

Agenda Item # _____

City of Wichita
City Council Meeting
November 24, 1998

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3296 - ZONE CHANGE FROM "SF-6" SINGLE-FAMILY TO "LI" LIMITED INDUSTRIAL, LOCATED NORTH OF 37TH STREET NORTH AND WEST OF BROADWAY. (District #VI)

INITIATED BY: Metropolitan Area Planning Department *NK [signature]*

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year (13-0).

Staff Recommendation: Approve, subject to platting within 1 year.

CPO Recommendation: Approve (6-0).

Background: The applicant plans on renovating the buildings on the front of the lot an old motel and night club . At this point he does not have any plans for the undeveloped rear portion of the zone change area other than to make the zoning for the whole lot as uniformity "LI" Limited Industrial and to plat the property. Eventually he may need to use the lot for parking for the Rock Motor Court and other businesses facing Broadway.

The surrounding area is zoned "LI" Limited Industrial, except for the Wichita-Valley Center flood control ditch located north of the application area. The "ditch" is zoned "SF-6" Single-Family. North of the ditch property is zoned "GI" General Industrial. Property in all directions has been developed except for this vacant lot.

CPO 6 on October 28th and the Metropolitan Area Planning Commission meeting on October 29th, voted unanimously to approve the request subject to platting within one year. No one spoke in opposition to this zone change request.

The ordinance establishing the zone change shall not be published until the plat is recorded with the Register of Deeds.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; or
2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on the first hearing.)

Z-3296

CW99-317 (First Published in The Daily Reporter, March 15, 1999)

ORDINANCE NO. 44-150

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY CITY OF WICHITA CODE SEC. 28.04.010.

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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3296

Zone change request from "SF-6" Single-Family Residential District to "LI" Limited Industrial District, described as:

Lot 2, Roadhouse Blues Addition, Wichita, Sedgwick County, Kansas. Generally located at 37th Street North and Broadway.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes 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 Wichita-Sedgwick County Unified Zoning Code 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, March 2, 1999.

Bob Knight, Mayor

ATTEST: (Seal)

Pat Burnett, City Clerk
(M15)

X

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DM
RS
ICC
KNI

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