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
4/16/87 MAPC Minutes
CPO Memorandum

PL./6649/5

Planning Agenda Item #_____

City of Wichita
City Council Meeting
May 12, 1987

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2841 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT AND "B" MULTIPLE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, GENERALLY LOCATED ON THE WEST SIDE OF WEST STREET, IN AN AREA BETWEEN MURDOCK AND 9TH STREET.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

Background: On April 16, 1987 the MAPC held a public hearing to consider a zone change from "AA" and "B" to "LC" for a platted lot 0.6-acre in size located on the west side of West Street in an area between Murdock and 9th Street. A former residential building plus a portable classroom structure now occupy the site and have been partially combined and remodeled without a building permit. Construction has been ordered to cease until proper zoning and building permits are obtained. In 1984, "LC" zoning was approved subject to replatting within one year but the case was ultimately denied and closed because no plat was ever submitted. No one spoke in opposition to the application. The MAPC recommended approval subject to replatting the property within one year.

CPO Council "N" voted 4-0 to recommend approval of the request.

Analysis: Properties to the north and south are zoned "LC" and developed with light commercial uses. On the east side of the street are offices in the "LC" district and a one-family dwelling in the "B" district. To the west are one-family dwellings in the "AA" district. The subject property is in an area where there is a policy of favoring "LC" zoning.

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.

May 12, 1987

Scott McLeland
The Fish Pond, Inc.
2425 South Hillside
Wichita, Kansas 67211

RE: Z-2841 - "AA" & "B" to "LC". Located at 901 North West Street.

Dear Mr. McLeland:

On May 12, 1987, the Wichita City Council approved the above-referenced zone change subject to replatting the property within one year or the case be considered denied and closed. The property cannot be used for commercial purposes until the rezoning ordinance has been published. The rezoning ordinance will not be published until the plat has been recorded with the Register of Deeds. You will have until May 12, 1988, to record a plat of this property.

Enclosed is a subdivision application form. You will need to contact a surveyor or an engineer to prepare the platting documents for you. This should be done as soon as possible.

This will be our only letter advising you of your platting deadline. If you have not recorded the plat by May 12, 1988, the zone case file will be marked denied and closed. If you have any questions about this zone change or required replat, please call our office at 268-4421.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw

PL/0305/4