

City of Wichita
City Council Meeting
January 5, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2884 - ZONE CHANGE FROM "BB" OFFICE DISTRICT TO THE
"LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE SOUTH-
EAST CORNER OF SENECA AND BARBARA. (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to replatting the property into one lot
(8-0)

Staff Recommendation: Approve subject to replatting the property into one lot.

CPO Recommendation: Council "4B" recommends approval (9-0).

Background: On December 10, 1987, the MAPC held a public hearing to consider a zone change from "BB" to "LC" for a half acre site consisting of the west half of two platted lots located at the southeast corner of Seneca and Barbara. There is no record of an approved "lot split" on this property which was platted in 1950. A vacant dental office building occupies the site. A platted 30-foot setback from Seneca is now a 20-foot setback due to ten additional feet having been acquired for Seneca right-of-way. Two curb cuts provide access to angle parking in front of the building. No one spoke in opposition to the application. The Planning Commission unanimously recommended approval subject to replatting the property into one lot. The adopted zoning policy for the east side of Seneca between Pawnee and 31st Street South is to look with favor on the "LC" Light Commercial District.

- 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.

(174) Published in The Daily Record on March 9, 1988

ORDINANCE NO. 40-142

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-2884

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

Lots 1 and 2, except the east 140 feet and except the west 10 feet for street, Block D, F.A. Brown's Addition, Wichita, Sedgwick County, Kansas. (Now platted as Lot 1, Sedona Addition, Wichita, Sedgwick County, Kansas.)

Generally located at the southeast corner of Seneca and Barbara.

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