

City of Wichita
City Commission Meeting
February 4, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2734 - REQUEST FOR ZONE CHANGE FROM "A" TWO-FAMILY DWELLING AND "BB" OFFICE TO "LC" LIGHT COMMERCIAL, LOCATED SOUTH OF CENTRAL BETWEEN ELDER AND DORIS. (M & G Enterprises, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve "LC" (10-0)

Staff Recommendation: Approve "LC"

Background: On January 9, 1986, the MAPC held a public hearing to consider a zone change request from "A" and "BB" to "LC" for two platted lots totaling one-half acre located between Elder and Doris south of the Cherry Orchard Furniture store on west Central. The site of the existing store is zoned "LC" and the application indicated that the reason for the rezoning request was "to expand Cherry Orchard building". A single-family home now occupies the application site on Elder but the lot on Doris, zoned "BB", is vacant. Several property owners in the area, particularly on Elder, spoke in opposition to the zone change, citing traffic and noise problems created by the existing business which they did not want increased. The MAPC unanimously recommended approval of the zone change subject to the applicant replatting his entire ownership between Elder and Doris into one lot within one year.

CPO Council "N" reviewed this rezoning request on January 15, 1986, and voted 6-0 to approve, subject to conditions.

Analysis: Properties to the east, south and west are zoned and developed with single family homes or duplexes. Property to the north is the applicant's furniture store and is zoned "LC". The Planning Commission found that the character of the neighborhood; the zoning and uses of nearby properties, particularly the applicant's "LC" property to the north; and the suitability of subject site for expansion of the applicant's existing business justified 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 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

(406) Published in The Daily Record on March 27, 1987

ORDINANCE NO. 39-734

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-2734

Zone Change from the "A" Two-Family Dwelling District and the "BB" Office District to the "LC" Light Commercial District

Lots 4 and 17, Block 10, Fruitvale Park Addition to Wichita, Sedgwick County, Kansas. (Now platted as part of Lot 1, Cherry Orchard 3rd Addition, Wichita, Kansas.)

Generally located south of Central, between Elder and Doris 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