Planning Agenda Item #_____

City of Wichita
City Council Meeting
September 1, 1987

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2858 - ZONE CHANGE FROM "AA" SINGLE-FAMILY DWELLING DISTRICT AND "LC" LIGHT COMMERCIAL DISTRICT TO "E" LIGHT INDUSTRIAL DISTRICT, LOCATED ON THE SOUTH SIDE OF 37TH STREET NORTH IN AN AREA WEST OF OLIVER.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve subject to platting (8-0).

Staff Recommendation: Approve subject to platting.

CPO Recommendation: Council "1B" recommends approval (6-0).

Background: On August 6, 1987, the MAPC held a public hearing to consider a zone change request from "AA" and "LC" to "E" for a 20-acre unplatted site located on the south side of 37th Street North in an area west of Oliver. The Northeast Circumferential was originally projected to be located on the south and west sides of this site but is now proposed 1/2 mile further south. The zone change from the residential district is needed to permit expansion of the Koch Engineering facilities. No one spoke in opposition to the application. The Planning Commission unanimously recommended approval subject to platting.

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.

(133) Published in The Daily ~~Record~~ Reporter on March 1, 1988

ORDINANCE NO. 40-126

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-2858

Zone Change from the "AA" Single-Family Dwelling District and the "LC" Light Commercial District to the "E" Light Industrial District

Part of the north half of the NE¼ of Section 35, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, being more particularly described as beginning at the northeast corner of said NE¼, thence west parallel with the north line of said NE¼, a distance of 1697.31 feet, thence southeasterly to the south line of said north half to a point 988.6 feet west of the east line of said NE¼, thence east parallel with the south line of said north half to a point on the north line of the Missouri-Pacific Railroad right-of-way, thence northeasterly parallel with the north line of the Missouri-Pacific Railroad right-of-way to the east line of said NE¼, thence north parallel to the east line of the NE¼ to the point of beginning, EXCEPT a tract described as beginning at the northeast corner of the NE¼ of Section 35, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence south parallel with the east line of said NE¼, a distance of 736 feet, thence S 89° 27' 25" W, a distance of 397 feet, thence N 0° 40' 25" W, a distance of 296 feet, thence S 89° 27' 25" W, a distance of 300 feet, thence S 0° 40' 25" E, a distance of 296 feet, thence S 89° 27' 25" W, a distance of 291.6 feet, thence N 0° 40' 25" W, a distance of 199.89 feet, thence S 89° 27' 25" W, a distance of 208.71 feet, thence N 0° 40' 25" W to the north line of said NE¼, thence east parallel with the north line of said NE¼ to the beginning. (Now platted as the eastern portion of Lot 1, Block 1, Koch Office Park Second Addition, an addition to Wichita, Sedgwick County, Kansas, that was not previously zoned "E" Light Industrial.)

Generally located on the south side of 37th Street North, in an area west of Oliver.

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, January 27, 1988

ATTEST:

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Mayor

_____
City Clerk

(SEAL)

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Approved as to form City Attorney