uses proposed; and the recommendation of staff justified the approval of the zone change.

Actions: 1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or

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
January 6, 1987

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2823 - REQUEST FOR ZONE CHANGE FROM "A" TWO-FAMILY DWELLING DISTRICT TO "BB" OFFICE DISTRICT, LOCATED ON THE EAST SIDE OF WOODCHUCK BETWEEN CENTRAL AND COTTONTAIL. (O. J. Baalman, contract purchaser)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve, with concern expressed that additional rezonings further east to non-residential districts would be detrimental to the neighborhood.

Background: On December 11, 1986, the MAPC held a public hearing to consider a zone change from "A" to "BB" for a platted lot containing approximately 11,310 square feet located on the east side of Woodchuck between Central and Cottontail. A duplex, built within the last ten years, occupies the site. Duplex zoning was granted for this lot in 1977 subject to complete access control being dedicated to Central. One unit was built with access to Woodchuck, the other unit to Cottontail. "A" zoning was granted to provide a buffer between the service station to the west and single family homes to the east. No one spoke in opposition to the request. The Planning Commission unanimously recommended approval of the application.

CPO Council "A" voted 5-0 to recommend approval of the request.

Analysis: To the north and east are single family houses in the "AA" district. To the west is a convenience store with gasoline sales which has been at this location for many years. It is zoned "LC" with a C.U.P. To the south is an office in a former duplex which was granted "BB" zoning in 1980 after having been denied that zoning district in 1974. Several inquiries have been made in recent years about rezoning other lots to the east but no request has yet been filed.

If office zoning is granted, one parking space will be required for each 250 square feet of floor area in the building. Each space must have independent access to the street and must be able to exit the site without backing into the street. Solid screening would also be required along the east property line.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the

(78) Published in The Daily Record on January 16, 1987

ORDINANCE NO. 39-742

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-2823

Zone Change from the "A" Two-Family Dwelling District to the "BB" Office District

Lot 11, Block 1, Country Acres Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Woodchuck between Central and Cottontail.

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