

Planning Agenda Item # _____

City of Wichita
City Council Meeting
May 21, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3022 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE WEST SIDE OF EDGEMOOR IN AN AREA SOUTH OF KELLOGG. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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

Staff Recommendation: Approve subject to replatting along with entire ownership to the north.

CPO Recommendation: CPO East Neighborhood Council (2) voted 9-0 to approve the request.

Background: On April 25, 1991, the MAPC held a public hearing to consider a zone change from the "A" Two-Family Dwelling District to the "LC" Light Commercial District. The application area consists of a platted lot located on the west side of Edgemoor in an area south of Kellogg. The site measures 6,700 square feet and is currently developed with a single-family dwelling. The application area was platted in 1929 and has 50 feet of frontage along Edgemoor.

In March of this year the applicant obtained City Council approval for "LC" zoning on the property to the north of this site (Z-3018). The rezoning was approved subject to the applicant replatting the site into not more than one lot within one year after Council approval of the rezoning request. The stated purpose of this adjacent rezoning case was development of a new and/or used car lot. The applicant plans to incorporate the property subject to this case into the larger area being planned for the car sales business.

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

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for first reading when the plat is
forwarded to the City Council; or

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

(_____) Published in The Daily Reporter on 8-9-91

ORDINANCE NO. 41-473

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. 3022

Zone change from the "A" Two Family Dwelling District to "LC" Light Commercial.

Lot 27, Block 1, Beverly Manor Addition, Wichita, Sedgwick County, Kansas, now platted as part of Davis-Moore 8th Addition.

Located on the west side of Edgemoor in an area south of Kellogg.

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