

Planning Agenda Item # _____

City of Wichita
City Council Meeting
June 5, 1990

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: 2-2991 - ZONE CHANGE FROM THE "BB" OFFICE DISTRICT TO THE
"E" LIGHT INDUSTRIAL DISTRICT, LOCATED ON ESTHNER COURT,
WEST OF MERIDIAN, IN AN AREA SOUTH OF HARRY.
(District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "4A" recommends approval (8-0).

Background: On May 10, 1990, the MAPC held a public hearing to consider a zone change request from the "BB" Office District to the "E" Light Industrial District for a portion of a platted lot located on Esthner Court, west of Meridian, in an area south of Harry. The application area measures approximately .3 acre and was platted in 1975.

The lot that this application area is part of was approved for a lot split in 1986. The purpose of this zoning case is to gain additional "E" zoning and thereby allow expansion of an existing industrial building onto the application area.

The original intent of the "BB" zoning at this and adjacent locations was to provide a transition zone between the industrial to the east and the residential to the west. Deletion of this small portion of the transition buffer should have no adverse effect on the residential properties, however, since more than 150 feet of "BB" would still remain to buffer the residential properties.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or
2. Return the application to the MAPC for reconsideration, stating reasons.

(_____) Published in The Daily Reporter on 6/15/90

ORDINANCE NO. 40-988

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-2991

Zone change request from the "BB" Office District
to the "E" Light Industrial District

That part of Lot 8, Meridian Industrial Park Addition to Wichita, Sedgwick County, Kansas, described as beginning at the southeast corner of said lot; thence westerly along the south line of said Lot 8, 358.07 feet; thence northeasterly to a point on the northeasterly or front line of said Lot 8, said point being the mid-point of the front line of said Lot 8; thence southeasterly along the front line of said Lot 8, 58.905 feet to the northeast corner of said Lot 8; thence south along the east line of said Lot 8, 200.58 feet to the point of beginning, except the east 174.10 feet thereof. Generally located on Esthner Court, west of Meridian in an area south of Harry.

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.

Z-2991 Ordinance
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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

(S E A L)

Approved as to form:

City Attorney