

The property proposed for commercial zoning is shown on the sketch as being divided into two lots, one on each side of the access road into the mobile home park. The access road aligns with the medial break on 47th Street South.

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

- 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 Commission; or
 2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
9-4-86 MAPC Minutes
CPO Memorandum

City of Wichita
City Commission Meeting
September 30, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2794 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "C" COMMERCIAL DISTRICT AND "G" MOBILE HOME DISTRICT, LOCATED SOUTH OF 47TH STREET SOUTH IN AN AREA BETWEEN BROADWAY AND THE RIVERSIDE DRAINAGE DITCH. (Fourth National Bank and Trust Company)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On September 4, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "C" for 5.9 acres and from "AA" to "G" for 35.9 acres located south of 47th Street South in an area between Broadway and the Riverside Drainage Ditch. The property is undeveloped and, for the most part, unplatted. A 60' x 120' portion in the northwest corner of the current application area was approved for "LC" zoning in 1984 but was never replatted. That file has now been closed. One person representing property owners within Orchard Park Estates, a single-family development to the southeast, spoke in opposition to the zone change. The Planning Commission unanimously recommended approval subject to platting the property.

CPO Council "C" voted 5-2 to recommend that the application be denied.

Analysis: Property to the north across 47th Street is zoned "E" but is largely undeveloped; to the east across the drainage ditch are agricultural uses in the "LC" and "AA" districts; to the south is undeveloped "AA" property; to the west are a variety of commercial uses on Broadway including a shopping center at the southeast corner of Broadway and 47th Street South.

A development sketch plan has been submitted which shows 150 mobile home spaces in the "G" district with all access being from 47th Street South through the commercial area. An emergency access entrance is shown off of 50th Street South. The applicant's engineer has indicated that a drainage lake will be necessary in the southeast corner of this site. Right-of-way for the extension of the north half of Custy Street is shown on the sketch plan. It has been proposed by previous plats that Custy someday be extended across the Riverside Drainage right-of-way.

(R371) Published in The Daily Record on April 13, 1987

ORDINANCE NO. 39-801

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-2794

Zone Change from the "AA" One-Family Dwelling District to the "C" Commercial District and the "G" Mobile Home District

"AA" to "C"

Lots 1, 2 and the north 352.43 feet of Lot 3, Block A, Southglen Addition, Wichita, Sedgwick County, Kansas.

"AA" to "G"

Lot 3 and the Reserve, Block A, Southglen Addition, Wichita, Sedgwick County, Kansas, except the north 352.43 feet thereof.

Corrected ordinance published to be published same red # and official date and signature 2-9-87

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, February 10, 1987

ATTEST:

Tony Casado, Mayor

Dale E. Rea, Deputy City Clerk

(SEAL)

Approved as to form City Attorney