

City of Wichita
City Council Meeting
August 4, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2846 - REQUEST FOR ZONE CHANGE FROM THE "B" MULTIPLE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

Staff Recommendation: Approve subject to replatting

MAPC Recommendation: Approve subject to replatting (9-0)

CPO Council "1A" voted 4-2 to recommend denial of this request at their meeting on May 19, 1987.

Location: Between Pennsylvania and Hydraulic and between 12th and 13th Street North. (Council District #1)

Applicant: Arthur Gossett Post No. 273 American Legion, Inc.

Site Size: .8 acre

Background: The applicant is requesting a zone change from "B" to "LC" for a 35,800 square-foot site located between Hydraulic and Pennsylvania and between 12th and 13th Streets North. There is an existing American Legion building in the southwest corner of the site. The applicants wish to remove the existing building and replace it with a larger facility to be erected on the north end of the site. For the uses proposed in the building, "LC" zoning is required. On May 28, 1987, the MAPC unanimously recommended approval subject to replatting. Subsequent to that meeting, protest petitions were filed by owners of 32% of the property within 200 feet. On June 23, the City Council returned the case to MAPC for rehearing. The MAPC action on July 9 was again unanimous in approving the zone change, subject to replatting.

Legal Consideration: The 32% protest will require at least a 4/5ths vote of the Council to approve 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 Council; or

2. Take appropriate action stating reasons.

(R 1315) Published in The Daily Record on October 1, 1977

ORDINANCE NO. 411-154

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-2846

Zone Change from the "B" Multiple-Family Dwelling District
to the "LC" Light Commercial District

Lots 296, 297, 298, 299, 300, 301, 302 and 303, Granville Park Addition to the City of Wichita, Sedgwick County, Kansas. (Now platted as Lot 1, Post #273 American Legion Addition, Wichita, Sedgwick County, Kansas.)

Generally located on the ^{west} east side of Hydraulic, between 12th and 13th Streets North.

*10-8-87
Turbine City Clerk
will carry on original
and have a public hearing
10-9-87 2:00 pm*

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