

City of Wichita  
City Commission Meeting  
July 8, 1986

Agenda Report # \_\_\_\_\_

TO: Mayor and City Commissioners

SUBJECT: Z-2773 - REQUEST FOR ZONE CHANGE FROM "LC" LIGHT COMMERCIAL TO "AA" ONE-FAMILY DWELLING, LOCATED WEST OF ROCK ROAD IN AN AREA NORTH OF 37TH STREET NORTH.  
(Woodlawn Development Company)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

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MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On June 12, 1986, the MAPC held a public hearing to consider a zone change from the "LC" district to the "AA" district for a 1.2-acre unplatted tract of ground located west of Rock Road in an area north of 37th Street North. The land is currently undeveloped but is included in the residential plat of Willowbend Third Addition. The balance of the existing 600-foot-square area of "LC" zoning on this corner is included in the proposed commercial community unit plan known as W.D.C. Parcel 5A (DP-155). No one spoke in opposition to the zone change. The Planning Commission recommended that the zone change be approved.

CPO Council "I" voted 5-0 to recommend approval of the request.

Analysis: The change of zoning for this property is necessary to assure that no future commercial use will be made of the residential lots being platted in this portion of Willowbend Third.

The Planning Commission found that the character of the neighborhood, the zoning and uses of properties nearby, the suitability of subject site for the use proposed, and the recommendation of staff justified the zone change.

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

Attachments: Area map  
6-12-86 MAPC Minutes  
CPO Memorandum

(2344) Published in The Daily Record on July 18, 1986

ORDINANCE NO. 39-568

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-2773

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

A tract of land lying in the SE $\frac{1}{4}$ , Section 30, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

Commencing at the southeast corner of said SE $\frac{1}{4}$ ; thence S89°18'12"W, 600.00 feet along the south line of said SE $\frac{1}{4}$ ; thence N0°44'15"W, 406.59 feet parallel and 600.00 feet west of the east line of said SE $\frac{1}{4}$  to the point of beginning; thence N0°44'15"W, 193.41 feet; thence N89°18'12"E, 400.34 feet parallel and 600.00 feet north of the south line of said SE $\frac{1}{4}$  to a point on a curve to the right; thence along said curve 458.50 feet, said curve having a central angle of 49°18'14", a radius of 532.82 feet, and a long chord of 444.49 feet, bearing S63°30'37"W, to the point of beginning. Generally located west of Rock Road in an area north of 37th Street North.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

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Mayor

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City Clerk

(SEAL)

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Approved as to form City Attorney