

use(s), a request through the Board of Zoning Appeals for an "exception" to permit parking in the residential district would be appropriate.

- Recommendations/Actions:
1. Concur with findings of MAPC and approve Light Commercial for Lots 1 and 3 only subject to the condition of platting; deny Light Commercial zoning for Lots 5 and 7; 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.

City of Wichita
City Council Meeting
December 8, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2880 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING
DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED
AT THE SOUTHWEST CORNER OF CENTRAL AND TRACY.
(District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve "LC" for Lots 1 & 3 only, subject to replatting
(10-0)

Staff Recommendation: Approve "LC" for Lots 1 & 3 only, subject to replatting

CPO Recommendation: Council "5B" recommends approval of "LC" for Lots 1 and 3
only (6-1)

Background: On November 12, 1987, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for a 2.4-acre site consisting of one full platted lot and portions of three other platted lots located at the southwest corner of Central and Tracy. Six houses now occupy the site.

This commercial zoning request was for approximately 400 feet of depth which is two-thirds of the entire depth of the block between Central and Newell. Commercial zoning to the west extends to only the south line of Lot 3 (extended west) while commercial zoning to the east extends only as far south as the middle of Lot 5 (extended east). Single-family residences exist on both sides of Tracy and Young south of the commercial zoning. In many of the areas where lots were platted 300 feet deep, a new street has been dedicated through the center of the block to provide access to the rear of the lots, thus enabling the lots to be split or replatted for additional residential building sites. Also, sanitary sewers and other utilities have generally been installed through the middle of the lots with this future mid-block street in mind. Such is the case in this Block 3 of Parkwilde Addition. Right-of-way already exists for the west half of Sabin Circle and a portion of the cul-de-sac on Lot 8. Sewers run north-south through the center of the lots in each half of the block providing service for new building sites on Sabin. Water would need to be extended to any new building sites on Sabin.

The applicants agreed to accept light commercial zoning on only the north two lots and it was discussed that, if additional parking should be needed for the commercial

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ORDINANCE NO. 40-562

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-2880

Zone change from the "AA" One Family Dwelling District to the "LC" Light Commercial District.

Lots 1 and 3, except the west one quarter, Block 3, Parkwilde Addition to Wichita, Sedgwick County, Kansas (Now platted as Lots 1 and 2, Harlin's Addition) Wichita, Sedgwick County, Kansas.

Generally located on the southwest corner of Central and Tracy.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on 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:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney