Planning Agenda Item #_____

City of Wichita
City Council Meeting
November 8, 1988

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2931 - ZONE CHANGE REQUEST FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT AND THE "R-6" GENERAL RESIDENCE DISTRICT, LOCATED ON THE WEST SIDE OF MAIZE ROAD IN AN AREA SOUTH OF CENTRAL (District #5).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approval (9-0).

Staff Recommendation: Approve the request for "R-6" zoning and approve "BB" zoning for those areas requested for "LC" zoning.

CPO Recommendation: CPO Council 5A recommended denial by a vote of 7-0.

Background: On October 13, 1988, the MAPC held a public hearing to consider a zone change request from the "AA" One-Family Dwelling District to the "LC" Light Commercial and "R-6" General Residence Districts. Both zone change requests involve unplatted property on the west side of Maize Road in areas south of Central Avenue. The "R-6" request involves 6.7 acres of land. The "LC" request involves 2.4 acres of land.

When this case was considered by MAPC, one person appeared to speak in opposition to the application. Concerns were expressed about the possible negative impacts of this proposed development because of possible increased drainage on the Cowskin Creek. The Cowskin Creek and its flood plain mark the west boundary line of the application area. In response to drainage concerns, it was explained that approval of an appropriate drainage plan would be a requirement of subsequent 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.

"AA" to "R-6":

That part of a tract described as beginning at a point on the east line of the NE 1/4 of Section 19, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, 905.8 feet south of the northeast corner of said NE 1/4; thence west parallel to the north line of said NE 1/4 with a bearing of S89°45'18"E, 260 feet to the point of beginning; thence S00°09'23"W, a distance of 300.00 feet; thence S31°31'14"E, a distance of 199.95 feet; thence S89°45'18"E, a distance of 155 feet to a point on the east line of said NE 1/4; thence south 100 feet along said east line of said NE 1/4; thence N89°45'18"E, a distance of 180 feet; thence S58°39'02"W, a distance of 190.63; thence N60°51'44"W, a distance of 295.00 feet; thence N35°53'37"W, a distance of 159.11 feet; thence N69°50'37"W, a distance of 70 feet; thence N00°09'23"E, a distance of 375.00 feet; thence S89°45'18"E, a distance of 500.00 feet to the point of beginning, EXCEPT the east 60 feet thereof; AND EXCEPT that part of the NE 1/4 of Sec. 19, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the east line of said NE 1/4, 1375.8 feet south of the N.E. corner thereof; thence S00°09'23"W, along the east line of said NE 1/4, 15 feet; thence N89°45'18"W, 190.43 feet; thence N31°31'14"E, 194.06 feet; thence N58°28'46"E, 38 feet; thence S31°31'14"E, 199.95 feet; thence S89°45'18"E, 155 feet to the point of beginning; AND EXCEPT, that part of the NE 1/4 of Sec. 19, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the east line of said NE 1/4, 1390.8 feet south of the N.E. corner thereof; thence S00°09'23"W, along the east line of said NE 1/4, 85 feet; thence N89°45'18"W, 180 feet; thence S58°39'02"W, 190.63 feet; thence N61°02'46"W, 30 feet; thence N43°56'E, 235.73 feet; thence S89°45'18"E, 205.73 feet to the point of beginning. (Now platted as part of Lot 4, Park West Plaza an Addition to Wichita, Kansas.)

Generally located on the west side of Maize Road in an area south of Central.

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.

(_____) Published in The Daily Reporter on 6/15/90

ORDINANCE NO. 40-986

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-2931

Zone Change from the "AA" One Family Dwelling District to the "OC" Office Commercial District and the "R-6" General Residence District.

"AA" to "OC":

That part of a tract described as beginning at a point on the east line of the NE 1/4 of Section 19, Township 27 South, range 1 West of the 6th P.M., Sedgwick County, Kansas, 905.8 feet south of the northeast corner of said NE 1/4; thence south along said east line a distance of 300.00 feet; thence N89°45'18"W, a distance of 260 feet; thence north along a line parallel to said east line of said NE 1/4 a distance of 300 feet; thence S89°45'18"E, a distance of 260.00 feet to the point of beginning, except the east 60 feet thereof for road right-of-way; AND that part of a tract described as beginning at a point on the east line of the NE 1/4 of Section 19, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, 1679.05 feet south of the northeast corner of said NE 1/4; thence S89°56'30"W a distance of 337 feet; thence N02°51'44"W, a distance of 105.00 feet; thence N58°39'02"E, a distance of 190.63 feet; thence S89°45'18"E a distance of 180 feet; thence south along said east line of said NE 1/4 a distance of 203.25 feet to the point of beginning, except the east 60 feet thereof for road right-of-way. (Now platted as lots 5 and 6, parts of lots 1, 2,3 and the north 60 feet of lot 7, all platted in Park West Plaza an addition to Wichita, Kansas.)

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