Planning Agenda Item #_____

City of Wichita
City Council Meeting

May 3, 1994

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: DP-199 - CRUMM CASTLE VOLUNTARY COMMUNITY UNIT PLAN, LOCATED ON THE WEST SIDE OF NORTH RIVER BOULEVARD, SOUTH OF 11TH STREET.

Z-3034 - ZONE CHANGE REQUEST FROM THE "A" TWO FAMILY DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

Staff Recommendation: Approve the request to eliminate the requirement to replat the property.

Background: On September 24, 1991, the City Council approved the above referenced zone change and voluntary commercial community unit plan for Crumm Castle, subject to platting within one year. The CUP allows a bed and breakfast or office uses (not to include doctor or dentist offices) in the existing historic structure. On September 29, 1992, the City Manager and the Director of Planning granted a one year platting time extension. On September 21, 1993, the City Council granted a two year platting extension.

To date, platting of the property of the property has not yet begun. It is the opinion of the Law Department that the condition of platting was imposed by City Council action, therefore the condition can be removed or modified by subsequent Council action. Due to new ownership of the property, it is requested that the requirement to replat be eliminated as a condition of granting the zone change request to "LC" Light Commercial.

Recommendations/Actions:

1. Eliminate the requirement to replat the property as a condition of granting the zone change request; place the ordinance establishing the zone change on first reading.

2. Take appropriate action stating reasons.

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. _____

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.

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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-3034

Zone change request from the "A" Two-Family Dwelling District to the "LC" Light Commercial District

Lots 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190 and 192, Woodrow Avenue, Riverside Addition and Reserve D, Riverside Addition to Wichita, Sedgwick County Kansas. Generally located on the south side of 11th Street between Woodrow Avenue and North River Boulevard.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes 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.