

City of Wichita
City Commission Meeting
March 18, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DP-153 & Z-2744 - REQUEST FOR APPROVAL OF THE HUNTINGTON PLACE COMMERCIAL COMMUNITY UNIT PLAN AND A ZONE CHANGE FROM "AA" TO "LC", LOCATED ON THE WEST SIDE OF MAIZE ROAD IN AN AREA SOUTH OF 13TH STREET NORTH.
(Anderson Investment Co.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning.

MAPC Recommendation: Approve (6-0 - 1 abstention)

Staff Recommendation: Staff does not feel that additional commercial is appropriate at this location, and recommended that the request for "LC" zoning not be approved, and that this property be incorporated in the applicant's residential development.

Background: On February 20, 1986, the MAPC held a public hearing to consider a request for approval of the Huntington Place Commercial Community Unit Plan and a zone change from "AA" Single-Family to "LC" Light Commercial for 6 acres of unplatted land located on the west side of Maize Road in an area south of 13th Street. This property has recently been in agricultural use and is owned by the developer of the proposed Huntington Place residential C.U.P. It is currently zoned "AA" and was annexed into the city last November at the property owner's request. One resident on the east side of Maize Road spoke in opposition. The MAPC unanimously recommended approval of the zone change and the development plan subject to platting the property within one year.

CPO Council "A" considered this request on February 19th. The Council voted 5-3 to recommend approval of the request.

Analysis: Property to the north, for the most part, is zoned "LC" but has never been used commercially. Two old, unoccupied residential structures are on that site at the corner of 13th and Maize. On the east side of Maize are single-family homes and duplexes in the "A" district. To the south is a church in "AA" zoning. To the west is agricultural land in the "AA" district which is being proposed for residential development by this same property owner. He is proposing apartments in the parcel immediately west of this application area.

Although the developer has proposed commendable restrictions for his commercial development--such as limiting the uses to those permitted in "OC", plus banks and savings and loans; limiting the number of buildings to three; and stating that the

buildings will be designed to blend architecturally with the proposed apartments to the west--staff believes that additional commercial zoning in this area, across the street from existing single-family homes and duplexes, is inappropriate. Approximately 17.5 acres of "LC" zoning exists on the four corners of the 13th/Maize intersection, much of which is undeveloped. There are 40 acres of commercial property at the Central/Maize intersection, less than one mile from subject site, much of this also undeveloped.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; and the suitability of subject property for the uses proposed justified the zone change and the development plan as submitted.

- Actions:
1. Concur with the findings of the MAPC and approve the zone change and C.U.P. subject to the recommended conditions; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
 2. Return the applications to the MAPC for reconsideration stating reasons.

Attachments: Area map
2-20-86 MAPC Minutes
CPO Memorandum

(189) Published in The Daily Record on June 24, 1987

ORDINANCE NO. 39-902

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-2744

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

Lots 1 and 2, Block 1, Huntington Place Commercial, an addition to Wichita, Sedgwick County, Kansas.

Generally located on the west side of Maize Road, in an area south of 13th Street North.

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