Planning Agenda Item #_____

City of Wichita
City Council Meeting
February 27, 1990

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2984 - ZONE CHANGE FROM THE "B" MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE NORTH SIDE OF FIRST STREET BETWEEN MINNESOTA AND ASH STREETS. (District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (8-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "1B" recommends approval (6-1).

Background: On January 18, 1990, the MAPC held a public hearing to consider a zone change request from the "B" Multiple-Family District to the "LC" Light Commercial District. This property is owned by the City of Wichita. The City has plans to sell this site to the owner of the "LC" zoned property to the east. The City Engineer's office has determined that the property is not needed for street or highway purposes. This property was originally acquired by the public for construction of Interstate Highway 135.

The site is platted and is located on the north side of First Street between Minnesota and Ash Streets. The property measures 2,935 square feet. The site is currently developed with a paved parking lot that provides off-street parking for the commercially zoned property to the east. The businesses to the east also have a commercial sign on subject property, which is the main reason for the request for "LC" zoning. Two "B"-zoned lots to the north are also used for parking associated with the automotive sales and repair property to the east. The north-south alley in this block was vacated in 1988.

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.

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

(_____) Published in The Daily Reporter on 3/16/90

ORDINANCE NO. 40-852

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-2984
Zone change request from "B" Multiple Family Dwelling to "LC" Light Commercial

The east 33 feet of Lots 42, 44, 46 and the north 5 feet of the east 33 feet of Lot 48, Block 1, Minneapolis Addition to Wichita, Sedgwick County, Kansas; together with: Commencing at the northeast corner of said Lot 42; thence N 89°54'00" W along the north line of said Lot 42, 33 feet to a point of beginning; thence S 0°00'00" E parallel to the east line of said Lot 42, 22.60 feet; thence on a curve to the left having a radius of 45 feet, 39.58 feet, said radius having a chord bearing N 57°59'42" W and a chord distance of 38.32 feet; thence N 0°00'00" E, 2.35 feet to the north line of said Lot 42; thence S 89°54'00" E along the north line of said Lot 42, 32.50 feet to the point of beginning. Generally located on the north side of First Street between Minnesota and Ash Streets.

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:

_____
Mayor

_____
City Clerk

(S E A L)

Approved as to form:

_____
City Attorney