

City of Wichita
City Council Meeting
January 5, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2872 - ZONE CHANGE FROM "B" MULTIPLE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE NORTH SIDE OF CENTRAL, EAST OF OLD MANOR.
(District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to replatting (8-0)

Staff Recommendation: Approve "BB" or "OC" subject to replatting.

CPO Recommendation: On September 21, 1987, Council "2A" recommended that the property be zoned "BB" instead of the requested "LC" (5-3). No Council member was supportive of a zoning category higher than the "BB" Office District.

Background: On December 10, 1987, the MAPC held a public hearing to reconsider a zone change from "B" to "LC" for 22 narrow platted lots on the north side of Central in the block east of Old Manor. The MAPC had unanimously recommended approval of the "LC" district when they first considered this request on October 1, 1987. The City Council on November 3, 1987, returned the case for rehearing. Nine multi-family structures occupy the site. In the last several years, three separate groups of multi-family structures on the north side of Central between Oliver and Edgemoor have been approved for office zoning. No one spoke in opposition to the rezoning. The Planning Commission again unanimously recommended approval subject to replatting within one year in order to provide appropriate street right-of-way, utility easements, building setbacks, access controls, and the grouping of lots into fewer, larger building sites.

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; or
2. Take appropriate action stating reasons.

(1818) Published in The Daily Reporter on January 31, 1989

ORDINANCE NO. 40-545

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-2872

Zone Change from the "B" Multiple Family
Dwelling District to the "OC Office
Commercial District

Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38, Block 12, East Highlands, Sedgwick County Kansas. (Now platted as Lots 1, 2, and 3 Rebecca Addition, Wichita, Kansas).

Generally located on the north side of Central in an area west of Edgemoor.

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