

City of Wichita
City Commission Meeting
September 2, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2789 - REQUEST FOR ZONE CHANGE FROM "B" MULTIPLE-FAMILY DWELLING TO THE "LC" COMMERCIAL DISTRICT, LOCATED AT THE SOUTHEAST CORNER OF GARDNER DRIVE AND 13TH STREET NORTH. (World Impact, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (10-0)

Staff Recommendation: Approve

Background: On August 7, 1986, the MAPC held a public hearing to consider a zone change from "B" Multiple-family dwelling to the "LC" Light Commercial district for a 1.0-acre site located at the southeast corner of Gardner Drive and 13th Street North. The applicants own the adjacent property to the south and to the west and are planning to develop their entire site. They have advised of their intent to replat and vacate Gardner Drive and are willing to dedicate appropriate access control to 13th Street. No one appeared in opposition to the application. The Planning Commission unanimously recommended approval subject to replatting their entire ownership within one year.

CPO Council "I", on August 14, 1986, voted 8-0 to recommend approval of the request.

Analysis: Single-family houses exist to the north across 13th Street North in the "A" district and apartments are to the south and to the west in the "B" district. A cemetery is situated south of the apartments and a golf course is located to the east across the railroad right-of-way and Roosevelt Avenue.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of 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; 8-7-86 MAPC Minutes; CPO Memorandum

(597) Published in The Daily Record on April 29, 1987

ORDINANCE NO. 39-799

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-2789

Zone Change from the "B" Multiple-Family Dwelling District
to the "LC" Light Commercial District

Lot 1, Gardner Plaza, an addition to Wichita, Sedgwick County,
Kansas. (Now platted as Lot 1, World Impact Addition, Wichita,
Kansas.) Generally located at the southeast corner of Gardner
Drive and 13th 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