The Planning Commission determined that the character of the neighborhood, the zoning and uses of nearby properties, the suitability of subject site for the uses proposed, and the recommendation of staff justified the zone changes.

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.

Attachments: Area map
3-05-87 MAPC Minutes
CPO Memorandum

Planning Agenda Item #_____

City of Wichita
City Commission Meeting
March 31, 1987

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2831 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT AND THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE NORTHEAST CORNER OF CENTRAL AND 119TH STREET WEST.
(William Solt, contract purchaser)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

- -

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On March 5, 1987, the MAPC held a public hearing to consider a zone change from "AA" to "BB" for 2.7 acres of unplatted land and a zone change from "AA" to "LC", also for 2.7 acres of unplatted land, all located at the northeast corner of Central and 119th Street West. The property is currently in agricultural use. No one spoke in opposition to the application and the Planning Commission unanimously recommended approval subject to platting.

CPO Council "A" voted 5-0 to recommend approval of the request.

Analysis: To the north and east is agricultural land in the "AA" district. Further to the east are new single-family homes in the Golden Hills subdivision as well as a 5-acre tract recently approved for "R-5" zoning. To the south is an indoor swim center in the "LC" district. To the west are single-family homes in the County's "R-1" district.

The contract purchaser of this land is also the purchaser and developer of the balance of this quarter section of land. He has stated his intentions to build convenience commercial uses, offices, and a day care center at this location if these zone changes are granted. The "BB" portion of the application helps buffer the future residential from most of the proposed "LC". A street is to separate this non-residential development from the future residential development. Access controls and building setbacks from the new interior street should be discussed at the time of platting in order to provide additional methods of making this non-residential site compatible with the residential which is to surround it.

PL/1083/2

(1200) Published in The Daily Record on September 4, 1987

ORDINANCE NO. 40-015

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-2831

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

"AA" to "BB"

Lot 2, Block 1, Golden Hills 4th Addition, to Wichita, Sedgwick County, Kansas.

"AA" to "LC"

Lot 1, Block 1, Golden Hills 4th Addition, to Wichita, Sedgwick County, Kansas.

Generally located at the northeast corner of Central and 119th Street West.

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/7238/5