Planning Agenda Item #_____

City of Wichita
City Commission Meeting
October 14, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2799 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "LC" LIGHT COMMERCIAL, LOCATED NORTH OF MAPLE IN AN AREA BETWEEN TRACY AND YOUNG.
(Starkey Development Center, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

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MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On September 18, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for a 30-foot by 229-foot undeveloped portion of two lots located north of Maple midway between Tracy and Young. The site is proposed to be sold with the 170 feet to the south which is already zoned "LC". No one appeared in opposition to the application, and the MAPC recommended unanimously that the zone change be approved subject to replatting this application area together with the 170 feet immediately to the south within one year after City Commission approval or the application be considered denied and closed.

CPO Council "N" made two motions to approve the request. The first motion resulted in a moot vote (3-3); and the second motion failed on a 2-4 vote. No further action was taken.

Analysis: Property to the north and east is undeveloped and zoned "AA"; property to the south is undeveloped and zoned "LC"; immediately to the west is undeveloped land in the "AA" district but to the southwest is a church parking lot in the "LC" district. The 30-foot depth of property immediately to the east has recently been approved for "LC" (Z-2786) and is being replatted (PPCo Addition #3).

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the zone change.

Actions:
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 Commission; or

2. Return the application to the MAPC for reconsideration stating reasons.

( 115 ) Published in The Daily Record on February 26, 1988

ORDINANCE NO. 40-141

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-2799

Zone Change from the "AA" One-Family Dwelling District to the "LC" Light Commercial District

The north 30 feet of Lot 1, Starkey Addition, Wichita, Kansas.

Generally located on the north side of Maple, between Tracy and Young Streets.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

_____
Mayor

_____
City Clerk

(SEAL)

_____
Approved as to form City Attorney

PL/8138/5