

Planning Agenda Item # _____

City of Wichita
City Council Meeting
February 12, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3011 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF KNIGHT STREET AND CENTRAL AVENUE. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (6-1) subject to replatting.

Staff Recommendation: Approve "LC" subject to replatting.

CPO Recommendation: CPO Council "5B" recommended denial of the request (4-3).

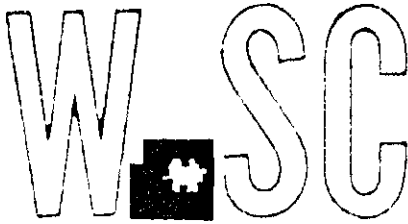
Background: On December 18, 1990, the City Council considered this zone change request. At that meeting they voted 6-0 to return the case to the Planning Commission for reconsideration for the following reasons: 1) Opposition of neighboring property owners -- 95% protest petition was filed; and 2) opposition of CPO Council "5B".

On January 17, 1991, the MAPC reconsidered this case. At that meeting the MAPC voted 6-1 to approve the request subject to replatting.

Legal Consideration: Protest petitions have been filed by 95% of the property owners within 200 feet of the application area. As such, a 6/7 vote by the Council is required to approve this rezoning case.

- 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. Take appropriate action, stating reasons.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

February 19, 1991

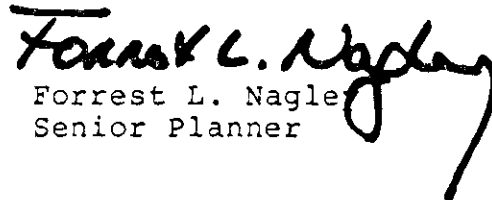
Gladys & Scott Jones
2217 N. Countryclub Rd.
Muskogee, OK 74403

Re: Z-3011 - "AA" to "LC" - Southwest corner of Central & Knight

Dear Mr. & Mrs. Jones:

On February 12, 1991, the Wichita City Council reconsidered the above-captioned case. The action taken by the City Council was to deny the request. This action has been noted in the case file and the file has been closed.

Sincerely,


Forrest L. Nagle
Senior Planner

FLN:jcm

cc: Ed Ring, 609 N. Broadway, 67214
Don W. Riley, 609 N. Broadway, 67214
C.A. Longhofer, 3610 W. Central, 67203

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