

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 14, 1992

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3055 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE NORTHWEST CORNER OF TOPEKA AND PAWNEE.
(District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting. (12-0)

Staff Recommendation: Approve, subject to replatting.

CPO Recommendation: CPO Council "3" recommended approval. (6-0)

Background: On June 18, 1992, the MAPC held a public hearing to consider a zone change from the "A" Two-Family Dwelling District to the "LC" Light Commercial District on a .6-acre tract at the northwest corner of Topeka and Pawnee. The site is currently developed with a single-family residence.

Adjacent property to the north is zoned "A" and is also developed with single-family residences. Retail and commercial businesses surround the application area on the remaining three sides.

The Land Use Element of the 1978 Comprehensive Plan depicts commercial uses at this location. The adopted MAPC zoning policy states that "LC" Light Commercial zoning will be looked on with favor on both sides of Pawnee in an area between Broadway and Washington.

RECOMMENDATIONS/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 Council; or
2. Return the application to the MAPC for reconsideration, stating reasons; or
3. Override Planning Commission's recommendation by 2/3 majority vote.

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ORDINANCE NO. 41-897
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-3055
Zone Change from the "A" Two-family Dwelling District
to the "LC" Light Commercial District

Lot 1, Lathrom Addition Wichita,
Sedgwick County, Kansas

Generally located at the northwest corner
of Topeka and Pawnee

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.

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

published 10-23-92 by Clerk