

- 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
MAPC Minutes: 12-22-86

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
January 20, 1987

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2827 - REQUEST FOR ZONE CHANGE FROM "A" TWO-FAMILY
DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT,
LOCATED AT THE NORTHWEST CORNER OF MAPLE AND NEVADA.
(Alton D. Powell, contract purchaser)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On December 22, 1986, the MAPC held a public hearing to consider a request for a change of zoning from "A" to "LC" for most of two platted lots containing 14,740 square feet located at the northwest corner of Maple and Nevada. The building on site was a single-family residence for which a permit was issued in September to "remove garage and breezeway and add a family room and bath." Several weeks ago Central Inspection issued a citation for violation of the land use and the building code regulations, noting that a church office occupies the north part of the structure and a tanning salon and manicure shop occupies the south part. One person spoke in opposition to the request. The Planning Commission voted unanimously to recommend that the application be approved subject to platting within six months.

CPO Council "N" had no quorum at its December 17 meeting but will reschedule the matter for review at its January 14 meeting.

Analysis: To the north is a single-family house in the "AA" district; to the east is a single-family house in the "A" district; to the south in the "E" district are a restaurant and a shipping and receiving business; to the west is a single-family house in the "B" district.

One block to the west, two recent requests for "LC" zoning were granted, subject to platting. If "LC" zoning is granted for this site, screening will be required along the north and west sides of the property adjacent to residential zoning.

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

(575) Published in The Daily Record on April 24, 1987

ORDINANCE NO. 39-863

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-2827

Zone Change from the "A" Two-Family Dwelling District
to the "LC" Light Commercial District

Lots 1 and 2, except the north 40 feet, Block 4, Westborough Second Addition. (Now platted as Lot 1, Powell 11th Addition, Wichita, Kansas.)

Located at the northwest corner of Maple and Nevada.

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