

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
August 19, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2786 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE WEST SIDE OF TRACY IN AN AREA NORTH OF MAPLE. (Starkey Development Center, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

Background: On July 24, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for a 30 foot by 175 foot portion of an undeveloped platted lot located on the west side of Tracy in an area north of Maple. The application area is on the northern part of a portion of a lot that has access to both Maple and Tracy. The property is to be purchased by Phillips Petroleum for the possible use of a filling station and car wash. No one spoke in opposition to the zone change. The Planning Commission unanimously recommended approval subject to either a lot split or a plat being approved for the entire property being purchased by Phillips within one year after City Commission approval.

CPO Council "N" voted 5-0 to recommend that the request be approved.

Analysis: The application area is surrounded on three sides by undeveloped properties, but to the east are single family homes. A church is located further west on the south side of Maple and a restaurant is located on the southeast corner of Maple and Tracy. Light Commercial zoning does extend west from Tracy to Anna along the north side of Maple for depths ranging from 170 to 224 feet.

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 or lot splitting; 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
7-24-86 MAPC Minutes
CPO Memorandum

(326) Published in The Daily Record on February 20, 1987

ORDINANCE NO. 39-744

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-2786 AND Z-2799

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

The north 30 feet of the south 200 feet of the east 190 feet of Lot 6, McComas Acres Addition, Wichita, Sedgwick County, Kansas. (Now platted as part of Lot 1, PPCo Addition #3, Wichita, Kansas.) Generally located at the northwest corner of Tracy and Maple.

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