Planning Agenda Item #_____

City of Wichita
City Council Meeting
December 14, 1993

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3110 - ZONE CHANGE FROM "AA" SINGLE DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED 1150 FEET SOUTH OF 47TH STREET SOUTH ON THE WEST SIDE OF BROADWAY.
(District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (10-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council Area "4" voted 7-1 to recomend approval of the application.

Background: On November 18, 1993, the MAPC considered a zone change from the "AA" Single Family District to the "C" Commercial district for a 4.9 acre unplatted tract generally located south of 47th Street South on the west side of Broadway. A retail store for Goodwill Industries is proposed for the property.

Surrounding property to the west is zoned "E" Light Industrial and is developed with a Pepsi Distribution Center. Property to the north and east is zoned and used for commercial purposes. A church exists to the south on property zoned "AA" Single Family. The Land Use Map indicates this area for industrial uses.

A plat of the property indicates a 35 foot setback from Broadway, dedication of an additional ten feet of right-of-way and two access points. Drainage improvements are being reviewed by the City Engineer and the Kansas Department of Transportation is reviewing the request for two access points.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; place the ordinance establishing the zone change on first reading and instruct the City Clerk to withhold publication until the plat has been recorded with the Register of Deeds; 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 1-7-94

ORDINANCE NO. 42-243

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-3110

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

Lot 1, Block 1, Goodwill Industries Addition To Wichita, Sedgwick County, Kansas

Generally located south of 48th Street South and west of Broadway

FILE COPY

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