

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
July 14, 1992

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: Z-3056 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "C" COMMERCIAL AND "E" LIGHT INDUSTRIAL DISTRICTS, LOCATED SOUTH OF MacARTHUR, 500 FEET EAST OF BROADWAY. (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve, subject to platting. (12-0)

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council "4" recommended approval. (7-1)

Background: On June 18, 1992, the MAPC held a public hearing to consider a zone change from the "AA" One-Family Dwelling District to the "C" Commercial and "E" Light Industrial Districts for a .9-acre tract 500 feet east of Broadway on the south side of MacArthur. The east half (.51 acre) is proposed for "E" zoning and the west half (.45 acre) for "C" zoning. The property is currently vacant. The applicants also own the adjacent property to the south and west.

Property to the north is zoned "AA" and is developed with single-family residences. All surrounding property on the three remaining sides is currently zoned and used for commercial and industrial purposes. Municipal services are available for extension to this site and access is controlled by a concrete median along MacArthur.

RECOMMENDATIONS/ACTIONS:

1. 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; or
2. Return the application to the MAPC for reconsideration, stating reasons; or
3. Override Planning Commission's recommendation by 2/3 majority vote.

( ) Published in The Daily Reporter on \_\_\_\_\_

ORDINANCE NO. 42-606

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-3056

Zone change from the "AA" One-Family District to the "C" Commercial District and "E" Light Industrial District

"AA" to "C"

Beginning 30 feet south and 520 feet east of the N.W. Corner of the NW¼ Sec. 16, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence east 140 feet; thence south 140 feet; thence west 140 feet; thence north 140 feet to beginning (now being platted as a part of Lot 2, Block A, Ohlson Second Addition, Wichita, Sedgwick County, Kansas).

"AA" to "E"

Beginning 30 feet south and 660 feet east of the N.W. Corner of the NW¼ of Sec. 16, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence east 160 feet; thence south 140 feet; thence west 160 feet; thence north 140 feet to beginning (now being platted as a part of Lot 1, Block B, Ohlson Second Addition, Wichita, Sedgwick County, Kansas).

Generally located south of MacArthur, 500 feet east of Broadway.

**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:

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(SEAL) Pat Burnett, Deputy City Clerk

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Elma Broadfoot, Mayor

Approved as to form:

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Gary E. Rebenstorf, City Attorney