

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

City of Wichita  
City Council Meeting  
July 31, 1990

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

TO: Mayor and City Council Members

SUBJECT: Z-3001 - ZONE CHANGE FROM THE "BB" OFFICE DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE SOUTH SIDE OF DENMARK STREET IN AN AREA WEST OF RIDGE ROAD.  
(District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve (6-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "5A" recommends approval subject to construction of a masonry fence and installation of appropriate landscaping (7-0).

Background: On July 5, 1990, the MAPC held a public hearing to consider a zone change request from the "BB" Office District to the "LC" Light Commercial District for a portion of a platted lot located on the south side of Denmark Street in an area west of Ridge Road. The application area has 234 feet of frontage to Denmark Street and measures approximately one-half acre. The site is currently used as an off-street parking lot for the bowling alley to the south. The applicant's reason for filing this zoning case is to acquire more light commercially-zoned land for expansion of the bowling alley. The applicant has already submitted a one-lot plat named "Ridge Road Addition" which includes the application area. That plat was approved by MAPC on June 7, 1990.

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.
2. Return the application to the MAPC for reconsideration, stating reasons.

( \_\_\_\_\_ ) Published in The Daily Reporter on June 19, 1991

ORDINANCE NO. 41-124

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-3001

Zone change from the "BB" Office District to the "LC" Light Commercial District

The north 100 feet of the following described tract of land:

Beginning 150 feet west of the northeast corner of Lot 4, Block 5, Country Acres 2nd Addition to Sedgwick County, Kansas; thence west 234.45 feet; thence south at right angles 286.8 feet; thence east at right angles 234.45 feet; thence north 286.8 feet to the point of beginning. Now platted as part of Lot 1, Ridge Road Addition, Wichita, Kansas.

Generally located on the south side of Denmark in an area west of Ridge Road.

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) City Clerk

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Mayor

Approved as to form:

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City Attorney