

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 14, 1992

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3045 - ZONE CHANGE FROM THE "C" COMMERCIAL DISTRICT
TO THE "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED ON
THE WEST SIDE OF BROADWAY IN AN AREA NORTH OF 55TH
STREET SOUTH. (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (13-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "4" recommended approval (9-0).

Background: On December 5, 1991, the MAPC held a public hearing to consider a zone change from the "C" Commercial District to the "AA" One-Family Dwelling District for a 10.4-acre unplatted tract of property located on the west side of Broadway in an area north of 55th Street South. The application area has approximately 1,050 feet of frontage along Broadway and is currently undeveloped. The applicant has already filed a residential plat which includes the application area (Stone Borough Addition). The application area has been depicted as a series of residential lots, thereby necessitating the filing of this downzoning request.

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 1-31-92

ORDINANCE NO. 41-1023

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-3045

Zone change request from the "C" Commercial District to the "AA" One-Family Dwelling District

Tract I

Beginning at a point in the north line and 600.01 feet west of the northeast corner of the Southeast Quarter of Section 20, Township 28 South, Range 1 East of the 6th P.M.; thence bearing N 89°55'09" E along the north line of said Southeast Quarter a distance of 249.86 feet; thence parallel to the east line of said Southeast Quarter bearing S 0°18'22" W a distance of 911.85 feet; thence bearing N 90°00'00" E a distance of 291.65 feet; thence bearing S 0°18'22" W parallel to and 58.50 feet west of the east line of said Southeast Quarter a distance of 1,055.03 feet; thence bearing N 90°00'00" W a distance of 516.62 feet; thence bearing S 60°44'48" W a distance of 28.61 feet; thence bearing N 0°18'22" W parallel to and 600 feet west of the east line of said Southeast Quarter a distance of 1,980.51 feet to the point of beginning. Containing 10.3484 acres more or less.

FILE COPY

Tract II

Commencing at the southeast corner of the Southeast Quarter of Section 20, Township 28 South, Range 1 East of the 6th P.M.; thence bearing N 0°18'22" W along the east line of said Southeast Quarter a distance of 600.00 feet; thence bearing N 90°00'00" W a distance of 717.46 feet; thence continuing bearing N 90°00'00" W a distance of 120.92 feet; thence bearing S 29°32'13" E a distance of 59.09 feet; thence bearing N 60°44'48" E a distance of 105.21 feet to the point of beginning. Containing 0.0714 acres more or less.

Generally located on the west side of Broadway, north of 55th Street South.

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.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney