

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; place the ordinance establishing the zone change on first reading and instruct the City Clerk to withhold publication until the plat has been recorded with the Register of Deeds; or
 2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area Map
5/28/87 MAPC Minutes
CPO Memorandum

City of Wichita
City Council Meeting
June 23, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2847 - REQUEST FOR ZONE CHANGE FROM THE "AA" SINGLE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT LOCATED AT THE SOUTHWEST CORNER OF 119TH STREET WEST AND CENTRAL.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

City Council District: #5

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On May 28, 1987, the MAPC held a public hearing to consider a zone change from the "AA" Single-family Dwelling District to the "LC" Light Commercial District for a 1.9-acre unplatted site on the southwest corner of 119th Street West and Central. The property is part of Bay Country Addition which is a subdivision in the process of being platted (it was approved by the MAPC on May 14, 1987). The Planning Commission unanimously recommended approval subject to platting the property within one year.

CPO Council "5A" voted unanimously to recommend approval of the request.

Analysis: To the north are single family houses in the County's "R-1" district. Light Commercial and office zoning is approved subject to platting on the northeast corner of 119th Street West and Central and a commercial building is located on the southeast corner of the intersection. To the south of the subject property is a church and associated school. To the west is undeveloped property currently in the process of being platted for single-family houses.

Access controls, building setbacks and street right-of-way were discussed and obtained by the MAPC during the platting process. Paving of 119th Street West is planned for 1988 and paving for Central adjacent to this property is to be guaranteed with the plat.

A recommendation of approval of this zone change should be subject to the associated plat being recorded within one year after approval by the City Council or the zone case shall be considered denied and closed. The rezoning ordinance shall not be published until the plat has been recorded.

(815) Published in The Daily Record on July 2, 1987

ORDINANCE NO. 39-912

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-2847

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

A tract of land in the NE $\frac{1}{4}$ of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the intersection of the centerline of 119th Street West offset 75.00 feet west, with the centerline of Central offset 75.00 feet south; thence bearing S0°00'06"W parallel with and 75.00 feet west of the east line of said NE $\frac{1}{4}$ a distance of 175.00 feet; thence bearing S14°02'04"E a distance of 103.08 feet; thence bearing S0°00'06"W parallel to and 50.00 feet west of the east line of said NE $\frac{1}{4}$ a distance of 9.32 feet; thence bearing S88°30'06"W parallel with the north line of said NE $\frac{1}{4}$ a distance of 300.66 feet; thence bearing N0°00'06"E a distance of 309.98 feet to a point 50.00 feet south of the north line of said NE $\frac{1}{4}$; thence bearing S77°27'44"E a distance of 103.08 feet; thence bearing N88°30'06"E parallel to and 75.00 feet south of the north line of said NE $\frac{1}{4}$ a distance of 175.00 feet to the point of beginning. Being platted as Lot 9, Block 1, Bay Country, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of 119th Street West 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