Planning Agenda Item #_____

City of Wichita
City Council Meeting
July 13, 1993

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3097 - ZONE CHANGE FROM THE "OC" OFFICE COMMERCIAL DISTRICT TO THE "AA" SINGLE FAMILY DISTRICT, LOCATED 150 FEET SOUTH OF 13TH STREET ON THE EAST SIDE OF DOUGHERTY.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting (11-0).

Staff Recommendation: Approve, subject to replatting.

CPO Recommendation: CPO Council Area "5" voted 8-0 to recommend approval of the application.

Background: On June 17, 1993, the MAPC considered a zone change from the "OC" Office Commercial district to the "AA" Single Family district for a 2.02 acre portion of a platted lot generally located 150 feet south of 13th Street on the east side of Dougherty. A replat of the application area, Thunderbird 8th Addition, indicates two residential lots for this area. The final plat of the Thunderbird 8th Addition received approval from the MAPC on May 6, 1993.

Both the 1978 and the proposed 1992 Comprehensive plans depict this area for residential uses. Surrounding property to the south and west is zoned for and developed with single family residences. Surrounding property to the north and east is zoned "OC" Office Commercial and is currently vacant.

Municipal services are available to serve this site. Access is provided from Dougherty, a paved residential street with 60 feet of existing right-of-way.

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.

2. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

( ) Published in The Daily Reporter on 9-3-93

ORDINANCE NO. 42-138

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-3097

Zone Change from the "OC" Office Commercial District
to the "AA" One-Family Dwelling District

Lots 1 and 2, Thunderbird 8th Addition, Wichita, Sedgwick County, Kansas

Generally located on the east side of Dougherty, 150' south of 13th Street North.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on 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:

(SEAL) Pat Burnett, Deputy City Clerk

Elma Broadfoot, Mayor

Approved as to form:

Gary E. Rebenstorf, City Attorney

Sent to be published 8-31-93