Planning Agenda Item #_____

City of Wichita
City Council Meeting
August 11, 1992

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3062 - ZONE CHANGE FROM THE "RB" FOUR-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED 175 FEET SOUTH OF KELLOGG ON THE WEST SIDE OF PINECREST. **(District #2)**

INITIATED BY: Metropolitan Area Planning Department MKroat

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting. (11-0)

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council "2" recommended approval. (7-2)

Background: On July 16, 1992, the MAPC held a public hearing to consider a zone change from the "RB" Four-Family Dwelling District to the "LC" Light Commercial District for two platted lots on the west side of Pinecrest, 175 feet south of Kellogg. The applicant has indicated that the proposed use of the property is to expand an existing business upon receiving Board of Zoning Appeals approval for a use exception.

The Land Use Element of the 1978 Comprehensive Plan, as well as the proposed Comprehensive Plan update, indicate this area for commercial use. Adopted MAPC zoning policy recommends looking favorably on deepening "LC" zoning on the south side of East Kellogg for existing businesses which are oriented toward Kellogg. The proposed Comprehensive Plan further recommends that commercial uses not located in planned centers, including auto-related uses, should be guided to areas including segments of Kellogg where these uses may already exist.

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; or

3. Override Planning Commission's recommendation by 2/3 majority vote.

(_____, Published in The Daily Reporter on 2-16-93

ORDINANCE NO. 41-938

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-3062

Zone Change from the "RB"
4-family Dwelling District to the
"LC" Light Commercial District

The south 6.5 feet of Lot 1 and all of Lots 2 and 3, Block A, Nashville Park Addition, Wichita, Sedgwick County, Kansas. (Now being platted as part of the Davis-Moore 10th Addition)

Generally located on the west side of Pinecrest and south of Kellogg

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) City Clerk

_____
Mayor

Approved as to form:

_____
City Attorney