

City of Wichita
City Council Meeting
July 19, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2916 - ZONE CHANGE FROM THE "E" LIGHT INDUSTRIAL DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED BETWEEN EMPORIA AND ST. FRANCIS AND BETWEEN ELM AND PINE. (District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (6-3)

Staff Recommendation: Approve

CPO Recommendation: Council "1A" recommends approval (5-0)

Background: On June 9, 1988 and June 23, 1988, the MAPC held a public hearing to consider a zone change from "E" to "C" for 1.7 acres of land consisting of 17 small platted lots on four separate sites in the 600 block of north Emporia and north St. Francis. A building now used for school district offices occupies the largest of the four sites (640 N. Emporia) and it is this building which the school district proposes to use as a school beginning in the fall. This rezoning is required since uses first permitted in the residential districts (e.g., residences, schools, churches) are not permitted in the industrial zoning districts. The other three sites are on St. Francis and are now used for parking lots. They are included in this rezoning in order to provide for future needs, should classroom expansion be required.

The MAPC deferred action at the June 9th hearing so that additional information regarding parking needs and possible replatting could be furnished. See June 23rd minutes for this information. No one spoke in opposition to this requested zone change at either hearing.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or
2. Return the application to the MAPC for reconsideration stating reasons.

(981) Published in The Daily Reporter on July 29, 1988

ORDINANCE NO. 40-372

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-2916

Zone Change from the "E" Light Industrial District
to the "C" Commercial District

The north 25' of Lot 27 and all of odd Lots 29 to 39 on Emporia; even Lots 20 to 24 and even Lots 30 to 38 on St. Francis; Lots 12 and 14 and the south 10' of Lot 16 on St. Francis, all in J.P. Hilton's Addition to Wichita, Sedgwick County, Kansas. Generally located between Emporia and St. Francis and between Elm and Pine.

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