The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the zone change.

Actions:

1. Concur with the findings of the MAPC and approve the zone change; accept the dedication and instruct the City Clerk to record the dedication document with the Register of Deeds, the recording cost of which shall be billed to the Planning Department; place the ordinance establishing the zone change on first reading; or

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

Attachments:
Area map
8-21-86 MAPC Minutes
CPO Memorandum

Planning Agenda Item #_____

City of Wichita
City Commission Meeting
October 14, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2800 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "E" LIGHT INDUSTRIAL, LOCATED ON THE WEST SIDE OF ANNA IN AN AREA SOUTH OF WALKER. (Roger and A. Lorraine Frank)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On September 18, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "E" for a platted lot containing 16,200 square feet located on the west side of Anna in an area south of Walker. There is no permanent structure on the lot but there is some contractor's material and equipment being stored on site. One adjacent property owner spoke in opposition to the zone change, however, the MAPC unanimously recommended approval subject to the applicant dedicating five feet of right-of-way for Anna Street.

CPO Council "B" recommended 8-0 that the application be approved.

Analysis: Property to the north and south is zoned "AA" and developed with single family houses; property to the east is zoned "AA" and is the site of a recently-constructed area-wide detention pond; property to the west is zoned "E" and developed industrially. Although no official zoning policy exists for this area, the comprehensive plan projects the land use as industrial and a number of zone change requests to "E" have been approved in previous years.

There is no direct paved access to the site at this time. The nearest paved streets are Bebe north of Walker and Walker east of Young. Right-of-way for the east half of Anna from Walker to Monroe and for the south half of Walker from Anna east is available since that land is owned by the City. Those streets could be paved upon submission of valid petitions. Five feet of additional right-of-way is needed for the west half of Anna to bring that right-of-way up to the standard 35 feet for industrial streets.

(2932) Published in The Daily Record on October 24, 1986

ORDINANCE NO. 39-679

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-2800

Zone Change from the "AA" One-Family Dwelling District to the "E" Light Industrial District

Lot 9, Block 2, Lonie Acres Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Anna in an area between Walker and Monroe Streets.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

_____
Mayor

_____
City Clerk

(SEAL)

_____
Approved as to form City Attorney