Planning Agenda Item #_____

City of Wichita
City Commission Meeting
June 24, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2766 - REQUEST FOR ZONE CHANGE FROM "A" TWO-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE SOUTH SIDE OF 32ND STREET NORTH BETWEEN ROCK ROAD AND PENSTEMON. (PARCEL 15B)
(Woodlawn Development Co.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (6-0)

Staff Recommendation: Approve

Background: On May 29, 1986, the MAPC held a public hearing to consider a zone change from "A" to "LC" for 0.42 acre of land located on the south side of 32nd Street North between Rock Road and Penstemon. The property is now platted as part of Lot 3, Block 1 of The Renaissance and is within DP-112, a residential C.U.P. which is to be deleted. No one spoke in opposition to the request. The MAPC unanimously recommended approval subject to platting the property together with the balance of the unplatted portion of DP-111 prior to December 1, 1987.

CPO Council "I" unanimously recommended approval.

Analysis: With the proposed realignment of platted but unpaved streets in the vicinity of 31st Street North and Penstemon, this small triangular piece of land is best incorporated into the proposed commercial development of DP-111. If no substantial changes in the building coverage or gross floor area are proposed, this slight addition to DP-111 can be handled through an administrative adjustment.

The Planning Commission found that the character of the neighborhood, the zoning and uses of properties nearby, the suitability of subject site for the use proposed, and the recommendation of staff justified the zone change.

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 Commission; or

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

(667) Published in The Daily Record on May 22, 1987

ORDINANCE NO. 39-861

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-2766

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

All that part of Lot 3, Block 1, The Renaissance, an addition to Wichita, Sedgwick County, Kansas described as follows: Beginning at the southwest corner of said Lot 3, thence northerly along the west line of said Lot 3, bearing N 0° 53' 18" W, 211.04 feet; thence S 40° 16' 28" E, 292.89 feet to a point on the north line of 31st Street North, said point also being a point on a curve to the left; thence westerly along said curve 124.61 feet, said curve having a central angle of 17° 01' 38", a radius of 419.29 feet, a long chord of 124.15 feet, bearing N 82° 22' 29" W, to a point on a curve to the left; thence along said curve 63.17 feet, said curve having a central angle of 5° 32' 08", a radius of 653.84 feet, a long chord of 63.14 feet, bearing S 86° 20' 38" W to the point of beginning; containing 0.42 acres, more or less. (Now platted as part of Lots 1 and 2, Block 1, Mediterranean Plaza Commercial, an addition to Wichita, Sedgwick County, Kansas, described as: Beginning at the northeast corner of Lot 2, Block 1, said corner being the northeast corner of Lot 1, Block 1 and lying on the right-of-way line of Penstemon (street) as platted in said Mediterranean Plaza Commercial; thence S 40° 16' 28" E, 77.77 feet along the east line of said Lot 2, Block 1, to a point on a curve to the left; thence along said curve 124.60 feet, said curve having a central angle of 17° 01' 38", a radius of 419.29 feet, and a long chord of 124.15 feet, bearing N 82° 22' 29" W, to a point on a curve to the left; thence along said curve 63.17 feet, said curve having a central angle of 05° 32' 08", a radius of 653.84 feet, and a long chord of 63.14 feet, bearing S 86° 20' 38: W; thence N 00° 53' 18" W, 211.04 feet; thence S 40° 16' 28" E, 215.12 feet to the point of beginning, said tract containing 0.42 acres, more or less.)

Generally located on the south side of 32nd Street North, between Rock Road and Penstemon.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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.