

City of Wichita
City Council Meeting
November 24, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2879 - ZONE CHANGE FROM "LC" LIGHT COMMERCIAL DISTRICT TO "C" COMMERCIAL DISTRICT, LOCATED ON THE NORTH SIDE OF 13TH STREET NORTH BETWEEN GROVE AND GREEN. (District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (10-0)

Staff Recommendation: Approve

CPO Recommendation: Council "1B" recommends approval (6-1).

Background: On October 29, 1987, the MAPC held a public hearing to consider a zone change from "LC" to "C" for two platted properties north of 13th Street North on both sides of Poplar Avenue. On the west site is a fish market, vacant office and automotive garage; on the east site is an auto repair shop. If "C" zoning is granted, used cars will be sold also. The adopted policy favors "C" zoning in this area. No one spoke in opposition to the request. The Planning Commission unanimously recommended approval subject to replatting within one year into two lots in order to obtain sufficient street right-of-way, building setbacks and access control or the application shall be considered denied and closed.

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

ORDINANCE NO. 40-502

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-2879

Zone Change from the "LC" Light Commercial District to the "C" Commercial District

The east 14 feet of Lot 23 and all of Lots 24 and 25, Marsh's Replat of Part of Getto's 2nd Addition to Wichita, Kansas; and Lots 38, 40, 42, 44, 46 and 48 on Poplar Avenue, Rose Hill Addition to Wichita, Kansas. (Now platted as Lot 1, Block 1 and Lot 1, Block 2, Hays and Bell Addition, Wichita, Kansas).

Generally located on the north side of 13th Street North between Grove and Green.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes 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