

City of Wichita  
City Commission Meeting  
November 25, 1986

Agenda Report # \_\_\_\_\_

TO: Mayor and City Commissioners

SUBJECT: Z-2812 - REQUEST FOR ZONE CHANGE FROM THE "BB" OFFICE  
DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT,  
LOCATED AT THE SOUTHEAST CORNER OF CENTRAL AND KNIGHT.  
(Quality Electric, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

-----  
MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On October 30, 1986, the MAPC held a public hearing to consider a zone change from "BB" to "LC" for a platted lot on the southeast corner of Central and Knight. In 1967, a request for "AA" to "BB" zoning was reviewed for this property. After being heard by the MAPC and BCC twice, it was approved by the BCC subject to platting. The property was platted as Leon Addition in 1968 and presently is undeveloped. Knight Street is not paved in this block. The Planning Commission unanimously recommended approval subject to replatting the property within one year.

CPO Council "N" did not have a quorum at its October 15th or November 5th meeting and therefore has taken no action on this request.

Analysis: Properties in all directions from the application area are zoned "AA" and are developed with single-family houses. However, further east and west along Central most properties are zoned office or light commercial. One area two blocks to the east was recently approved for light industrial zoning. There is no zoning policy for this portion of west Central.

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; 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  
10-30-86 MAPC Minutes

( 547 ) Published in The Daily Record on April 24, 1987

ORDINANCE NO. 39-862

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-2812

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

Lot 1, Leon Addition to Wichita, Sedgwick County, Kansas. (Now platted as Lot 1, Killingers Second Addition, Wichita, Kansas.) Generally located at the southeast corner of Central and Knight.

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