

- 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
MAPC Minutes: 12-22-86
CPO Memorandum

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
January 20, 1987

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2825 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "E" LIGHT INDUSTRIAL DISTRICT, LOCATED ON THE NORTH SIDE OF 47TH STREET SOUTH IN AN AREA BETWEEN BROADWAY AND EMPORIA. (Stan Chilton)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On December 22, 1986, the MAPC held a public hearing to consider a request for a change of zoning from "AA" to "E" for a 1.4-acre unplatted tract of land located on the north side of 47th Street South in an area between Broadway and Emporia. A tavern currently occupies the site and was developed in the County prior to annexation. This unplatted tract plus a portion of an industrially-zoned platted lot to the east are included in the plat of Monterey Addition which was approved by the MAPC on December 11, 1986. No one spoke in opposition to the application. The Planning Commission voted unanimously to recommend approval subject to recording the associated plat within one year.

CPO Council "C" recommended 6-0 at its December 15 meeting that the request be approved.

Analysis: To the north is a large industrial warehouse and to the east is undeveloped land in the "E" district; to the west is a telephone exchange building in "LC"; to the south is a K-Mart Auto Service Center in "LC" with a C.U.P.

The site is in an area where the Commission has looked with favor in the past on light industrial zoning. A frontage road provides access to the site and there is a medial break on 47th Street near the west edge of the application area.

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

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

ORDINANCE NO. 39-803

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-2825

Zone Change from the "AA" One-Family Dwelling District
to the "E" Light Industrial District

The east 205.2 feet of the west 783 feet of the south 300 feet of the Southwest Quarter, Section 16, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas. (Now platted as Lot 1 and the west 69.2 feet of Lot 2, Monterey Addition, Wichita, Kansas.) Generally located on the north side of 47th Street South between Broadway and Emporia.

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