

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 14, 1992

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3046 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE NORTH SIDE OF ORME IN AN AREA WEST OF GOVERNEOUR. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to replatting and landscape plan 11-0.

Staff Recommendation: Approve subject to replatting and use exception.

CPO Recommendation: CPO Council "2" recommended approval subject to replatting and landscape provisions. 5-0 (Sharon Ryan abstained).

Background: On December 19, 1991, the MAPC held a public hearing to consider a zone change from the "A" Two-Family Dwelling District to the "LC" Light Commercial District for platted property located on the north side of Orme Street in an area west of Gouverneour. The property was platted in 1949, has 112 feet of frontage along Orme, and measures 13,440 square feet or approximately .3 acre.

The applicants own the property and the car dealership business to the east. The zone change application states that the reason for the change of zoning is to permit use of the property for employee parking. The first zoning district that permits the applicants' stated use of the property is the "BB" Office District. Off-street parking facilities may also be permitted in an residential zoning district by way of a BZA use exception.

In 1985, the applicants filed a zone change request very similar to this one on the property to the east of the current application area (Z-2667). At that time, the case was filed in order to obtain "LC" zoning for expansion of the car sales business adjacent to the north. The City Council approved that request, subject to replatting.

RECOMMENDATIONS/ACTIONS: 1. Concur with the findings of the MAPC and approve the zone change, subject

(over)

to the condition of replatting,
including landscape plan; 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, stating reasons.

(_____) Published in The Daily Reporter on 3-25-93

ORDINANCE NO. 41-956

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

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 Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3046
Zone change from the "A" Two-family Dwelling District to the "LC" Light Commercial District

The east 71 feet of Lot 6 and the west 41 feet of Lot 7, Block 10, Eastridge Addition, Wichita, Sedgwick County, Kansas (now being platted as a part of Lot 1, Schofield-Hatchett 3rd Addition, Wichita, Sedgwick County, Kansas).

Generally located on the north side of Orme in an area west of Gouverneur.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change 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 Zoning Ordinance 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:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney