Planning Agenda Item #_____

City of Wichita
City Council Meeting

May 24, 1994

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3099 - ZONE CHANGE FROM THE "AA" SINGLE FAMILY TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF ARAPAHO AND BOYD.
(District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve the zone change request subject to replatting.

Background: This zone change request, to allow the expansion of an existing small retail center, was originally considered by the City Council in August of last year. It was deferred for an indefinite time, in order for staff to work out questions of the use of a 5,000 square foot City easement with the applicant. It was discovered while processing the case that a portion of this land has been used for a number of years for off-street parking for the commercial development, without a formal agreement.

The applicant agreed at the MAPC meeting to certain landscape and screening requirements, in the rear of his existing development and the rear of the additional lot being requested for rezoning, abutting and across from single family homes. These restrictions have been included in the agreement to release a portion of the City's easement (Item 13).

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. Take other action as deemed appropriate.

( ) Published in The Daily Reporter on _____

ORDINANCE NO. 42-551

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-3099
Zone Change from the "AA" One-Family Dwelling District to the "LC" Light-Commercial District

Lot 5, Block A, West Central Gardens 3rd Addition, Sedgwick County, Kansas (now being platted as a part of the Steve Kelley 3rd Addition, Wichita, Sedgwick County, Kansas)

Generally located north of Central and east of the Wichita-Valley Center Flood Control Right-of-way.

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.

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) Pat Burnett, Deputy City Clerk Elma Broadfoot, Mayor

Approved as to form:

_____

Gary E. Rebenstorf, City Attorney