

City of Wichita  
City Commission Meeting  
January 6, 1987

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

TO: Mayor and City Commissioners

SUBJECT: Z-2818 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE NORTHWEST CORNER OF CENTRAL AND KESSLER. (Cliff Omo, contract purchaser)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

-----  
MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On December 11, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for a portion of a platted lot located at the north-west corner of Central and Kessler. A single-family home now occupies the site. There was no one present in opposition to the application. The Planning Commission recommended approval of the application subject to platting the property within one year after City Commission approval.

CPO Council "N" voted 4-0 to recommend approval of the request.

Analysis: Properties to the north and west are zoned and used for single-family purposes. To the east is an insurance office in the "BB" district. To the south is a single-family home in the "AA" district and undeveloped land on property recently replatted and zoned for "BB". Further to the east and west along Central most properties are zoned office or light commercial. The lot at the southeast corner of Central and Knight was approved for "LC" in November, subject to replatting.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the zone change.

- 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 Commission; or
  2. Return the application to the MAPC for reconsideration stating reasons.

( 730 ) Published in The Daily Record on June 5, 1987

ORDINANCE NO. 39-876

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-2818

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

The south 140 feet of Lot 6, except that part dedicated for street, Wall's Addition, Wichita, Sedgwick County, Kansas. (Now platted as Lot 1, Block A, Omo Second Addition to Wichita, Sedgwick County, Kansas.)

Generally located at the northwest corner of Kessler and Central.

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:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

(SEAL)

\_\_\_\_\_  
Approved as to form City Attorney