

- Actions:**
1. Concur with the findings of the MAPC and approve the zone change and C.U.P. subject to the recommended conditions; 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
 - 10-2-86 MAPC Minutes
 - CPO Memorandum
 - DP-160 site plan

MEMORANDUM FOR THE RECORD

DATE: 10-2-86

TO: PLANNING DEPARTMENT

FROM: [Illegible]

SUBJECT: [Illegible]

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City of Wichita
City Commission Meeting
October 28, 1986.

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DP-160 - REQUEST FOR APPROVAL OF THE WOODBRIDGE
COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-2807 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY
DWELLING TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON
THE SOUTHEAST CORNER OF 119TH STREET WEST AND 21ST
STREET NORTH. (Inland Investment Company, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On October 2, 1986, the MAPC held a public hearing to consider a request for a zone change from "AA" to "LC", and approval of a commercial community unit plan for 8.2 acres of unplatted land located on the southeast corner of 119th Street West and 21st Street North. The property is currently undeveloped. No one spoke in opposition to the requests although one letter of opposition had been received by the Commission. The MAPC unanimously recommended approval of the applications subject to platting within one year.

CPO Council "A" voted 7-0 to recommend approval of the requests.

Analysis: The properties to the north and west are zoned "R-1" Suburban Residential and are in agricultural use except for a single-family home to the west. To the south and east are proposed single-family subdivisions in the "AA" One-family Dwelling District; some houses to the east are completed or in the process of being built. The proposed C.U.P. divides this property into four (4) parcels with light commercial uses such as: restaurants; banks, savings and loans; pharmacies; tire, battery and accessory stores; and retail shops. Other proposed uses are specific to each parcel and are listed on the development plan.

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 development plan and the zone change request.

Legal Consideration: One protest petition was submitted but the percentage is insufficient to require a 4/5ths vote for approval of the zone change.

(69) Published in The Daily Record on January 15, 1988

ORDINANCE NO. 40-113

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-2807

Zone Change from the "AA" One-Family Dwelling District to the "LC" Light Commercial District

Lots 1, 2, 3 and 4, Block 1, Woodbridge 4th Addition to Wichita, Sedgwick County, Kansas.

Generally located at the southeast corner of 21st Street North and 119th Street West.

Sent to Clerk with proper distribution with associated plot
FEH

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