

City of Wichita
City Council Meeting
November 10, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2876 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING
DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED
ON THE WEST SIDE OF RIDGE ROAD IN AN AREA NORTH OF
21ST STREET NORTH. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (10-0)

Staff Recommendation: Approve

CPO Recommendation: Council "5A" recommends approval (8-0).

Background: On October 15, 1987, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for 8 acres on the west side of Ridge Road in an area north of 21st Street. Subject property was included in county zone case SCZ-0571 which was recommended for "LC" zoning by the MAPC in October 1986. However, the land soon changed ownership and annexation was requested in early 1987. As the property had not yet been platted as required by SCZ-0571, it came into the city as "AA" zoned land. A commercial C.U.P. (DP-171 Reflection Ridge Commercial Community Unit Plan) encompassing this area as well as additional land to the north, south and southwest has recently been approved. Since the boundaries of the "LC" zoning are now different from the boundaries of the county zone case, this new zoning request is being processed. The current application area is part of Parcel 3 and part of Parcel 5 of DP-171 and is included in the plat of Reflection Ridge Commercial Addition which has been approved in preliminary form. No one spoke in opposition to the zone change. The Planning Commission unanimously recommended approval of the request.

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.

(534) Published in The Daily Record on April 8, 1988

ORDINANCE NO. 40-167

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-2876

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

Lot 16, except the north 472.96 feet thereof, and Lot 15, except the south 520 feet thereof, all in Reflection Ridge Commercial, an addition to Wichita, Sedgwick County, Kansas.

Generally located on the west side of Ridge Road, in an area
north of 21st 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