WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

MAPC POLICY STATEMENT 10

Policy Statement: Items of Consideration and Format for Motions on Zone Change Recommendations.
EFFECTIVE DATE: April 12, 1979

1. It is the policy of the metropolitan Area Planning Commission that the following items shall be considered in deliberations during public hearings for purpose of making zone change recommendations to the Board of City Commissioners and Board of County Commissioners:
    a) The character of the neighborhood
    b) The zoning and uses of properties nearby;
    c) The suitability of the subject property for the uses to which it has been restricted;
    d) The extent to which removal of the restrictions will detrimentally affect nearby property;
    e) The length of time the subject property has remained vacant as zoned
    f) The relative gain to the public health, safety and welfare by the destruction of the value of plaintiff's property as compared to the hardship imposed upon the individual landowner.
    g) The conformance of the requested change to the adopted or recognized master plan being utilized by city;
    h) Impact of the proposed development on community facilities;
    i) Previously adopted zoning policies of the M.A.P.C. and Governing Body;
    j) Opposition or support of neighborhood residents; and
    k) A consideration of the recommendations of professional staff.
2. In making motions, the following format should be used;
    "Having considered the factors as contained in Policy Statement No. 10, in conjunction with zoning case no._____, I move that we recommend to the Governing Body that the application be (approved) or (denied) for the following reasons:
    (recite specific factor or factors underlying the Motion or indicate concurrence with the findings of fact as indicated in the staff report)."

ATTEST:

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Robert A. Lakin
Director of Planning