Plan ng Agenda Item #_____

City of Wichita
City Commission Meeting
June 24, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2761 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT & "BB" OFFICE DISTRICT TO "BB" OFFICE DISTRICT, LOCATED ON THE WEST SIDE OF ROCK ROAD BETWEEN 34TH AND 36TH STREETS NORTH. (PARCEL 9A) (Killarney Investments, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On May 29, 1986, the MAPC held a public hearing to consider a zone change from "AA" and "BB" to "BB" for a 24-acre tract of land which is partially platted but undeveloped. The platted portion is part of DP-121 which is being amended to delete all but the commercial parcel north of 36th Street. No one spoke in opposition to the request. The MAPC unanimously recommended approval subject to platting the property within two years and subject to removing an illegal sign from subject property. The sign has now been removed.

CPO Council "I" unanimously recommended approval of the zone change.

Analysis: Land to the north is zoned "LC" but undeveloped; to the east are offices in "E" zoning; to the south is undeveloped land in the "BB" and "AA" districts; to the west is undeveloped land in the "AA" district. The west 270± feet of this application area is unplatted with the balance being platted into three lots in the Comotara Office Center Addition. The current C.U.P. permits all "BB" uses on this parcel except residences.

The Planning Commission found that the character of the neighborhood, the zoning and uses of properties nearby, the suitability of subject site for the use proposed, and the recommendation of staff justified the zone change.

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 Commission; or

2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
5-29-86 MAPC Minutes
CPO Memorandum (see Z-2757)

(957) Published in The Daily Reporter on July 22, 1988

ORDINANCE NO. 40-366

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-2761

Zone Change from the "AA" One-Family Dwelling District and the "BB" Office District to the "BB" Office District

Lots 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 1, Killarney Plaza Second Addition, an addition to Wichita, Sedgwick County, Kansas.

Generally located on the west side of Rock Road, between 34th Street North and 36th Street North.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

_____
Mayor

_____
City Clerk

(SEAL)

_____
Approved as to form City Attorney

PL/8767/5