Planning Agenda Item #_______

City of Wichita
City Commission Meeting
August 5, 1986

Agenda Report #____

TO: Mayor and City Commissioners

SUBJECT: Z-2777 - REQUEST FOR ZONE CHANGE FROM "B" MULTIPLE-FAMILY DWELLING DISTRICT TO "C" COMMERCIAL, LOCATED BETWEEN WASHINGTON AND IDA IN AN AREA NORTH OF INDIANAPOLIS. (Stan Chilton)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

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MAPC Recommendation: Approve "C" for amended application area (10-0)

Staff Recommendation: Approve

Background: On July 10, 1986, the MAPC held a public hearing to consider a zone change from "B" to "C" for 26 narrow platted lots totalling 2.1 acres and constituting all but the south two houses in the block north of Indianapolis between Washington and Ida. One and two-family homes now occupy the site. The applicant's agent amended the application to delete the east 30 feet from the zone change request.

Several property owners spoke in opposition to the request. The Planning Commission recommended approval subject to replatting the property into one lot within one year.

CPO Council "L" deferred action on this matter at their June 24th meeting but at their July 15th meeting voted 6-1 to recommend approval.

Analysis: Most properties for one-half block each side of Washington from Kellogg to K-15 are zoned and developed for "C" Commercial uses although a few residences remain in the "B" district. "B" zoning with predominately single-family homes is located southeast and east of the application area. To the north is the new Kellogg interchange. Although no official policy exists, several requests for "C" zoning on south Washington have been approved in recent years. The depth of "C" zoning on the east side of Washington is only one-half block, however.

With the amended application which retains "B" zoning on the east 30 feet, a solid screening fence will be required between the "C" and "B" zoned portions of the site. The applicant stated his intent to landscape the area outside of the fence.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; and the suitability of subject property for the uses proposed justified the zone change.

Since the MAPC meeting, the applicant has expressed a desire to replat into two lots, a north lot and a south lot. The south lot would not be redeveloped for some time. Planning staff is not opposed to a two-lot replat.

Actions: 1. Concur with the findings of the MAPC and approve the zone change, as amended, subject to replatting into no more than two lots within one year; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or

2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
7-10-86 MAPC Minutes
CPO Memorandum

(_____) Published in **The Daily Reporter** on 6/8/90

ORDINANCE NO. 41-151

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-2777

Zone change from the "B" Multiple Family Dwelling District to the "C" Commercial District.

Lots 1 and 2, Chiltons 600 S. Washington Addition, Wichita, Sedgwick County, Kansas.

Generally located on the east side of Washington in an area south of Kellogg.

**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) City Clerk Mayor

**Approved as to form:**

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City Attorney