

utilized for commercial or industrial purposes. An adequate supply would seem to exist without encroaching further into the residential neighborhood to the south.

The Planning Commission determined that the transitional character of the neighborhood; the zoning and uses of properties nearby especially those on Maple; and the suitability of subject property for the uses proposed 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
1-22-87 MAPC Minutes
CPO Memorandum

City of Wichita
City Commission Meeting
February 17, 1987

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2830 - REQUEST FOR ZONE CHANGE FROM "B" MULTIPLE FAMILY DWELLING DISTRICT AND "LC" LIGHT COMMERCIAL DISTRICT TO "C" COMMERCIAL DISTRICT, LOCATED ON THE WEST SIDE OF OSAGE IN AN AREA BETWEEN MAPLE AND MENTOR.
(William L. & Delpha D. Boggs)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (8-0)

Staff Recommendation: Not approve

Background: On January 22, 1987, the MAPC held a public hearing to consider a zone change from "B" and "LC" to "C" for approximately $\frac{1}{2}$ acre of land located on the west side of Osage in an area south of Maple. A mobile home is now situated on the western portion of the site, accessible only from the alley, while the property frontage on Osage is now vacant, a home having recently been removed from a part of that frontage. No one spoke in opposition to the application. The MAPC unanimously recommended approval subject to replatting the property within one year.

CPO Council "O" voted 6-0 to recommend approval of the request.

Analysis: North of the application area across the alley is a small strip center in the "C" district containing a mixture of office and service commercial uses. To the east, south and west are low-density residential uses in the "B" district.

Although part of the application area has been zoned "LC" since 1965, it appears to have never had a commercial use. A mobile home has existed off and on for the past 20+ years on the west portion of this "LC" area.

The alley bordering the application area on the north is unpaved and substandard in width. Osage is paved and of adequate width. Sewer and water exist to serve the site. Although this request is for a deepening of the zoning district now on Maple, it is not being requested for purposes of expanding an existing business located there. Any commercial or light commercial use of the application area would be an independent use with access only to Osage, a residential street. The impact of such a use on the residential neighborhood to the south should be taken into consideration. Additional traffic, noise and visual incompatibility could be expected if this property develops with a use requiring the "C" district. There are many properties on Maple and north to Douglas which are already zoned "C" or "E" but are not yet

June 13, 1988

William L. Boggs
318 South Osage
Wichita, Kansas 67213

RE: Z-2830 - "B" & "LC" to "C". Generally located on the west side of Osage
in an area between Maple and Mentor.

Dear Mr. Boggs:

On February 17, 1987, the above-referenced zone change request was approved by the Wichita City Council subject to replatting the property within one year or the application would be considered denied and the case closed. (See our letter to you dated February 23, 1987.) A plat of the property has NOT been completed and recorded as required and therefore, this zone change request is now considered DENIED AND CLOSED.

If you have any questions about this matter, please call me at 268-4421.

Sincerely,

Louise Olivarez
Principal Planner

LO:blw

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