Planning Agenda Item #_____

City of Wichita
City Council Meeting
January 14, 1992

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3043 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE WEST SIDE OF GROVE IN AN AREA SOUTH OF MT. VERNON. **(District #3)**

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting including voluntarily offered covenant - 12-0 (1 abstention).

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council "3" recommended approval by a vote of 6-0 (1 abstention).

Background: On November 21, 1991, the MAPC held a public hearing to consider a zone change from the "A" Two-Family Dwelling District to the "LC" Light Commercial District for unplatted property located on the west side of Grove Street, south of Mt. Vernon. The applicant advised that if "LC" zoning was approved, the existing single-family residence on the property would be remodeled into a maximum 800 square-foot credit union. The first zoning district that permits credit unions is the "LC" district [Section 28.04.090(A)(1.4)]. By a vote of 6 to 5, with one abstention, the MAPC voted to recommend denial of the request.

On December 5, 1991, the MAPC voted to reconsider their previous recommendation for denial of the zone change request. After hearing additional testimony from the applicant and learning of their willingness to record a covenant that would restrict use of the site to a credit union or any use permitted in the "BB" Office District, the Planning Commission reversed their previous decision and voted to recommend approval of the request.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting, including covenant; instruct the Planning Department to forward the ordinance for first

(over)

reading when the plat is forwarded to the City Council; or

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

(_____) Published in The Daily Reporter on 3-17-92

ORDINANCE NO. 41-649

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-3043

Zone Change from the "A" two-family district to the "LC" light commercial district.

Lot 1, Briscoe Addition, Wichita, Sedgwick County, Kansas.

Generally located on the west side of Grove in an area south of Mt. Vernon.

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