

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 8, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3013 - ZONE CHANGE FROM THE "RB" FOUR-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE NORTHEAST CORNER OF HILLSIDE AND 31ST STREET SOUTH. (District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (9-0) subject to replatting.

Staff Recommendation: Approve zoning subject to replatting.

CPO Recommendation: CPO Council "3B" voted 8-0 to recommend approval of the request.

Background: On December 6, 1990, the MAPC held a public hearing to consider a zone change request from the "RB" Four-Family Dwelling District to the "LC" Light Commercial District for two platted lots located at the northeast corner of Hillside and 31st Street South. The application area measures 1.5 acres, is presently undeveloped and was platted in 1955. The applicant's agent had advised that if this zone change is approved, Quik Trip Corporation intends to purchase the subject two lots and develop the property with a Quik Trip convenience store.

- RECOMMENDATIONS/ACTIONS:
1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; ~~place the ordinance establishing the zone change on first reading and instruct the City Clerk to withhold publication until the plat has been recorded with the Register of Deeds.~~
 2. Return the application to the MAPC for reconsideration, stating reasons.

WRONG
WRONG
1. →

() Published in The Daily Reporter on 4-18-91

ORDINANCE NO. 41-327
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-3013

Zone change from the "RB" Four-Family Dwelling District to the "LC" Light Commercial District.

Lots 43 and 44, Block C, Planeview Subdivision No. 2, Wichita, Sedgwick County, Kansas. (Now being platted as Quiktrip 4th Addition to Wichita, Sedgwick County, Kansas.)

Located on the northeast corner of Hillside and 31st Street South.

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.

Ordinance (Case No. Z-3013)
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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