Planning Agenda Item #_____

City of Wichita
City Council Meeting
April 12, 1988

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2906 ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT. GENERALLY LOCATED ON THE NORTH SIDE OF CENTRAL BETWEEN ANNA AND BAEHR. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve subject to recording the associated plat of Hendrickson Addition within one year. (8-0)

Staff Recommendation: Approve subject to recording the associated plat of Hendrickson Addition within one year.

CPO Recommendation: Council "5B" deferred this matter at their March 16 meeting but will reschedule it for their April 6 agenda and provide a recommendation directly to the City Council.

Background: On March 17, 1988, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for a small platted lot on the north side of Central, in an area between Anna and Baehr. The lot is undeveloped and has been platted since 1960. It is in the process of being replatted into Hendrickson Addition in order to obtain appropriate building setbacks, access controls and utility easements. A 1973 zoning policy favors "LC" on both sides of Central between West Street and I-235. No one spoke in opposition to the application.

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.

PL/1731/2

( 843 ) Published in The Daily Reporter on June 21, 1988

ORDINANCE NO. 40-351

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-2906

Zone Change from the "AA" One-Family Dwelling District to the "LC" Light Commercial District

Lot 2, Block A, Grove's Third Addition, an addition to Wichita, Sedgwick County, Kansas. (Now platted as Lot 1, Hendrickson Addition, Wichita, Kansas.)

Generally located on the north side of Central, between Anna and Baehr.

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

PL/8673/5