

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

Attachments: Area map
4-02-87 MAPC Minutes
CPO Memorandum

City of Wichita
City Council Meeting
April 28, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2835 - REQUEST FOR ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE NORTH SIDE OF 21ST STREET NORTH IN AN AREA EAST OF PINECREST.
(A & J Development, c/o Alex Hadijski)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On April 2, 1987, the MAPC held a public hearing to consider a zone change from "AA" to "LC" on the north side of 21st Street North in an area east of Pinecrest. The property is presently unplatted and undeveloped. No one appeared at the hearing in opposition to this request. The Planning Commission unanimously recommended approval subject to platting the property within one year.

CPO Council "I" voted 6-0 to recommend approval of the request.

Analysis: The adjacent properties to the east and west were rezoned light-commercial four years ago and are presently developed with a carwash on the east and storage warehouses on the west. The undeveloped property to the north is zoned "R-6" General Residence District. Across the street to the south is an undeveloped property on the west side of Old Manor and an office on the east.

Screening and landscaping shall be provided, per Section 28.04.160.k of the Zoning Ordinance, to screen this light commercial property from the residentially-zoned district to the north.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of nearby properties; the unsuitability of subject site for the uses to which it has been restricted; and the recommendation of staff justified 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

June 13, 1988

Alex Hadijski
c/o A & J Development
2040 South Rock Road, Suite 50
Wichita, Kansas 67207

RE: Z-2835 - "AA" to "LC". Generally located north of 21st Street North
in an area east of Pincrest.

Dear Mr. Hadijski:

On April 28, 1987, the above-referenced zone change request was approved by the Wichita City Council subject to platting the property within one year or the application would be considered denied and the case closed. (See our letter to you dated April 28, 1987.) A plat of the property has NOT been completed and recorded as required and therefore, this zone change request is now considered DENIED AND CLOSED.

If you have any questions about this matter, please call me at 268-4421.

Sincerely,

Louise Olivarez
Principal Planner

LO:blw

cc: Lowell D. High, 1542 South St. Francis, Wichita, Kansas 67211
Everett C. Fettis, 120 South Market, Suite 504, Wichita, Kansas 67202

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