Agenda Item No. _____

City of Wichita
City Council Meeting
July 13, 2004

Agenda Report No. _____

TO: Mayor and City Council

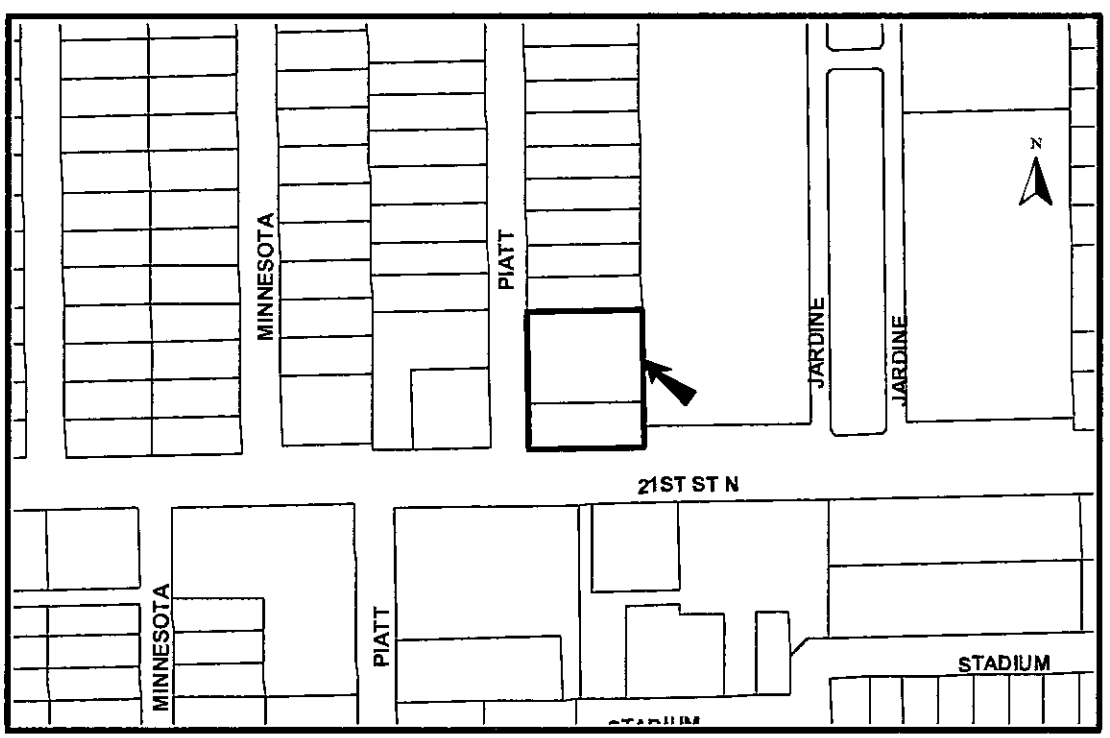
SUBJECT: **ZON2004-00027 – Zone change from "LC" Limited Commercial to "GC" General Commercial. Generally located at the northeast corner of 21st Street and Piatt. (District I)**

INITIATED BY: Metropolitan Area Planning Department JVS

AGENDA: Planning (Consent)

MAPC Recommendations: Approve. (11-0)

MAPD Staff Recommendations: Approve.



BACKGROUND: The application area is located at the northeast corner of 21st Street and Piatt, and is currently zoned "LC" Limited Commercial. The site is developed with a commercial building that contains manufacturing equipment, a C N C milling machine, which was previously used in association with a vocational school. Use of that manufacturing equipment in the teaching environment was a legal activity in the "LC" district, per the Unified Zoning Code. The facility has converted from a teaching facility to a manufacturing establishment that is now making parts for government contracts. With that conversion from a teaching facility to a manufacturing entity, the land use is now classified as "manufacturing, general" which requires "GC" General Commercial zoning, instead of "LC" zoning.

Surrounding property is zoned a variety of districts: "MF-29" Multi-family Residential, "GO" General Office, "GC" General Commercial, and "LC" Limited Commercial. Surrounding uses include: two duplexes, manufacturing/training facility, vacant commercial and office buildings.

Analysis: The Metropolitan Area Planning Commission reviewed this case on June 10, 2004, and recommended approval 11-0. No one spoke in opposition to the request.

Financial Considerations: None

Legal Considerations: The ordinance has been reviewed and approved as to form by the Law Department.

Recommendation/Actions: It is recommended that the Council

1. Concur with the findings of the MAPC and approve the zone change; approve first reading of the ordinance establishing the zone change; or
2. Return the application to MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a two-thirds majority vote of the membership of the governing body on the first reading.)

(150004) Pub ıed in The Wichita Eagle on 7 23-04
ORDINANCE NO. 46-217

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2004-00027

Request for zone change from "LC" Limited Commercial to "GC" General Commercial on property described as:

Lots 21, 22, 23 and 24, Block 6, Wilber's Addition to Wichita, Kansas, Sedgwick County, Kansas. Generally located at the northeast corner of 21st Street and Piatt.

SECTION 2. That upon the taking effect of this 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 Wichita -Sedgwick County Unified Zoning Code 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, 7-20-04

Carlos Mayans, Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney