

Planning Agenda Item # _____

City of Wichita
City Council Meeting
April 9, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3019 - ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED ON THE EAST SIDE OF BROADWAY, IN AN AREA NORTH OF 43RD STREET SOUTH. (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "4B" voted 4-0 to approve the request.

Background: On March 14, 1991, the MAPC held a public hearing to consider a zone change from the "LC" Light Commercial District to the "C" Commercial District for platted property located on the east side of Broadway in an area north of 43rd Street South. The application area has 180 feet of frontage along Broadway, measures approximately .7 of an acre and was platted in 1952. The applicant's proposed use of this site is for a fence company which will entail some outside storage of fencing materials. The "C" zoning district permits "contractors' plants or storage yards", provided not more than 5 persons are employed on the premises [Section 28.04.100(A)(7)].

This property is partially occupied with a vacant commercial building. The remainder of the site is undeveloped. "C" zoning was established on the property to the south and east in 1965.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading.
2. Return the application to the MAPC for reconsideration, stating reasons.

(_____) Published in The Daily Reporter on 4-19-91

ORDINANCE NO. 41-358

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-3019

Zone change request from the "LC" Light
Commercial
District to the "C" Commercial District

All of Lot 1 and Lot 2, except the south 110 feet thereof, O.R. Higgs Addition, Sedgwick County, Kansas. Generally located on the east side of Broadway in an area north of 43rd Street South (4336 S. Broadway).

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.

FILE COPY