

Planning Agenda Item # _____

City of Wichita
City Council Meeting
June 2, 1992

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3051 - ZONE CHANGE FROM THE "BB" OFFICE DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED ON THE WEST SIDE OF WEBB ROAD, 800 FEET SOUTH OF HARRY. (District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve "LC" zoning subject to voluntary restrictive covenants limiting property to "BB" uses and a car wash. (7-6)

Staff Recommendation: That request for "C" zoning be denied.

CPO Recommendation: CPO Council "3" recommended disapproval of the request for "C" zoning. (5-0)
(Ora Nestleroad abstained).

Background: On May 7, 1992, the MAPC held a public hearing to consider a zone change from the "BB" Office District to the "C" Commercial District for Lot 2, Caliendo's 11th Addition. The property is located on the west side of Webb Road, approximately 800 feet south of Harry Street. The applicant has indicated that a car wash is the intended use for the property.

The application area is currently vacant. The surrounding area has been developed with low-intensity uses that primarily consist of single-family residences. The current "BB" zoning allows various residential uses and general offices which can be designed to be compatible with low-intensity residential uses. In addition to the negative impacts of noise and congestion associated with a car wash, the requested "C" zoning permits a multitude of other high-intensity uses that are inappropriate in this area.

RECOMMENDATIONS/ACTIONS:

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, stating reasons.

(_____) Published in The Daily Reporter on 6-12-92

ORDINANCE NO. 41-763

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:

FILE COPY

Case No. Z-3051
Zone change request from the "BB" Office
District to the "LC" Light Commercial
District

Lot 2, Caliendo 11th Addition, Wichita,
Sedgwick County, Kansas. Generally located
on the southwest corner of Harry and Webb
Road (1800 S. Webb Road).

SECTION 2. That upon the taking effect of the 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 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.