Planning Agenda Item #_____

City of Wichita
City Council Meeting
April 12, 1988

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2907 ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL DISTRICT TO THE "C" COMMERCIAL DISTRICT. GENERALLY LOCATED ON THE NORTH SIDE OF KELLOGG DRIVE IN AN AREA WEST OF TYLER ROAD (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

CPO Recommendation: Council "5B" recommends approval. (7-0)

Background: On March 17, 1988, the MAPC held a public hearing to consider a zone change from "LC" to "C" for two platted lots totalling 2.4 acres located on the north side of Kellogg Drive in an area west of Tyler. The property has been zoned light commercial since County zoning was established in 1958. This property was annexed in 1974. In December, 1981, the property owner applied for "C" zoning which was granted subject to replatting within one year. After several extensions of the platting time, the zone case file was marked "denied and closed -- failure to plat" in 1984. Two years later, a plat was completed and recorded. The plat dedicated complete access control to Dubon, the street adjacent to the north of the application area which separates it from the platted residential lots to the north. A pool supply business is now located on Lot 3. No one spoke in opposition to the application.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or

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

PL/1732/2

( 631 ) Published in The Daily Reporter on April 22, 1988

ORDINANCE NO. 40-309

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-2907

Zone Change from the "LC" Light Commercial District to the "C" Commercial District

Lots 2 and 3, Schniepp Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Kellogg Drive in an area west of Tyler Road.

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