

City of Wichita
City Council Meeting
March 29, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2903 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT AND THE "LC" LIGHT COMMERCIAL DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE NORTH-WEST CORNER OF HYDRAULIC AND 45TH STREET SOUTH.
(District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0).

Staff Recommendation: Approve.

CPO Recommendation: Council 4B recommended approval (9-0).

Background: On March 3, 1988, the MAPC held a public hearing to consider a zone change from the "AA" One-Family Dwelling District and the "LC" Light Commercial District to the "LC" Light Commercial District for a 3-acre unplatted tract at the northwest corner of Hydraulic and 45th Street South. A small retail strip center is located on the site and has been there more than 20 years. County "LC" zoning was established on the east 300 feet of the south 300 feet (measured from the centerlines of the streets) in 1961. A site survey prepared for the applicant shows the existing commercial structure encroaching several feet into the "AA" district both on the north and on the west. The building is in the northwest corner of the site facing southeast. The applicant desires to be able to service the building from the rear and therefore needs some additional commercial zoning around the building. There is a considerable amount of undeveloped "LC" land in front of the building near the corner of Hydraulic and 45th Street South. These applicants own additional land to the north (up to 44th Street South) and to the west (over to Lulu Avenue). One tract on the north is developed with a single-family house but the balance of their 20-acre ownership is undeveloped. No one spoke in opposition to the case.

- Recommendations/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 Council; or
 2. Return the application to the MAPC for reconsideration stating reasons.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4561

April 9, 1990

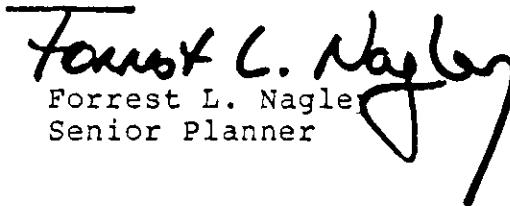
Santo & Dorothy Catanese
155 N. Market, Suite 800
Wichita, KS 67202

Re: Z-2903 - "AA" & "LC" to "LC" - Northwest corner of Hydraulic
and 45th Street South.

Dear Mr. & Mrs. Catanese:

The purpose of this letter is to advise you that the above-captioned zoning file has been closed. As you may remember, last year the City Manager and Director of Planning granted to you a six-month extension of the required platting time. The platting time deadline was September 29, 1989. Since the deadline has passed, we have closed the zoning file.

Sincerely,


Forrest L. Nagle
Senior Planner

FLN:jcm

cc: Don C. Moehring, II, 433 S. Hydraulic, 67211
Jon Graves, 155 N. Market, Suite 830, 67202
Gene Rath, P.E., Special Assessment Engineer

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