

City of Wichita
City Council Meeting
January 19, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2888 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE SOUTH SIDE OF 26TH STREET NORTH IN AN AREA EAST OF AMIDON. (District 5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to replatting the application area together with the west portion of Lot 28 into one lot within one year in order to obtain appropriate building setbacks and access controls and to address the issue of paving 26th Street. (8-0)

Staff Recommendation: Approve subject to replatting the application area together with the west portion of Lot 28 into one lot within one year in order to obtain appropriate building setbacks and access controls and to address the issue of paving 26th Street.

CPO Recommendation: Council "5B" recommends approval (8-0).

Background: On December 21, 1987, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for the east portion of a platted lot located at the southeast corner of Amidon and 26th Street North. The west portion of the lot is zoned "LC" and used to be developed with a service station, even prior to annexation in 1962. If "LC" is also granted for the east portion, the contract purchaser has stated he intends to buy the entire lot for purposes of constructing a self-service car wash. This use would require Board of Zoning Appeals approval. The application area by itself is not a buildable site as only the west 100 feet received lot split approval in 1969. At that time a house occupied this application area. A strip commercial center and service station are located to the north across 26th Street which is unpaved. No one spoke in opposition to the application and the Planning Commission unanimously recommended approval subject to replatting.

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

(435) Published in The Daily Record on April 1, 1988

ORDINANCE NO. 40-152

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-2888

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

Lot 28, except the west 100 feet, Gilder's Riverside Addition, Wichita, Sedgwick County, Kansas (now platted as the east 120 feet of Lot 1, Lamar First Addition, Wichita, Kansas).

Generally located on the south side of 26th Street North, in an area east of Amidon.

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