

City of Wichita
City Council Meeting
December 3, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3041 - ZONE CHANGE FROM THE "OC" OFFICE COMMERCIAL TO THE "C" COMMERCIAL DISTRICT, LOCATED WEST OF MAIZE ROAD IN AN AREA APPROXIMATELY 1,000 FEET SOUTH OF CENTRAL (455 N. MAIZE COURT). (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (13-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "5" recommended approval (6-2).

Background: On November 7, 1991, the MAPC held a public hearing to consider a zone change from the "OC" Office Commercial District to the "C" Commercial District for a portion of a platted lot. The application area measures .4 acre and is the back portion of a lot platted to front on Maize Court to the north. The site is generally located in an area west of Maize Road and approximately 1,000 feet south of Central Avenue.

The applicant is the owner of all of the subject lot. On that portion of the lot to the north not requested for a zone change, an office for the applicant's construction business is proposed. The applicant also owns the lot to the south (J.W. Russell Addition), which is zoned "C" and is used for a construction office and as a contractor's storage yard. The reason for this rezoning case is to allow expansion of the contractor's storage yard onto the land behind the future contractor's business office. The "C" district is the first zoning district that permits a contractor's storage yard.

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 Record on 12/20/91

ORDINANCE NO. 41-1209

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-3041

Zone change request from the "OC" Office
Commercial to the "C" Commercial District

The south 120 feet of Lot 3, Park West Plaza, an
addition to Wichita, Kansas. Generally located
west of Maize Road in an area approximately 1,000
feet south of Central (455 N. Maize Court).

SECTION 2. That upon the taking effect of the 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 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.

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