

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 27, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2927 - ZONE CHANGE REQUEST FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT AND THE "BB" OFFICE DISTRICT, LOCATED ON THE EAST SIDE OF SENECA IN AN AREA BETWEEN MAY AND JEWELL (District #4).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting, with the stipulation that no right-of-way for a turnaround on Osage be required from this property at the time of platting. (7-0)

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council 4A recommended approval by a vote of 8-0.

Background: On September 1, 1988, the MAPC held a public hearing to consider a zone change request from the "AA" One-Family Dwelling District to the "LC" Light Commercial District and the "BB" Office District for a one-acre unplatted tract, located on the east side of Seneca in an area between May and Jewell. The west 250 feet was previously approved for "LC" zoning, subject to platting, but a plat was not recorded within the required time. No one spoke in opposition to the requested zone changes.

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.

a point 268.77 feet south of the north line of said Lot 7; thence west 597.23 feet more or less to the point of beginning. (This now being platted as the south 76.21 feet more or less of the east 302.17 feet of Lot 1, Security Storage 3rd Addition, Wichita, KS)

Generally located on the east side of Seneca in an area between May and Jewell.

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

() Published in The Daily Reporter on March 3, 1989

ORDINANCE NO. 40-559

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-2927

Zone Change from the "AA" One-Family Dwelling District
to the "LC" Light Commercial District
and the "BB" Office District

"AA" to "LC":

THE EAST 250 FEET OF THE WEST 300 FEET OF THE
FOLLOWING DESCRIBED TRACT:

Beginning at a point on the west line of Lot 7 in the SW 1/4 of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 268.77 feet south of the northwest corner of said Lot 7; thence south along the west line of said Lot 7 a distance of 76.08 feet; thence east parallel with the north line of said Lot 7 a distance of 601.79 feet more or less to the west line of the Midland Valley Railroad right-of-way; thence in a northwesterly direction along the west line of said right-of-way to a point 268.77 feet south of the north line of said Lot 7; thence west 597.23 feet more or less to the point of beginning; (This now being platted as the south 76.08 feet more or less of Lot 2, Security Storage Properties 3rd Addition, Wichita, Kansas)

AND

"AA" TO "BB":

THE FOLLOWING DESCRIBED TRACT, EXCEPT THE WEST 300 FEET THEREOF:

Beginning at a point on the west line of Lot 7 in the SW 1/4 of Section 32, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 268.77 feet south of the northwest corner of said Lot 7; thence south along the west line of said Lot 7 a distance of 76.08 feet; thence east parallel with the north line of said Lot 7 a distance of 601.79 feet more or less to the west line of the Midland Valley Railroad right-of-way; thence in a northwesterly direction along the west line of said right-of-way to