Planning Agenda Item #_____

City of Wichita
City Commission Meeting
February 4, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2738 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT AND "B" MULTIPLE FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL, LOCATED ON THE EAST SIDE OF WEST STREET IN AN AREA BETWEEN 8TH AND 9TH STREETS.
(Kansas Investment Corp.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve "LC" (9-0)

Staff Recommendation: Approve "LC"

Background: On January 9, 1986, the MAPC held a public hearing to consider a zone change request from "AA" and "B" to "LC" for a one-half acre platted lot on the east side of West Street between 8th and 9th Streets. The site is currently undeveloped. No property owners in the neighborhood appeared to speak either for or against the request. The MAPC voted unanimously to recommend approval of the rezoning subject to replatting within one year.

CPO Council "N", on January 15, unanimously recommended approval of the application.

Analysis: Property to the north of the application area is zoned "LC" and used for an office; south and east are one-family dwellings in the "B" and "AA" districts; west is strip commercial in the "LC" district. The zoning policy on West Street is to look with favor on light commercial zoning from Douglas to approximately 13th Street North. The Planning Commission found that the character of the neighborhood and the location on a major arterial; the zoning and uses of properties nearby; and the unsuitability of subject property for continued long-term residential use justified the zone change.

Actions: 1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of replatting; instruct the Planning Department to forward the zoning 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
1-09-86 MAPC Minutes

(369) Published in The Daily Record on March 3, 1987

ORDINANCE NO. 39-798

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-2738

Zone Change from the "AA" One-Family Dwelling District and the "B" Multiple-Family Dwelling District to the "LC" Light Commercial District

Lot 2, Newton Gardens Addition, Wichita, Sedgwick County, Kansas. (Now platted as Lot 1, Bannon 2nd Addition, Wichita, Kansas.) Generally located on the east side of West Street between 8th and 9th Streets.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

_____
Mayor

_____
City Clerk

(SEAL)

_____
Approved as to form City Attorney

PL/6124/5