

City of Wichita  
City Council Meeting  
August 4, 1987

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

TO: Mayor and City Council Members

SUBJECT: Z-2853 - REQUEST FOR ZONE CHANGE FROM "A" TWO-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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Staff Recommendation: Approve "BB" subject to the dedication of 5 feet of right-of-way for the alley from the owner's property.

MAPC Recommendation: Approve "BB" subject to the dedication of 5 feet of right-of-way for the alley from the owner's property (9-0).

CPO Recommendation: CPO Council "1B" voted 5-0 to recommend approval of the zone change.

Location: North side of 9th Street in an area between Spruce and Madison.  
(Council District #1)

Applicant: Monroe J. Seals

Site Size: 49' x 130'

Background: The applicant requested a zone change from the "A" Two-family District to the "LC" Light Commercial District for a 6,370 square foot area (49 feet by 130 feet) located on the north side of 9th Street, in an area between Spruce and Madison. Subject property as well as a 24.5-foot lot to the east is an unpaved parking lot serving the businesses in the area. The applicant proposes to improve the lot for parking for the "Inn and Out Club" that is directly south.

A parking lot would be permitted in the "BB" Office District which would provide assurance to adjacent residences that another commercial business would not be developed next to their homes. Screening would still be required by a 6-8 foot high solid fence along the north and west sides where adjacent to residential zoning.

Actions: 1. Concur with the findings of the MAPC and approve the zone change; accept the dedication and instruct the City Clerk to record the dedication document with the Register of Deeds, the recording cost of which shall be billed to the Planning Department; place the ordinance establishing the zone change on first reading; or

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

( 1089 ) Published in The Daily Record on August 14, 1987

ORDINANCE NO. 39-971

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-2853

Zone Change from the "A" Two-Family Dwelling District to the "BB" Office District

Lots 16 and 17 on 9th Street, Solomon's 2nd Addition to Wichita, Sedgwick County, Kansas, except the north 5 feet thereof for alley right-of-way. Generally located on the north side of 9th Street in an area between Spruce and Madison.

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