

City of Wichita
City Commission Meeting
September 16, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2792 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "LC" LIGHT COMMERCIAL, LOCATED ON THE WEST SIDE OF HILLSIDE IN AN AREA BETWEEN 31ST STREET SOUTH AND DUNHAM DRIVE. (Melba Kay Bunyard)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On August 21, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for a half-acre platted lot located on the west side of Hillside in an area between 31st Street South and Dunham Drive. The lot is currently undeveloped. No one spoke in opposition to the application. The MAPC unanimously recommended approval subject to replatting the property within one year.

CPO Council "D" did not have a quorum at its August 12th meeting but rescheduled this matter for the September 2nd meeting at which time they recommended unanimously that the application be approved.

Analysis: Properties to the north, south and west are all in the "LC" district while property to the east across Hillside is zoned "RB" but undeveloped. The zoning policy for both sides of Hillside between Wassal and 31st Street South is to look with favor on "LC" zoning.

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.

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

ORDINANCE NO. 39-800

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-2792

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

Lot 12, Edminster Gardens Addition, Wichita, Sedgwick County, Kansas. (Now platted as Lot 1, Guetersloh Addition, Wichita, Kansas.) Generally located on the west side of Hillside, in an area between 31st Street South and Dunham Drive.

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