

Planning Agenda Item # _____

City of Wichita
City Council Meeting
October 15, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3035 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "OC" OFFICE COMMERCIAL DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF 26TH AND AMIDON.
(District #6)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to replatting (6-0).

Staff Recommendation: Approve subject to replatting.

CPO Recommendation: CPO Council "6" recommended approval (6-0).

Background: On September 12, 1991, the MAPC held a public hearing to consider a zone change from the "AA" One-Family Dwelling District to the "OC" Office Commercial District for a platted lot located at the southwest corner of Amidon and 26th Street North. The property is currently developed with a single-family dwelling and was platted in 1950. The site has 132 feet of frontage along Amidon.

The contract purchasers have advised that if this zone change case is approved, they plan to use the existing structure for an insurance office and beauty parlor. The first zoning district that permits insurance offices is the "BB" Office District [28.04.080(A)(6)]. The first district that permits hair stylists is the "OC" Office Commercial District [28.04.085(A)(2)(1)].

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, stating reasons.

CW91-1129 (Published in The Daily Reporter August 20, 1991)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, September 12, 1991, the Wichita Sedgwick County Metropolitan Area Planning Commission, in the City Council Chambers, First Floor, City Hall, 455 North Main Street, Wichita, Kansas, beginning at 1:30 p.m., will consider the following applications:

Case No. Z-3035

Zone change request from the "AA" One-Family Dwelling District to the "OC" Office Commercial District
Lot 5, Block 1, Northwest Gardens Addition, Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of 26th Street North and Amidon (2657 N. Amidon).

Case No. Z-3036

Zone change request from the "A" Two-Family Dwelling and "LC" Light Commercial Districts to the "LC" Light Commercial District
Lots 33 and 34, Sim Park Gardens Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Central, in an area east of St. Paul.

Case No. CU-346

Conditional Use Permit to establish a sand and gravel extraction operation on property zoned the "R-1" Suburban Residential District

Government Lots 2, 3 and 6 and the south half of the Southwest Quarter of Section 14; Government Lot 2 and the east half of the Southeast Quarter of Section 15; all in Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, except the south 45 feet for road right-of-way and that part taken for Big Arkansas River Levee by Condemnation Case A-33666. Generally located on the northeast and northwest corners of Hoover and 53rd Street North.

As provided in Section 28.04.210 of the Code of the City of Wichita, Kansas, and as provided in Section 17-C of the Sedgwick County Zoning Regulations, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

WITNESS MY HAND this 20th day of August, 1991.

Marvin S. Krout, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
(Au 20)