Planning Agenda Item #_____

City of Wichita
City Council Meeting
August 29, 1989

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2959 - ZONE CHANGE FROM "BB" OFFICE TO "LC" LIGHT COMMERCIAL AND "AA" ONE-FAMILY DWELLING DISTRICTS, LOCATED AT THE SOUTHWEST CORNER OF PINE AND MILSTEAD (District #5).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to replatting (7-0).

Staff Recommendation: Approve subject to replatting.

CPO Recommendation: CPO Council 5A recommended approval (8-0).

Background: On August 3, 1989, the MAPC held a public hearing to consider a zone change from the "BB" Office District to the "LC" Light Commercial and "AA" One-Family Dwelling Districts for a 1.9-acre portion of a platted lot. That portion of the application area requested for "LC" zoning measures .2 acre and constitutes a request to deepen existing "LC" zoning at the northeast corner of 119th Street West and Central. The entire application area is currently undeveloped. The applicant also owns adjacent Lot 1, Block 1, Golden Hills 4th Addition. This adjacent lot is zoned "LC" and the applicant's agent has advised that the "LC" application area will be replatted along with this adjacent ownership. A plat named Golden Hills 6th Addition has already been submitted for review.

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; or

2. Return the application to the MAPC for reconsideration, stating reasons.

(_____) Published in The Daily Reporter on 9/22/89

ORDINANCE NO. 40-742

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-2959

REQUEST FOR A ZONE CHANGE FORM "BB" OFFICE DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT AND "AA" ONE-FAMILY DWELLING DISTRICT

"BB" TO "LC"

Part of Lot 2, Block 1, Golden Hills 4th Addition, Wichita, Sedgwick County, Kansas, described as commencing at the northwest corner of said Lot 2; thence south along the west line of said lot, 120 feet for a place of beginning; thence continuing south along the west line of said Lot, 60 feet; thence east, along the south line of said Lot, 163.1 feet; thence north parallel with the west line of said Lot, 60 feet; thence west, 163.1 feet to the place of beginning (Now platted as the north 60 feet of Lot 10, Golden Hills 6th Addition, Wichita, Sedgwick County, Kansas).

"BB" to "AA"

Lot 2, Block 1, Golden Hills 4th Addition, Wichita, Sedgwick County, Kansas, except the south 160 feet thereof and except that part described as commencing at the northwest corner of said Lot 2; thence south along the west line of said Lot, 120 feet for a place of beginning; thence continuing south along the west line of said Lot, 60 feet; thence east, along the south line of said Lot, 163.1 feet; thence north parallel with the west line of said Lot, 60 feet; thence west, 163.1 feet to the place of beginning (Now platted as Lots 3 through 9, inclusive; Golden Hills 6th Addition, Wichita, Kansas).

Generally located at the southwest corner of Pine and Milstead.

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

Form 1022