Planning Agenda Item #_____

City of Wichita
City Council Meeting
July 21, 1987

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2844 - REQUEST FOR ZONE CHANGE FROM "A" TWO-FAMILY DWELLING DISTRICT TO "BB" OFFICE DISTRICT.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

Location: Southwest corner of Eilerts and Woodlawn. (Council District #2)

Applicant: Fred Thurlow

Site Size: 5,880 sq. ft. (56' x 105')

Background: The applicant is requesting a zone change from "A" to "BB" for a 5,880 square-foot lot located at the southwest corner of Eilerts and Woodlawn. A single-family house now occupies the site. A new insurance office is proposed for the future. On April 30, 1987, the MAPC unanimously recommended approval of the zone change. Subsequent to that meeting, protest petitions were filed by owners of 31.5% of the property within 200 feet. On May 26, the City Council returned the case to MAPC for rehearing. The MAPC action on June 11 was again unanimous in approving the zone change, subject to replatting.

Staff Recommendation: Approve "BB" subject to replatting with a 20-foot setback from Woodlawn.

MAPC Recommendation: Approve "BB" subject to replatting with a 20-foot setback from Woodlawn.

CPO Recommendation: CPO Council "2B" voted 7-0 on April 20th to recommend that the application be denied.

Legal Consideration: The 31.5% protest will require at least a 4/5ths vote of the Council to approve 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 Council; or

2. Take appropriate action stating reasons.

PL/6698/2

(1670) Published in The Daily Record on December 24, 1987

ORDINANCE NO. 40-064

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:

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

Lot 9, Dennison Addition to Wichita, Sedgwick County, Kansas. (Now platted as Lot 1, Thurlow Addition, Wichita, Kansas.)

Located at the southwest corner of Eilerts and Woodlawn.

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:

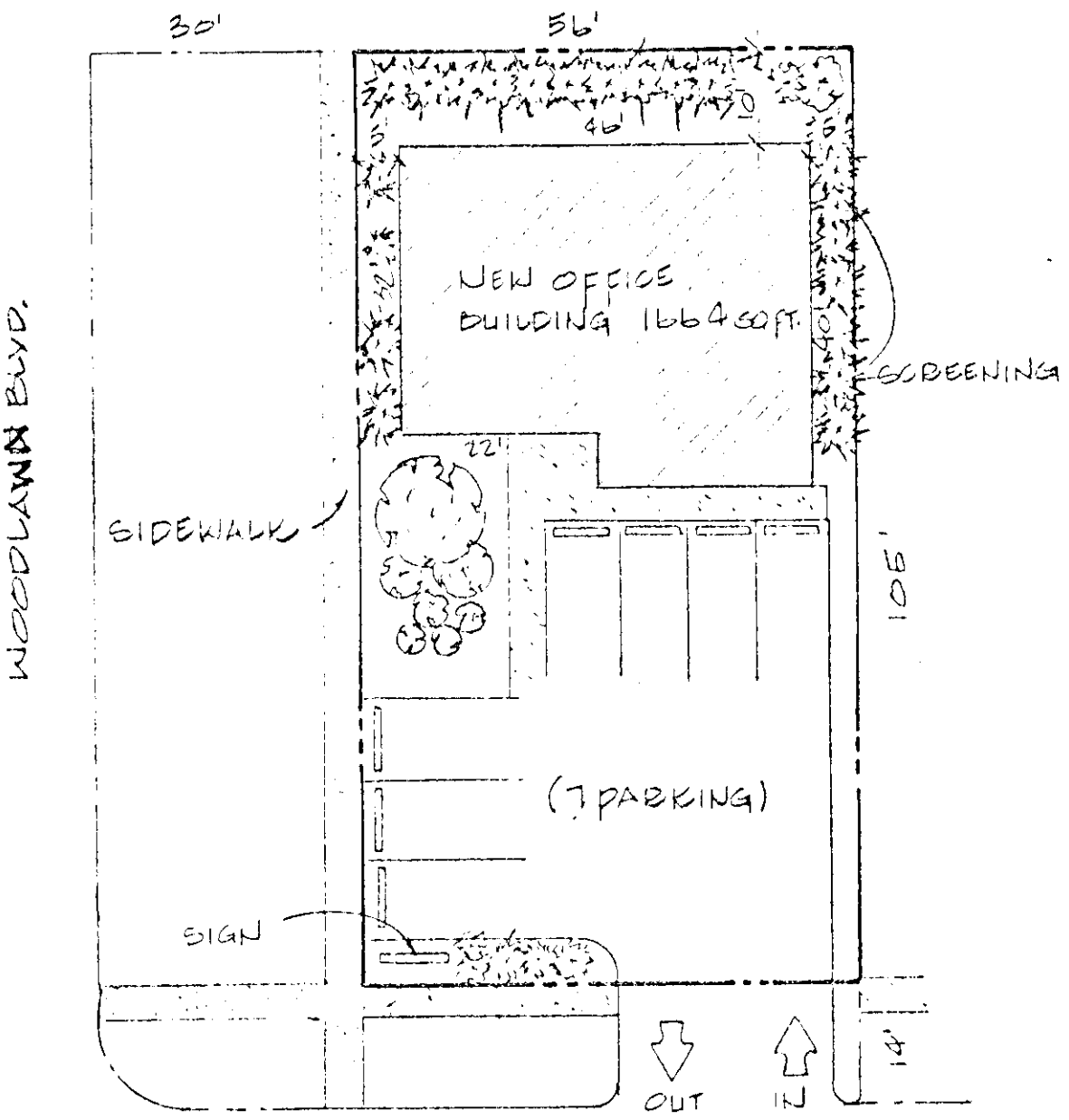
_____
Mayor

_____
City Clerk

(SEAL)

_____
Approved as to form City Attorney

PL/7752/5



SITE PLAN

SCALE 1"=20'

NORTH