Planning Agenda Item #_____

City of Wichita
City Council Meeting
June 15, 1993

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3090 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "E" LIGHT INDUSTRIAL DISTRICT, LOCATED 300 FEET SOUTH OF WALKER STREET ON THE EAST SIDE OF SABIN. (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (12-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council Southwest "4" recommended approval (5-1).

Background: On April 8, 1993, the MAPC considered a zone change from the "AA" One-Family Dwelling District to the "E" Light Industrial District for a 15,750 square-foot platted lot generally located 300 feet south of Walker on the east side of Sabin. The applicant has not indicated a proposed use for the property.

Surrounding property to the east is zoned "E" Light Industrial and is currently vacant. All remaining surrounding property is zoned "AA" One-Family and is developed with single-family residences. The application area is currently vacant.

Although the properties immediately adjacent to the application area on three sides are zoned and used for residential purposes, the overall character of the neighborhood is industrial. In addition, both the 1978 and 1992 Comprehensive Plans depict this area for industrial uses.

The applicant's property has remained vacant since being platted in 1953. This, along with the overall industrial nature of the area, suggests that the applicant's property is not best suited for the residential uses for which it is currently zoned.

RECOMMENDATIONS/ACTION: 1. Concur with the findings of the MAPC and approve the zone change; accept

the dedication and instruct the City Clerk to record the dedication document with the Register of Deeds, the recording cost of which shall be billed to the Planning Department; accept the paving agreement and instruct the City Clerk to record the agreement with the Register of Deeds, the recording cost of which shall be billed to the Planning Department; place the ordinance establishing the zone change on first reading; or

2. Return to the Planning Commission 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 6-25-93

ORDINANCE NO. 42-106

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-3090

Zone change from the "AA" Single Family District to the "E" Light Industrial District

Lot 10, Windover Addition, Wichita, Sedgwick County, Kansas. Generally located 300 feet south of Walker Street on the east side of Sabin.

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:

_____
City Attorney

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