Planning Agenda Item #_____

City of Wichita
City Council Meeting

June 28, 1994

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3134 - ZONE CHANGE FROM THE "B" MULTIPLE-FAMILY DWELLING DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED APPROXIMATELY 150 FEET SOUTH OF INDIANAPOLIS ON THE EAST SIDE OF WASHINGTON.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting (8-0).

Staff Recommendation: Approve, subject to replatting.

CPO Recommendation: CPO Council East "1" voted 6-0 to recommend approval of the request.

Background: On June 2, 1994, the MAPC considered a zone change from the "B" Multiple Family Dwelling District to the "C" Commercial District for Lots 5 & 7, Wollman's Addition, generally located 150 feet south of Indianapolis on the east side of Washington (716 South Washington). The applicant intends to develop a small business on this site.

The application area is currently developed with a single family residence. The site is surrounded by single family homes to the south and east. Commercial properties are located on the west side of Washington and developed with the Kansas Building Supply and the Hephner TV parking lot. Commercial property is also located directly to the north (ECI Addition), which is vacant except for a portable trailer parked on the site and a chain link fence which surrounds the property.

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 screening, per the zoning code, along the south and east sides of the application area. Open storage and work areas also now must be screened from view along major streets such as Washington.

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).

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

October 13, 1994

TO: Pat Burnett, Deputy City Clerk

FROM: Kevin Kokes, Associate Planner, Current Plans Division

SUBJECT: Z-3134 Zoning Ordinance

On October 4, 1994, the Wichita City Council approved the plat of Hephner 2nd Addition and placed on first reading the associated zone change ordinance. Publication of the zoning ordinance was to be withheld until the plat was recorded.

The plat of Hephner 2nd Addition was recorded with the Register of Deeds on October 7, 1994, and therefore, the Ordinance establishing the zone change may now be published.