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

Attachments: Area map
12-11-86 MAPC Minutes
CPO Memorandum

Planning Agenda Item #_____

City of Wichita
City Commission Meeting
March 31, 1987

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2822 - REQUEST FOR ZONE CHANGE FROM "B" MULTIPLE-FAMILY DWELLING DISTRICT TO "OC" OFFICE COMMERCIAL DISTRICT, LOCATED ON THE SOUTH SIDE OF KELLOGG BETWEEN BROADVIEW AND BELMONT. (Craig D. Grimsley)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On December 11, 1986, the MAPC held a public hearing to consider a zone change from "B" to "OC" for a 6,350 square-foot tract of land (platted as two 25-foot lots) located on the south side of Kellogg between Broadview and Belmont. A vacant medical office in a former residential structure now occupies the site. No one spoke in opposition to the application. The Planning Commission recommended approval of the application subject to platting the property within one year after approval by the Board of City Commissioners.

CPO Council "F" voted 8-0 to recommend approval of the request.

Analysis: To the north is a single-family house in the "A" district and an office building in the "BB" district. To the east are medical offices in the "B" district and to the west is an apartment house in the "B" district. To the south is a single-family house in the "A" district. The Kellogg frontage of the block west of Broadview is predominately "OC" and the property at the southeast corner of Kellogg and Terrace was approved for "OC" in April, subject to replatting. Only 38 feet of right-of-way exists for the south half of Kellogg adjacent to this site. Requirement for additional right-of-way will be at the time of platting.

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 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

June 13, 1988

Craig D. Grimsley
8045 East Douglas, #102
Wichita, Kansas 67207

RE: Z-"2822" to "B to "OC". Generally located on the south side of Kellogg in an area east of Broadview.

Dear Mr. Grimsley:

On March 31, 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 April 2, 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

FILE COPY

LO:blw

cc: Roger Ellis, ~~4040 East~~ Kellogg, Wichita, Kansas 67218