The Planning Commission found 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 approval of the zone change.

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
1-8-87 MAPC Minutes
CPO Memorandum

Planning Agenda Item #_____

City of Wichita
City Commission Meeting
February 3, 1987

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2829 - REQUEST FOR ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT AND THE "RB" FOUR-FAMILY DWELLING DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT LOCATED ON THE SOUTH SIDE OF 35TH STREET SOUTH BETWEEN BONN AND GLENN, IF EXTENDED FROM THE NORTH.
(Walter J. Morris & Son)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On January 8, 1987, the MAPC held a public hearing to consider a request for a change of zoning from "A" and "RB" to "AA" for 5.5 acres consisting of 16 platted lots located on the south side of 35th Street South in an area between Bonn and Glenn, if extended from the north. The land was platted for two-family and four-family development as part of Schraft 3rd Addition but has never been developed. Prior to that it was a borrow area for interstate highway construction. No one appeared in opposition to the application. The Planning Commission recommended approval subject to recording the associated plat (Schraft 4th Addition) within one year after approval by the Board of City Commissioners or the zone case shall be considered denied and closed.

CPO Council "C" recommended 6-0 at its January 12 meeting that the zone change be approved.

Analysis: To the north are single-family houses in the "AA" district; to the east is a drainage ditch and undeveloped land in the "AA" district; to the south is a drainage ditch and I-235; to the west is undeveloped land in the Schraft 3rd Addition, zoned "A" and "RB". The lots to the west are not owned by this applicant. The applicant's agent has indicated that the south portion of the site will be used for drainage purposes and a row of single-family lots will be platted along 35th Street South. A preliminary plat known as Schraft 4th Addition has been submitted. The applicant believes it is not economically feasible to fill the site so as to make the south end developable as originally platted.

(455) Published in The Daily Record on March 27, 1987

ORDINANCE NO. 39-842

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-2829

Zone Change from the "A" Two-Family Dwelling District and the "RB" Four-Family Dwelling District to the "AA" One-Family Dwelling District

Lots 19 through 34, inclusive, Schraft 3rd Addition to Wichita, Sedgwick County, Kansas. (Now platted as Schraft 4th Addition to Wichita, Sedgwick County, Kansas.)

Located on the south side of 35th Street South, between Bonn and Glenn, if extended from the north.

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/6305/5