Planning Agenda Item #_____

City of Wichita
City Commission Meeting
June 10, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2770 - REQUEST FOR ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "A" TWO-FAMILY DWELLING DISTRICT LOCATED ON THE NORTHEAST CORNER OF WASHINGTON AND MARION. (Daniel G. Howell, et al)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (6-0)

Staff Recommendation: Approve

Background: On May 15, 1986, the MAPC held a public hearing to consider a zone change from the "AA" One-family dwelling district to the "A" Two-family dwelling district for a lot containing 8,100 square feet located at the northeast corner of Washington and Marion. The original house appears to have been added onto with a side entranceway from Marion next to an attached double car garage. The present structure appears from the outside to be able to convert to a duplex.

No one spoke in opposition. The MAPC voted 6-0 to recommend approval of the zone change.

CPO Council "D" recommended 7-1 on May 20th that the application be approved.

Analysis: Although this request is in an area of single-family homes, it is an area of varied platted lot sizes. The Planning Commission and City Commission have looked with favor on requests for two-family zoning especially on corner lots where access can be provided from both streets.

The Planning Commission found that the character ofthe neighborhood; the low-density residential zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the zone change.

Actions:
1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or
2. Return the application to the MAPC for reconsideration stating reasons.

Attachments:
Area map
5-15-86 MAPC Minutes
CPO Memorandum

(2200) Published in The Daily Record on June 20, 1986

ORDINANCE NO. 39-547

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-2770
Zone Change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District

Lots 102 and 104, on Washington Avenue, Wabash Avenue Subdivision in Beal's Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Washington and Marion.

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