Planning Agenda Item #_____

City of Wichita
City Commission Meeting
May 27, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2755 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO THE "A" TWO-FAMILY DWELLING DISTRICT LOCATED AT THE NORTHWEST CORNER OF FRIAR LANE AND GARLAND CIRCLE. (A.K. Corporation, A.J. Soerries, President)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (6-1)

Staff Recommendation: Approve

Background: On May 1, 1986, the MAPC held a public hearing to consider a zone change from "AA" One-family dwelling to "A" Two-family for a platted lot containing 0.2 acres located at the northwest corner of Friar Lane and Garland Circle. The property is currently undeveloped. No one spoke in opposition to the application. The MAPC voted 6-1 to recommend approval of the zone change.

CPO Council "M" voted 6-2 to recommend approval of the request.

Analysis: Subject property is located in an area of mixed density uses and the lot is adequate in size for a two family structure. In 1976, the property to the east was approved for "A" Two-family and it is now developed with duplexes. The property to the north was zoned the "RB" Four-family district in 1979 and it is now developed with four-family units.

The Planning Commission found that the character of the neighborhood; the zoning and uses of properties nearby, especially to the north and east; 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
5-01-86 MAPC Minutes
CPO Memorandum

(2130) Published in The Daily Record on June 6, 1986

ORDINANCE NO. 39-544

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-2755

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

Lot 13, Block 6, Sherwood Glen Fourth Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Friar Lane and Garland Circle.

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