

Planning Agenda Item # _____

City of Wichita
City Council Meeting
October 27, 1998

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3288 - ZONE CHANGE REQUEST FROM "SF-6" SINGLE-FAMILY TO "NR" NEIGHBORHOOD RETAIL, LOCATED NORTH OF 21ST STREET NORTH AND WEST OF VOLUTSIA.
(District I)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to staff recommendations (13-0).

Staff Recommendation: Approve, subject to the submission of instruments dedicating 10 feet of right-of-way and dedicating complete access control to 21st Street.

CPO Recommendation: Approve, subject to MAPD staff comments (7-0).

Background: The applicant requests rezoning from "SF-6", Single-family to "NR", Neighborhood Retail on two platted lots (104 x 120 feet) located at the northwest corner of Volutsia and 21st Street North. These two lots are developed with single-family homes, which are both currently vacant. The applicant desires to remodel these existing buildings for the purpose of developing a real estate office and a book store. Both homes currently have one access each to Volutsia. Access control was not obtained along 21st Street North with the Audrey Matlock Heights 1st Addition plat, and the right of way along 21st Street is 10 feet short of the standard of 50 feet to the street centerline. The residence nearest 21st Street is approximately 14 feet north of the current right of way line.

North of the application area are single-family homes zoned "SF-6", Single-family. Ohaebosim Medical Clinic is located to the east on "GO", General Office zoned property. Vacant land, zoned "TF-3", Two-family, is located to the south, across 21st Street North. Single-family homes, zoned "SF-6", Single-family, are located west of the application area.

Office and retail uses require 1 parking space per 250 square feet of area for uses less than 30,000 square feet in size. At the time this report was prepared, Staff did not have a site plan from which parking and circulation needs could be estimated. However, the two homes combined would

generate approximately 20 trips per day if they were used as residences. A book store and office uses of approximately 2,000 square feet would likely generate 23 to 40 average daily trips.

Properties developed for office, institutional, commercial and industrial uses are required to provide screening (decorative fencing, evergreen vegetation or landscaped earth berm) along rear and side lot lines adjacent to residential zoning. In this case, the applicant will need to provide screening along the north and west lot lines. The landscape code normally requires: (1) a landscaped street yard for all nonresidential developments which are adjacent to arterial streets or across the street from residential zoning; (2) Landscape buffering is required along the rear and side boundaries of nonresidential development adjacent to residential zoning districts; and (3) New parking lots in nonresidential developments which are adjacent to arterial streets or across the street from residential zoning must be screened. However, in this case of conversion of uses in existing buildings, only parking lot screening will be required.

The "NR" district permits one ground or pole sign per business. The sign can not exceed 32 square feet in area or 30 feet in height, can not be a portable sign, and can advertise only services, articles or products offered within buildings located on the premises.

CPO 1 voted unanimous to approve this request subject to the conditions in the staff report.

At the September 10th MAPC hearing, the applicant spoke about this request. After limited discussion, the MAPC approved the request subject to dedicating 10 feet of right-of-way from 21st Street North and dedicating complete access control to 21st Street North. Publication of the Ordinance should be withheld until the applicant submits the appropriate dedications.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, approve the dedications, and approve first reading of the Ordinance; 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. 43-991

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 - 3288

Zone change request from "SF-6" Single-family District to "NR" Neighborhood Retail District, described as:

Lots 20-22, Block Z, Audrey Matlock Heights First Addition to Wichita, Sedgwick County, Kansas, generally located north of 21st Street North on the west side of Volutsia (2201-2207).

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.

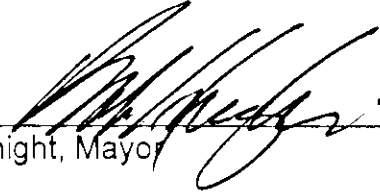
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

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ADOPTED AT WICHITA, KANSAS, _____

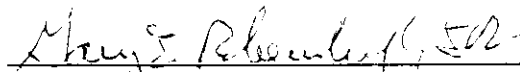
ATTEST:


Pat Burnett, City Clerk


Bob Knight, Mayor

(SEAL)

Approved as to form:


Gary E. Rebenstorf, City Attorney