department



**AGENDA ACTION:** Planning

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**MAPC Recommendation:** Approve (13-0)

**CPO Recommendation:** Approve (5-0)

**Staff Recommendation:** Approve

**Background:** The applicant requests a zone change from "B" Multi-Family Residential to "LC" Limited Commercial on a 0.11 acre platted lot located at the southeast corner of Water and the Kellogg Overpass. The applicant intends to rezone in order to provide additional parking for a hotel use adjacent to the south and have the complete ownership under a unified zoning district.

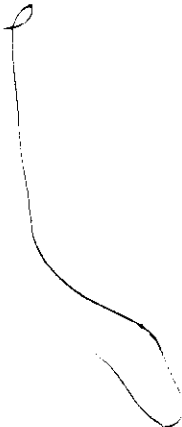
The subject property is the sole remaining lot of the Greenway Addition, recorded in November of 1910, and was left out of the South Main Place Addition (S/D 74-65) in the mid-1970s for no apparent reason. The surrounding zoning and land uses are predominately commercial to the south and east (South Main Place Addition), with residential zoning and uses to the southwest. The property is currently used for parking and as an access drive between Water Street and the larger parking area for a former restaurant to the east. The site separates the Cambridge Suites hotel units to the south from the Kellogg Overpass' CBD exit ramp adjacent to the north.

After limited discussion of this matter, the MAPC voted (13-0) to approve the request as recommended by staff.

**Recommendation:**

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; 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 the first hearing.)

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( ) Published in The Daily Reporter on \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

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 CITY OF WICHITA CODE SEC. 28.04.010.

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 City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

**Case No. Z-3248**

Zone change request from "B" Multi-Family Residential District to "LC" Limited Commercial District, described as:

Lot 4, Greenway Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Kellogg and Water.

**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, \_\_\_\_\_