Planning Agenda Item #_____

City of Wichita
City Council Meeting

August 30, 1994

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3138 - ZONE CHANGE FROM "AA" TO "C" ON LOT 21, LINWOOD ACRES ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. GENERALLY LOCATED 750 FEET NORTH OF KELLOGG ON THE EAST SIDE OF GREENWICH ROAD.

INITIATED BY: Metropolitan Area Planning Department MKroat

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within one year. (12-0)

Staff Recommendation: Approved, subject to replatting within 1-year to obtain additional right-of-way along Greenwich, appropriate building setbacks, and access controls.

CPO Recommendation: CPO Council "2" recommended approval of the application by a vote of 6-0.

Background: The applicant requests a zone change from the "AA" One-Family Dwelling District to the "C" Commercial District for a 0.88 acre site platted as Lot 21, Linwood Acres Addition, generally located 750 feet north of Kellogg on the east side of Greenwich Road (between Lewis and Waterman). The site is currently undeveloped, except for a small 2-story building. The applicant proposes to expand the existing business located to the south and to move the U-Haul Truck and Trailer Rental Center (located to the south) to this location.

The application area is surrounded by commercial uses to the north, south, and west. A strip commercial center and gas station are located to the north and the Palace Theater is located on the west side of Greenwich. A nonconforming mobile home park is located to the east

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. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

October 14, 1994

TO: Pat Burnett, Deputy City Clerk

FROM: Kevin Kokes, Associate Planner, Current Plans Division

SUBJECT: Z-3138 Zoning Ordinance

On October 4, 1994, the Wichita City Council approved the plat of Neitzel Addition and placed on first reading the associated zone change ordinance. Publication of the zoning ordinance was to be withheld until the plat was recorded.

The plat of Neitzel Addition was recorded with the Register of Deeds on October 12, 1994, and therefore, the Ordinance establishing the zone change may now be published.