Planning Agenda Item #_____

City of Wichita
City Council Meeting
November 21, 1989

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2970 - ZONE CHANGE FROM THE "A" TWO-FAMILY DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED ON THE NORTH SIDE OF BLAKE IN AN AREA EAST OF K-15 HIGHWAY.
(District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to easement dedications (9-0).

Staff Recommendation: Approve, subject to easement dedications.

CPO Recommendation: CPO Council "3A" voted 9-0 to recommend approval.

Background: On October 26, 1989, the MAPC held a public hearing to consider a zone change request from the "A" Two-Family Dwelling District to the "C" Commercial District for a platted residential lot located on the north side of Blake in an area east of K-15 Highway. The application area measures 8,500 square feet and does not have a platted building setback from Blake Street.

The contract purchaser of this property owns and operates the carpet business to the southwest of the application area on the south side of Blake Street. This individual's ownership extends west to the east line of K-15. The applicant's purpose for filing this zone change case is to acquire commercially zoned land for construction of office, warehouse, parking and carpet cutting and sewing facilities. The contract purchaser has advised that the carpet cutting and sewing facility is needed for the making of specialty carpet for aircraft. Central Inspection has advised that warehousing and fabrication/ manufacture land uses require the "C" Commercial District.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of granting utility easements; place the ordinance establishing the zone change on first reading and instruct the City Clerk to withhold publication until the easements have been recorded with the Register of Deeds; or

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

(_____) Published in The Daily Reporter on [redacted] 1/16/90

ORDINANCE NO. 40-818

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-2970

Zone change from the "A" Two-Family Dwelling District to the "C" Commercial District

Lot 18, Block C, Bomhoff Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Blake in an area east of K-15 Highway.

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.