Planni _ Agenda Item #_____

City of Wichita
City Commission Meeting
November 12, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2808 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE EAST SIDE OF ROCK ROAD IN AN AREA SOUTHWESTERLY OF MULBERRY STREET.
(Golf Courses of America, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

Background: On October 16, 1986, the MAPC held a public hearing to consider a request for a zone change from "AA" to "LC" for a 5.6-acre site in the new Willowbend development east of Rock Road and southwesterly of Mulberry. This is the site of the proposed clubhouse for the Willowbend Golf Course. No one spoke in opposition to the request. The MAPC unanimously recommended approval of the application.

CPO Council "I" unanimously recommended approval of the zone change.

Analysis: All surrounding properties are undeveloped and zoned "AA". This property has been platted as part of Reserve A of Willowbend First Addition. The blanket utility and drainage easements are in the process of being vacated in this part of the reserve so that a building can be constructed. Total access control to Rock Road from Reserve A was dedicated on the plat so access will be from Mulberry. The platter's text states that the Golf Course Association is to own and maintain Reserve A. Light Commercial zoning would permit the type of uses, such as a restaurant, which are often associated with a golf clubhouse.

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 request.

Actions:
1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or

2. Return the application to the MAPC for reconsideration stating reasons.

(3048) Published in The Daily Record on November 24, 1986

ORDINANCE NO. 39-694

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-2808

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

A tract of land lying in the SW¼, Section 29, Township 26 South, Range 2 East of the 6th P.M. and the SE¼, Section 30, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, being a part of Reserve A, Willowbend First Addition, more particularly described as follows:

Commencing at the northwest corner of said SW¼; thence N89°00'08"E, 16.24 feet along the north line of said SW¼ to the point of beginning; thence N89°00' 08"E, 367.38 feet to a point on a curve to the left, said point lying on the west right-of-way of Mulberry Street, as platted in Willowbend First Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said right-of-way for the next three (3) courses, the first course being along said curve 97.40 feet, said curve having a central angle of 9°01'51", a radius of 617.98 feet, and a long chord of 97.30 feet, bearing S33°17'52"E; thence S37°48'47"E, 205.73 feet to a point on a curve to the left; thence along said curve 105.06 feet, said curve having a central angle of 19°20'21", a radius of 311.27 feet, and a long chord of 104.57 feet, bearing S47°28'57"E, to the northwest corner of Lot 1, Block 5 of said Willowbend First Addition; thence S32°50'52"W, 112.52 feet along the west line of said Lot 1, Block 5; thence S89°00'08"W, 738.97 feet to a point on a curve to the right; thence along said curve 40.55 feet, said curve having a central angle of 3°43'46", a radius of 623.00 feet, and a long chord of 40.54 feet, bearing N24°09'35"E; thence N26°01'28"E, 194.36 feet to a point on a curve to the left; thence along said curve 217.32 feet, said curve having a central angle of 12°06'46", a radius of 1028.00 feet, and a long chord of 216.92 feet, bearing N19°58'05"E to the point of beginning; said tract containing 5.56 acres more or less. Generally located on the east side of Rock Road in an area southwesterly of Mulberry Street.

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