

Agenda Item # _____

City of Wichita
City Council Meeting
January 12, 1998

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: **Z-3302 - ZONE CHANGE FROM "SF-6" SINGLE-FAMILY TO "LC" LIMITED COMMERCIAL ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CENTRAL AND BOYD. (District V)**

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve the request (9-0).

Staff Recommendation: Approve the request, subject to replatting.

CPO Recommendation: Approve the request, subject to staff's recommendations (6-0).

Background: The applicant is seeking to rezone a .67 acre site located at the southwest corner of west Central Avenue and Boyd that is currently zoned "SF-6", Single-family Residential to the "LC", Limited Commercial District. A single-family home currently exists on the site. The applicant has not identified a specific user at this time. This site is part of Lot 13, Central Acres Addition recorded in 1927. As an older plat, access controls were not obtained along Central or Boyd. Currently access is provided off of both Boyd and Central Avenue.

Neighboring land uses include retail sales, office, single-family residential and self-storage on land zoned "LC", Limited Commercial plus a use exception to permit self-storage warehouse; "SF-6", Single-family Residential and "GO", General Office.

If this request is approved, zoning screening (fencing) along the south property line, landscape buffering and parking lot screening will be required. Today the entire site is enclosed by a wooden fence.

At the CPO 5 meeting on December 16th, the CPO voted unanimously to approve the request. No neighbors spoke in opposition to the request.

At the December 17th MAPC hearing the MAPC voted unanimously to approve the request, subject to replatting. No neighbors spoke in opposition to the request.

The Ordinance establishing the zoning change shall not be published until the plat has been recorded with the Register of Deeds.

Recommendation:

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 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 SECTION 28.04.010, AS AMENDED.

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 Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3302

Zone change request from "SF-6" Single-Family Residential District to "LC" Limited Commercial Retail District, described as:

Lot 13, except the south 1056 feet thereof, and except the east 30 feet thereof, and except the north 20 feet thereof for street, Central Acres Addition, Sedgwick County, Kansas. Generally located at the southwest corner of Central and Boyd.

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.