Planning Agenda Item #_____

City of Wichita
City Council Meeting
May 21, 1991

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3023 - ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED ON THE WEST SIDE OF WEBB ROAD, IN AN AREA SOUTH OF PAWNEE. (District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to platting (9-0).

Staff Recommendation: Approve subject to platting.

CPO Recommendation: CPO Southeast Neighborhood Council "3" voted 8-1 to approve the request.

Background: On April 25, 1991, the MAPC held a public hearing to consider a zone change from the "LC" Light Commercial to the "AA" One-Family Dwelling District for a 3-acre tract of unplatted property located on the west side of Webb Road in an area south of Pawnee. The property is in the process of being platted for residential purposes (Cottage Gardens Addition). This down-zoning case has been submitted in order to avoid the platting of residential lots which would be zoned either partially or totally Light Commercial. The Light Commercial zoning that is being eliminated was first established in February of 1958, when three-mile zoning was designated around the City of Wichita.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; place the ordinance establishing the zone change on first reading and instruct the City Clerk to withhold publication until the plat has been recorded with the Register of Deeds; or

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

(_____) Published in The Daily Reporter on 6-7-91

ORDINANCE NO. 41-430

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-3023

Zone change form the "LC" Light Commercial District to the "AA" Single Family Dwelling District.

The south 200 feet and the west 25 feet of the north 600 feet of the east 600 feet of the Northeast Quarter (NE 1/4) of Section 5, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, now being platted as a portion of Cottage Gardens Addition, Wichita, Sedgwick County, Kansas.

Located at the southwest corner of Pawnee and Webb.

FILE COPY

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