

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 27, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2926 - ZONE CHANGE REQUEST FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF 21ST STREET NORTH AND 119TH STREET WEST (District #5).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting. (6-0)

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council 5A recommended approval by a vote of 7-0.

Background: On September 1, 1988, the MAPC held a public hearing to consider a zone change request from the "AA" One-Family Dwelling District to the "LC" Light Commercial District for a 2.5-acre unplatted tract located at the southwest corner of 21st Street North and 119th Street West. A resident to the south spoke in opposition, but the Commission determined that "LC" zoning was appropriate at this arterial intersection.

Legal Considerations: A valid protest petition has been filed by an adjacent property owner representing 23% of the property within 200 feet which requires a 4/5ths vote of the Council for approval.

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

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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:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney

(_____) Published in The Daily Reporter on 5/21/90

ORDINANCE NO. 40-962

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-2926

Zone Change from the "AA" One-Family Dwelling District to the "LC" Light Commercial District

Lot 1, Block A, Teal Brook Commercial Addition, Wichita, Sedgwick County, Kansas.

Generally located at the Southwest corner of 21st Street North and 119th Street West.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on 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.