

2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
4-02-87 MAPC Minutes
CPO Memorandum

City of Wichita
City Council Meeting
April 28, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2837 - REQUEST FOR ZONE CHANGE FROM THE "B" MULTIPLE
FAMILY DISTRICT TO THE "C" COMMERCIAL DISTRICT, LOCATED
WEST OF HYDRAULIC BETWEEN SECOND AND THIRD STREETS.
(Richard A. Loffland)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

Background: On April 2, 1987, the MAPC held a public hearing to consider a zone change from "B" to "C" for a platted lot on the west side of Hydraulic in an area south of Third Street. Presently, there is a house slated for demolition on the property. The applicant has advised of his intent to construct a retail store and associated shop for an electronics repair business. No one appeared at the hearing in opposition to this request. The Planning Commission unanimously recommended approval subject to replatting the property within one year.

CPO Council "K" recommended 5-0 that the application be approved.

Analysis: The subject property is surrounded by single family houses except for the commercial building to the northeast across Hydraulic. An elementary school is located just north of Third Street on the west side of Hydraulic.

The City Council's policy in this area is to favor "C" Commercial zoning to encourage new commercial development. Screening and landscaping shall be provided, per Section 28.04.160.k of the Zoning Ordinance, to screen this commercial development from the adjacent residential properties to the north, south and west.

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 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

(1978) Published in The Daily Record on July 29, 1987

ORDINANCE NO. 39-918

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-2837

Zone Change from the "B" Multiple-Family Dwelling District
to the "C" Commercial District

Lot 44, Hydraulic Avenue, Mathewson's 4th Addition to Wichita,
Segwick County, Kansas (Now platted as Lot 1, Richard Loffland
Addition, Wichita, Kansas) Generally located west Hydraulic
in an area between Second and Third 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