

City of Wichita
City Council Meeting
June 5, 2001

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: ZON2001-00027 - ZONE CHANGE FROM "SF-5" SINGLE-FAMILY RESIDENTIAL TO "LC" LIMITED COMMERCIAL, LOCATED ON THE NORTHWEST CORNER OF CENTRAL AND ELDER. (District #VI)

INITIATED BY: Metropolitan Area Planning Department *M. Kroat*

AGENDA ACTION: Planning

MAPC Recommendation: Deny "LC"; Approve "NR", subject to platting within 1 year (13-0).

DAB Recommendation: Deny "LC"; Approve "NR", subject to platting within 1 year (8-0).

Staff Recommendation: Deny "LC"; Approve "NR", subject to platting within 1 year.

Background: The applicant requests a zone change from "SF-5" Single-Family Residential to "LC" Limited Commercial on a 0.75 acre unplatted tract located at the northwest corner of Central and Elder. The site is currently developed with a single-family residence, and the applicant proposes to redevelop the site with small limited commercial uses.

The surrounding area is characterized by a mixture of uses with commercial uses to the west, southwest, and southeast; residential uses to the northwest, north, and east, and institutional uses to the south. The property west of the site is zoned "LC" Limited Commercial and is developed with a furniture store. The property north of the site is zoned "SF-5" Single-Family Residential and is developed with a single-family residence. The properties east of the site across Elder are zoned "SF-5" Single Family Residential and are developed with single-family residences. The property south of the site across Central is zoned "LC" Limited Commercial and "TF-3" Two-Family Residential and is developed with a police and fire station.

While the subject property is appropriate for commercial development, the types of uses permitted by the "LC" Limited Commercial zoning district (i.e., drive-through restaurants, convenience stores, auto-related uses) are too intense given the limited size of the site and the site's location removed from an arterial intersection, near existing residential development, and across the street from a police and fire station. Intense commercial development of the site would likely lead to adverse impacts from lighting, noise, and trash on surrounding residential land uses and conflict more with emergency response. To mitigate these impacts, the subject property should be developed with small, neighborhood serving commercial development such as specialty retail, service businesses, and small, sit-down restaurants. These types of uses are permitted by the "NR" Neighborhood Retail zoning district.

At the MAPC hearing on May 10, 2001, there were no speakers, other than the applicant, for or against the request. The applicant spoke in support of the recommendation of staff and the DAB to deny "LC" Limited Commercial and instead approved "NR" Neighborhood Retail. The MAPC voted (13-0) to deny the request for "LC" Limited Commercial and instead to approve "NR" Neighborhood Retail subject to platting the property within one year.

Recommended Action:

1. Concur with the findings of the MAPC and deny the request for "LC" Limited Commercial and instead approve the zone change to "NR" Neighborhood Retail, subject to the condition of platting within one year; 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.)



Wichita-Sedgwick County Metropolitan Area Planning Department

July 19, 2002

Hebert L. and Lucille Ann Haslig
c/o Lucille A. Lewis
5318 W. Central
Wichita, KS 67212

RE: ZON2001-00027 – Zone change from “SF-5” Single-Family Residential to “NR” Neighborhood Retail on property located at the northwest corner of Central and Elder.

On June 5, 2001, the Wichita City Council approved the above-referenced request. The request was approved subject to platting the property within one year. Our records indicate that a plat has not been filed for the property; therefore, the above-referenced request is hereby denied and closed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Knebel'.

Scott Knebel
Senior Planner
Current Plans Division

cc: Terry Smythe, Baughman Company, 315 Ellis, Wichita, KS 67211
Paul Hays, OCI
J.R. Cox, OCI