

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 8, 1997

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3235 - CLIFTON ROLF (PROPERTY OWNER/APPLICANT)
REQUESTS ZONE CHANGE FROM "B" MULTI-FAMILY
RESIDENTIAL TO "GO" GENERAL OFFICE, LOCATED SOUTH OF
13TH STREET NORTH, EAST OF CLEVELAND.

(DISTRICT #1)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve (12-0).

Staff Recommendation: Approve.

CPO Recommendation: Approve (7-0).

Background: The applicant requests a zone change from "B" Multi-Family Residential to "GO" General Office for a 0.30 acre tract located in an area south of 13th Street North on the east side of Cleveland.

The subject property is bordered by 0.47 acres of "GC" General Commercial zoning to the north and northeast that is owned by the applicant, with "B" Multi-Family Residential zoning to the east, south, and west. Properties to the north and northwest are currently undeveloped, with several homes located to the east, west and south of the site. The application area has access to Cleveland, a local street, approximately 200 feet south of 13th Street North. Access is limited to right-turn in and out at the intersection of Cleveland and 13th Street.

The applicant is currently developing the commercial property to the north for a used car business, with the subject property being used for his business offices. The existing brick triplex will be renovated to accommodate the office use. The requested zone change would provide a "zoning buffer" between the car lot to the north and the residential zoning and uses to the south.

During the Planning Commission's discussion of this matter on June 12, 1997, Commissioners

questioned staff on why the MAPD did not recommend approval of “NO” Neighborhood Office zoning instead of “GO” General Office. Staff indicated that the applicant expressed an interest in developing a portion of the office building for use as a barber shop in the future, which would require “GO” zoning in addition to obtaining approval of a Conditional Use permit. The applicant stated that he intends to renovate the existing triplex for use as an office for his car business and his financial services business. After the discussion, the MAPC voted (12-0) to approve the request, as recommended by staff.

Prior to the MAPC hearing, CPO 1 considered the request and voted (7-0) to recommend approval. One homeowner living on Matthewson spoke in opposition to the proposed car business; however, it was explained to him and the CPO that the car business was being planned on property that was already zoned (“GC”) to accommodate that use. The applicant responded to questions about security and indicated that he would comply with all the City's requirements for screening, landscaping, and lighting.

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.)

() 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.

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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-3235

Zone change request from "B" Multi-Family Residential District to "GO" General Office District, described as:

Lots 13, 15, 17, 19 and the north 7 feet of Lot 21, on Cleveland Avenue, in Granville Park Addition to Wichita, Sedgwick County, Kansas. Generally located south of 13th Street North, east of Cleveland.

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, _____