

City of Wichita
City Council Meeting
October 15, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3036 - ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL AND
"A" TWO-FAMILY DWELLING DISTRICTS TO THE "LC" LIGHT
COMMERCIAL DISTRICT, LOCATED ON THE NORTH SIDE OF
CENTRAL IN AN AREA EAST OF ST. PAUL.
(District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to replatting (6-0).

Staff Recommendation: Approve subject to replatting.

CPO Recommendation: CPO Council "5" recommended approval (7-0).

Background: On September 12, 1991, the MAPC held a public hearing to consider a zone change from the "LC" Light Commercial and "A" Two-Family Dwelling Districts to the "LC" Light Commercial District for two platted lots located on the north side of Central in an area east of St. Paul. The application area measures approximately one-half acre, has 104 feet of frontage along Central Avenue and was platted in 1924. One of the lots is presently developed with a single-family dwelling. The other lot is undeveloped. Except for the east six feet, the south 150 feet of the western lot (Lot 34) is already zoned light commercial. The remainder of that lot is zoned two-family, as is all of the eastern lot (Lot 33). The applicants' zone change application does not indicate what specific use is intended for this site, should this rezoning request be granted.

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.

(_____) Published in The Daily Reporter on 12/20/91

ORDINANCE NO. 41-598
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-3036

Zone Change from the "LC" Light Commercial and "A" Two-Family Dwelling Districts to the "LC" Light Commercial District.

Lots 1, Mess Addition, Wichita, Sedgwick County, Kansas

Generally located on the north side of Central in an area east of St. Paul.

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.

Ordinance (Case No. Z-3036)
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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