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 Commission; or

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

Attachments: Area map
11-13-86 MAPC Minutes

Planning Agenda Item #_____

City of Wichita
City Commission Meeting
December 9, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2813 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE NORTH SIDE OF CENTRAL IN AN AREA WEST OF BOYD. (Stephen R. Kelley)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning .

MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

Background: On November 13, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for two platted lots located on the north side of Central in an area west of Boyd. The lots also have frontage on Arapaho, a residential street north of Central. There are two single-family residences on the site now, one with access to Arapaho only (709 Arapaho) and one with access to Central (6108 W. Central). No one spoke in opposition to the application. The Planning Commission recommended approval of the application subject to replatting the application area within one year after approval by the City Commission in order to address access controls, street right-of-way, building setbacks, and utility easements.

CPO Council "N" did not have a quorum at its November 5, 1986 meeting.

Analysis: Lots to the north, east and west are zoned and used for single-family houses; to the south is a single-family house in "AA" zoning but also residential storage units in the "LC" district (with BZA approval). A zoning policy for both sides of Central between I-235 and the Flood Control Ditch was adopted in 1977 and favors light commercial zoning. The south side of the street is already "LC" with one exception and the north side is about half "LC". If the application area is developed non-residentially, there should be no access permitted to the residential street of Arapaho.

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.

(372) Published in The Daily Record on March 3, 1987

ORDINANCE NO. 39-802

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-2813

Zone Change from the "AA" One-Family Dwelling District to the "LC" Light Commercial District

Lots 3 and 4, Block A, except the west 100 feet of the south 50 feet of said Lot 4, West Central Gardens Third Addition to Wichita, Sedgwick County, Kansas. (Now platted as Lots 1 and 2, Kelley-Shaw Addition, Wichita, Kansas.) Generally located on the north side of Central, in an area west of Boyd Street.

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

PL/6120/5