Planning Agenda Item #_____

City of Wichita
City Council Meeting
July 7, 1998

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3281 JOAN L. WILLEMS REQUESTS ZONE CHANGE FROM "GO" GENERAL OFFICE TO "SF-6" SINGLE-FAMILY RESIDENTIAL, LOCATED ON THE NORTHEAST CORNER OF 11TH STREET NORTH AND EMPORIA (1202 NORTH EMPORIA),

(DISTRICT #6)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (13-0).

Staff Recommendation: Approve.

CPO Recommendation: Approve (6-0).

Background: The applicant requests a zone change to "SF-6" Single-Family Residential on property including 2 platted lots and a portion of a 3rd lot, located on the northeast corner of Emporia and 11th Street North (1202 N. Emporia). The lots are currently zoned "GO" General Office with a Historic District overlay that extends along Topeka and Emporia Streets between 10th and 13th Streets North and developed with a two story home. The request is being made because the appraiser will not provide an appraisal value sufficient enough to grant a residential loan without the zone change. The application area is surrounded by single-family homes, except for an apartment building, located south of the application area.

At the June 11th MAPC hearing the applicant spoke about the proposed use of this site. No one spoke in opposition of the zone change. The zone change would be in keeping with efforts to promote and preserve the residential nature of Midtown. After discussion of the MAPC voted to approve the request based on character of the neighborhood, the Comprehensive Plan and recommendation of professional staff.

Recommendation:

1 Concur with the findings and approve the application; or.

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 the first hearing.)

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY CITY OF WICHITA CODE SEC. 28.04.010.

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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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z - 3281

Zone change request from "GO" General Office District to "SF-6" Single-Family residential District, described as:

Lots 250, 252 and the S1/2 of Lot 254, on Emporia Ave., Ferrell's Second Addition to the City of Wichita, Sedgwick, County, Kansas. Generally located on the northeast corner of 11th Street North and Emporia (1202 North Emporia).

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes 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 Wichita -Sedgwick County Unified Zoning Code 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, _____