


Agenda Item # _____

City of Wichita
City Council Meeting
April 11, 2000

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: **Z-3362** – Zone change from “LC” Limited Commercial to “GC” General Commercial , generally located north of Kellogg and east of Greenwich (11824 E. Kellogg). (District #II)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting within 1 year (8-0).

Staff Recommendation: Approve, subject to replatting within 1 year.

Background: The applicant requests a zone change from “LC” Limited Commercial to “GC” General Commercial on a 1.08 acre platted tract located north of Kellogg and east of Greenwich (11824 E. Kellogg). The applicant proposes to redevelop the site, which is currently developed with unoccupied single-family residence. The applicant indicates that the likely use of the site will be for outdoor display and sale uses such as the sale of vehicles or manufactured homes.

The surrounding area is on the urban fringe of Wichita along the Kellogg corridor and is characterized by a mixture of vacant commercial land, developed commercial uses, manufactured home parks, and unoccupied single family residences. Property west of the site is zoned “LC” Limited Commercial and “GC” General Commercial and is developed with retail businesses, vehicle sales, and manufactured home sales. Property north of the site is zoned “LC” Limited Commercial and is developed with a non-conforming manufactured home park and unoccupied single family residences. Property east of the site is zoned “LC” Limited Commercial and “GC” General Commercial and is developed with an unoccupied single-family residence, retail businesses, construction storage, and manufactured home sales. Property south of the site is zoned “GC” General Commercial and is undeveloped.

Redevelopment of the site will be subject to the Landscape Ordinance, which will require a landscaped street yard and parking lot screening (unless developed with outdoor display

uses) and landscaping along the Kellogg frontage. Screening and landscape buffers along the side and rear yards will *not* be required since adjacent residential uses are on property zoned "LC" Limited Commercial. Lighting and noise impacts on surrounding properties will be mitigated by the light standards and compatibility noise standards of the Unified Zoning Code.

At the public hearing on March 16, 2000, the MAPC heard from one adjoining property owner who protested the request, citing potential problems with traffic and unsightly development. The MAPC recommended approval (8-0) of the zone change subject to platting within 1-year.

Recommended Action:

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 2/3 majority vote of the membership of the governing body on the first hearing.)

(_____) published in the Wichita Eagle 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-3362

Zone change request from "LC" Limited Commercial District to "GC" General Commercial District, described as:

C.J.J. Second Addition, Wichita, Sedgwick County, Kansas.

Generally located north of Kellogg and east of Greenwich.

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, _____.

ATTEST:

Pat Burnett, City Clerk

Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney