

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 approval of the CUP amendment and associated zone change.

- 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 applications to the MAPC for reconsideration stating reasons.

Attachments: Area Map
MAPC Minutes: 12-22-86
DP-67 site plan

City of Wichita
City Commission Meeting
January 20, 1987

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DP-67 - REQUEST FOR AMENDMENT FOR PARCEL 3 OF THE
NORTHBOROUGH COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-2828 - REQUEST FOR ZONE CHANGE FOR A PORTION OF PARCEL
3 FROM THE "BB" OFFICE DISTRICT TO THE "LC" LIGHT COM-
MERCIAL DISTRICT, LOCATED ON THE EAST SIDE OF WOODLAWN,
NORTH OF ROCKHILL LANE AND SOUTH OF 21ST STREET NORTH.
(Brittany Development Company, c/o Richard Boushka)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (6-0)

Staff Recommendation: Approve

Background: On December 22, 1986, the MAPC held a public hearing to consider an amendment to the Northborough C.U.P. and a zone change for a portion of Parcel 3 adjacent to Woodlawn. In May of 1986, Parcels 4, 5, 6 and 7 were amended subject to replatting within one year of City Commission approval. A plat, Northborough 3rd Addition, was submitted and was approved by the MAPC on July 24, 1986. However, the plat and the associated zone change are not yet complete. No one spoke in opposition to the requests. The Planning Commission unanimously recommended approval of the applications subject to several conditions, including platting within one year.

CPO Council "I" recommended 5-0 at its December 18 meeting that these applications be approved.

Analysis: The property to the south across Rockhill Lane is developed with a synagogue. To the east is an office building and to the north is a shopping center. Across Woodlawn, to the west, is a church.

The amendment proposes to divide Parcel 3 into two parcels--Parcel 3 and Parcel 3A. The new parcel contains 1.75 acres and is located at the northeast corner of Rockhill Lane and Woodlawn. Parcel 3A has an associated zone case requesting "BB" office to "LC" light commercial and proposed uses include: Restaurant (excluding those with drive-up window service), financial institutions, and offices. The development plan indicates a decrease in the number of access points to Woodlawn from 2 to 1 (Parcels 3 and 3A have a joint opening) and changes in building setbacks on Parcel 3.

(503) Published in The Daily Record on April 8, 1987

ORDINANCE NO. 39-850

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-2828

Zone Change from the "BB" Office District to the
"LC" Light Commercial District

The south 320 feet of the west 237.5 feet of Lot 3, Block 1, Northborough, an addition to Wichita, Sedgwick County, Kansas. (Now platted as Lot 1, Block 1, Northborough 4th Addition to Wichita, Sedgwick County, Kansas.)

Located at the northeast corner of Rockhill and Woodlawn.

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