

Planning Agenda Item # _____

City of Wichita
City Council Meeting
February 27, 1990

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2983 - ZONE CHANGE FROM THE "BB" OFFICE DISTRICT TO THE
"LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE SOUTHEAST
CORNER OF PARKWOOD AND CENTRAL. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (8-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "2A" recommends approval (6-0).

Background: On January 18, 1990, the MAPC held a public hearing to consider a zone change request from the "BB" Office District to the "LC" Light Commercial District for a platted lot located at the southeast corner of Parkwood and Central Avenue. The lot measures .3 acre, has 100 feet of frontage to Central Avenue and was platted in 1942. Properties to the east and west have already been rezoned "LC" and replatted.

For a number of years, this property has been the site of a nonconforming use (restaurant) in the "BB" zoning district. This rezoning request has been submitted in order to acquire proper zoning for retail sales uses. The applicant's agent has advised that a candy store is planned for the property.

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.~~

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.

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

(See memo to deputy city clerk dated 3/2/90)

(_____) Published in The Daily Reporter on 9-25-92

ORDINANCE NO. 41-657
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-2983

Zone change from the "BB" office district to the "LC" light commercial district.

Lot 1, Jim-B Addition, Wichita, Sedgwick County, Kansas.

Generally located at the southeast corner of Central and Parkwood.

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.

Ordinance (Case No. Z-2983)
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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