Planning Agenda Item #_____

City of Wichita
City Council Meeting

August 9, 1994

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z- 3136 - ZONE CHANGE FROM "AA" ONE FAMILY DWELLING DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED 1/3 MILE WEST OF MERIDIAN ON THE SOUTH SIDE OF PAWNEE. (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting within one year (10-0).

Staff Recommendation: Approve, subject to replatting within one year.

CPO Recommendation: CPO Council "4" voted 7-2 to recommend approval of the request.

Background: On July 14, 1994, the MAPC considered a zone change from the "AA" One Family Dwelling District to the "C" Commercial for 1.09 acres platted as Lots 37 thru 52, Block 3, Orienta Park 2nd Addition, generally located 1/2 mile west of Meridian on the south side of Pawnee. The application area is currently undeveloped.

The site is bordered by commercial properties on the east and west. Property on the north side of Pawnee is zoned and partially developed with industrial uses. Single family homes are located south of the application area along Atlanta. The Zoning Ordinance requires screening on all properties developed for commercial uses when such uses are established on property within or adjacent to residential zoning districts. Therefore, the subject property would be required to provide landscaping on the south side of the application area along Atlanta.

(over)

Recommendations/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 Council; or

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 _____

ORDINANCE NO. 42-633

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-3136

Zone change from the "AA" One-famiy Dwelling District to the "C" Commercial District

Lot 1, Pack Addition, Wichita, Sedgwick County, Kansas

Generally located south of Pawnee and west of Meridian

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.

ADOPTED AT WICHITA, KANSAS, _____.

ATTEST:

_____ _____

(SEAL) Pat Burnett, Deputy City Clerk Elma Broadfoot, Mayor

Approved as to form:

_____

Gary E. Rebenstorf, City Attorney