

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 24, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3033 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE WEST SIDE OF EDMOOR IN AN AREA SOUTH OF KELLOGG. (District #2)

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 "2" recommended approval (8-0).

Background: On August 29, 1991, the MAPC held a public hearing to consider a zone change from the "A" Two-Family Dwelling District to the "LC" Light Commercial District. The application area consists of platted property located on the west side of Edgemoor in an area south of Kellogg. The site measures 10,050 square feet and is currently developed with a single-family dwelling. The application area was platted in 1929 and has 75 feet of frontage along Edgemoor.

In March and May of this year, the City Council approved "LC" zoning for two properties to the north of this site (Z-3018 and Z-3022). Each of these cases was approved subject to the properties being replatted into not more than one lot within one year after Council approval of the rezoning requests. The stated purpose of this rezoning case is to obtain additional commercially-zoned land for incorporation into the larger area to the north which is being planned for use as a car sales business.

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

(_____) Published in The Daily Reporter on May 22, 1992

ORDINANCE NO. 41-744
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-3033

Zone change from the "A" Two-Family Dwelling District to the "LC" Light Commercial District

The north 25 feet of Lot 25 and all of Lot 26, Block 1, Beverly Manor Addition, Wichita, Sedgwick County Kansas. (Now platted as a part of the Davis-Moore 9th Addition).

Generally located on the west side of Edgemoor in an area south of Kellogg.

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.

sent to be published 5-19-92

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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