

Planning Agenda Item # _____

City of Wichita
City Council Meeting
October 24, 1989

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2966 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "OC" OFFICE COMMERCIAL AND "BB" OFFICE DISTRICT, LOCATED ON THE WEST SIDE OF MAIZE ROAD IN AN AREA SOUTH OF HARDTNER, IF EXTENDED FROM THE EAST. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to platting (8-0).

Staff Recommendation: Approve subject to platting.

CPO Recommendation: Council "5A" recommends approval (6-0).

Background: On September 28, 1989, the MAPC held a public hearing to consider a zone change request from the "AA" One-Family Dwelling District to the "OC" Office Commercial and "BB" Office Districts for an unplatted tract of property located on the west side of Maize Road in an area south of Hardtner, if extended from the east. The land area involved in the "OC" request is .64 of an acre. The amount of land involved in the "BB" request is .23 of an acre.

Late last year the applicant filed zone case Z-2931 for this property and for adjacent property to the south, west and north. This previous zone case requested "R-6" zoning for the application area that is subject to this new case. When the applicant began platting the property, subject to the former zone change case (Z-2931), proposed lot lines did not match the areas approved for "BB" and "OC" zoning, thereby requiring the filing of this new zone case.

Recommendations/Actions: 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.

(_____) Published in The Daily Reporter on 2/2/90

ORDINANCE NO. 40-842

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-2966

REQUEST FOR A ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "OC" OFFICE COMMERCIAL AND "BB" OFFICE DISTRICTS

"AA" to "BB":

That part of the NE 1/4 of Sec. 19, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the east line of said NE 1/4, 1375.8 feet south of the N.E. corner thereof; thence S00°09'23"W, along the east line of said NE 1/4, 15 feet; thence N89°45'18"W, 190.43 feet; thence N31°31'14"E, 194.06 feet; thence N58°28'46"E, 38 feet; thence S31°31'14"E, 199.95 feet; thence S89°45'18"E, 155 feet to the point of beginning. (Now platted as part of Lot 7, Park West Plaza an Addition to Wichita, Kansas.)

"AA" to "OC":

That part of the NE 1/4 of Sec. 19, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the east line of said NE 1/4, 1390.8 feet south of the N.E. corner thereof; thence S00°09'23"W, along the east line of said NE 1/4, 85 feet; thence N89°45'18"W, 180 feet; thence S58°39'02"W, 190.63 feet; thence N61°02'46"W, 30 feet; thence N43°56'E, 235.73 feet; thence S89°45'18"E, 205.73 feet to the point of beginning. (Now platted as part of Lots 1 & 3, Park West Plaza an Addition to Wichita, Kansas.)

Generally located on the west side of Maize Road in an area south of Central.

Ordinance
Page 2 of 2

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

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney