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
4-02-87 MAPC Minutes
CPO Memorandum

Plannir_ Agenda Item #_____

City of Wichita
City Council Meeting
April 28, 1987

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2839 - REQUEST FOR ZONE CHANGE FROM THE "RB" FOUR-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, ON THE WEST SIDE OF MERIDIAN IN AN AREA NORTH OF MCCORMICK. (Phil G. Ruffin)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

- -

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On April 2, 1987, the MAPC held a public hearing to consider a zone change from "RB" to "LC" for two undeveloped platted lots lying directly north of the adjacent light-commercially zoned property owned by the applicant. No one appeared at the hearing in opposition to this request. The Planning Commission unanimously recommended approval subject to recording of the associated plat, Woolcott First Addition, within one year.

CPO Council "O" voted 7-0 to recommend disapproval of the request.

Analysis: Subject property is located along the west side of Meridian Avenue which is classified as an arterial street. The property to the south of this site is presently vacant and has been recently cleared for future construction. A Town and Country convenience store is located on the southwest corner of Meridian and McCormick. Across Meridian to the east is a residence and an auto repair shop and to the north and west are residences.

The applicant is in the process of platting the subject property with his adjacent light-commercially zoned property to the south into one lot. Screening and landscaping shall be provided, per Section 28.04.160.k of the Zoning Ordinance, to screen this commercial development from the adjacent residential properties to the north and west.

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

PL/1161/2

(756) Published in The Daily Record on June 11, 1987

ORDINANCE NO. 39-882

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-2839

Zone Change from the "RB" Four-Family Dwelling District to the "LC" Light Commercial District

Lots 599 and 601 on Meridian Avenue, Martinson's 5th Addition to Wichita, Sedgwick County, Kansas. (Now platted as the north 50 feet of Lot 1, Woolcott First Addition, Wichita, Sedgwick County, Kansas.)

Generally located on the west side of Meridian, in an area north of McCormick.

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/6675/5