

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; place the ordinance establishing the zone change on first reading; or
 2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area Map
4/30/87 MAPC Minutes
CPO Memorandum

City of Wichita
City Council Meeting
May 26, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2845 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "C" COMMERCIAL DISTRICT, LOCATED ON THE EAST SIDE OF ZELTA IN AN AREA SOUTH OF LEWIS IF EXTENDED FROM THE WEST.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (6-0)

Staff Recommendation: Approve

Background: On April 30, 1987, the MAPC held a public hearing to consider a zone change from "AA" to "C" for the north 31 feet of a platted lot located at the southeast corner of Zelta and Lewis. Lewis is platted but not opened east of Zelta. All but the north 31 feet of the lot had been rezoned to the "C" district in 1964 prior to the property being platted. That depth of "C" zoning north of Kellogg matched the depth of "LC" zoning to the west which had been established in 1958 with the adoption of county zoning in Wichita's 3-mile ring. In 1985 a lot split was approved for the north 298 feet (approximately one-half) of this Lot 1, Reynolds Addition. No one spoke in opposition to the application. The MAPC unanimously recommended approval.

CPO Council "2B" voted 7-0 to recommend approval of the request.

Analysis: To the north are new single-family houses and directly to the east is undeveloped land in the "AA" district. To the southeast is undeveloped "C" zoned land; to the south, on this applicant's ownership, is a warehouse in the "C" district; and to the west is undeveloped land and a contractor's storage yard, also in the "C" district. To the northwest, across the intersection, is a single-family home in the "AA" district. Sewer and water are available to the site but all streets in the area are unpaved. The property owner in 1985 was unable to obtain a valid petition for paving Zelta from Kellogg to Lewis.

The granting of the rezoning request would allow for commercial use of the entire lot although a 20-foot building setback from Lewis, as established by Lot Split #0649, would regulate how far north any structure could be built.

(125) Published in The Daily Record on June 5, 1987

ORDINANCE NO. 39-897

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-2845

Zone Change from the "AA" One-Family Dwelling District
to the "C" Commercial District

The North 31 feet of Lot 1, Block A, Reynolds Addition to
Wichita, Sedgwick County, Kansas. Generally located on the
east side of Zelta in an area south of Lewis, if extended
from the west.

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