

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 13, 1993

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3096 - ZONE CHANGE FROM "A" TWO-FAMILY DISTRICT TO
THE "C" COMMERCIAL DISTRICT, LOCATED 375 FEET EAST OF
K-15 ON THE NORTH SIDE OF BLAKE STREET.
(District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (11-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council Area "3" voted 6-1-1 to
recomend approval of the application.

Background: On June 17, 1993, the MAPC considered a zone change from the "A" Two Family to the "C" Commercial District for a .2 acre platted tract generally located east of K-15 on the north side of Blake. The applicant intends to build a warehouse for use with an adjacent carpet store on the property. A single family home currently exists on the property.

Surrounding property to the north and east is currently zoned "A" Two Family and is developed with single family uses. Property to the south is currently zoned "LC" Light Commercial and, is developed with Midwest TV & Appliance. The applicants existing carpet center is located to the west on property zoned "C" Commercial.

The 1978 Comprehensive Plan depicts this area for residential uses. The proposed 1992 Comprehensive Plan indicates this area for high density residential uses. The requested change will created a depth of commercial zoning equal to the existing commercial zoning along the south side of Blake. In addition, the surrounding residential uses to the east and north do not face into the proposed zoning area and would be screened from the zoning district as required by the zoning regulations. Finally, the MAPC and City Council have had an informal policy for many years of giving favorable consideration to the expansion of existing businesses.

Case No. Z-3096

7-13-93

Page 2

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading.
2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

() Published in The Daily Reporter on 7-13-93

ORDINANCE NO. 42-125

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-3096

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

Lot 17, Block C, Bomhoff Addition, Wichita,
Sedgwick County, Kansas. Generally located
375 feet east of K-15 on the north side of
Blake Street.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes 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.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

Pat Burnett, Deputy City Clerk

Elma Broadfoot, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney

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