

City of Wichita
City Council Meeting
April 12, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2891 ZONE CHANGE FROM THE "B" MULTIPLE FAMILY
DWELLING DISTRICT TO THE "C" COMMERCIAL DISTRICT.
GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 13TH
AND MARKET. (District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Deny "C"; reapprove "LC" (8-0)

Staff Recommendation: Deny "C"; reapprove "LC"

CPO Recommendation: Council "1A" considered this request on January 19, 1988. The Council voted 4-2 to approve "LC" subject to two of the three houses on the property being moved to acceptable locations within the Midtown Neighborhood.

Background: On March 17, 1988, the MAPC held a public hearing to reconsider a zone change from "B" to "C" for a 0.3-acre site consisting of three narrow platted lots containing three houses at the southeast corner of 13th and Market. They had previously reviewed this application on January 21st and had recommended approval of "LC" zoning. The Council returned the case for rehearing after questions were raised about a possible policy against additional commercial zoning on north Market and about the Midtown Citizens Association's opinions on this zoning change. It was determined there is no official policy regarding zoning on north Market although there is a 1975 policy establishing the north and east boundaries of commercial zoning near the 9th and Main intersection. A representative of the MCA spoke at the March 17 meeting in support of the rezoning to "LC".

- Recommendations/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.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4561

May 3, 1989

Herbert and Alice Dodd
901 N. Broadway
Wichita, KS 67214

RE: Z-2891 "B" to "LC" Generally located at the southeast corner of 13th Street
North and Market.

Dear Mr. and Mrs. Dodd:

On April 26, 1988, the above-referenced zone change request was approved by the
Wichita City Council subject to platting/replatting the property within one year
or the application would be considered denied and the case closed. (See our
letter to you dated May 2, 1988.) 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,


Forrest L. Nagley
Senior Planner

FLN/pu
Attachment

cc: Patrick Chapman, 221 E. 13th, 67214

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