


Agenda Item # _____

City of Wichita
City Council Meeting
April 6, 1999

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3312 - ZONE CHANGE REQUEST FROM "SF-6" SINGLE FAMILY TO 'GC' GENERAL COMMERCIAL, LOCATED AT THE SOUTHEAST CORNER OF 47TH STREET SOUTH AND LULU AVENUE. (District IV)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve (13-0).

Staff Recommendation: Approve.

CPO Recommendation: Approve (6-0).

Background: The applicant is requesting a zone change from "SF-6" Single-Family Residential to "GC" General Commercial on a 1.6 acre tract, located on the southeast corner of 47th Street South and Lulu Avenue, which lies between Hydraulic and I-35 (Kansas Turnpike). Southwestern Bell Telephone Company has an existing covered outdoor storage facility for vehicles and an office building in the application area. This request is to enable Southwestern Bell to remodel and expand its facilities.

The original covered outdoor storage facility was built prior to 1960, and is located wholly within the application area being requested for "GC" General Commercial zoning. It is located ten feet from the front property line, and is within the platted front yard setback of 35 feet. The applicant is requesting a vacation of 25 feet of the platted front yard setback in order to correct this discrepancy. This request will be heard by the Subdivision Committee of MAPC on March 4, 1999 (V-2166). However, if the vacation request is granted, the front yard setback still will remain below the 20-foot setback required on "GC" General Commercial property by the Unified Zoning Code and will require the granting of a variance. The office building is located partially in the application area and partially on the eastern portion of Lot 1, 47th St. So. S.O.C. Addition currently zoned "GC" General Commercial and not included in this request for rezoning. The effect of this request would be to create a single unified tract with one zoning classification.

The land use surrounding the application area consists of a variety of uses, including a church, a school, several large warehouse facilities, several offices and commercial uses and a residential neighborhood. The property to the south, southeast, and southwest is zoned "LI" Limited Industrial and occupied by several large freight operations and a small office park. Good Shepherd Lutheran Church is located to the east along 47th Street South, with Funston Elementary School located in the next block. The property located across Lulu to the west is vacant, but the property beyond the vacant lots is occupied by a restaurant and a hotel. North of 47th Street South is a single-family residential neighborhood.

The site is located along 47th Street South, a four-lane arterial. The traffic engineer recommends that ingress/egress along 47th Street South be limited to two openings. The subdivision plat also notes that access control shall be limited to two openings.

At the CPO 4 Council hearing on March 11th, there were no citizens who addressed this matter. The Council voted unanimously to approve the request, subject to the MAPC staff recommendations.

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.)

(_____) 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- 3312

Zone change request from "SF-6" Single-Family to "GC" General Commercial, described as:

Lot 1, Block 1, 47th St. So. S.O.C. Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 47th Street South and Lulu Avenue.

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, _____

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