

- Actions:
1. Concur with the findings of the MAPC and approve the zone change; accept the dedications and instruct the City Clerk to record the dedication document with the Register of Deeds, the recording cost of which shall be billed to the Planning Department; 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
11-13-86 MAPC Minutes

City of Wichita
City Commission Meeting
December 9, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2816 - REQUEST FOR ZONE CHANGE FROM "BB" OFFICE DISTRICT
TO "OC" OFFICE COMMERCIAL DISTRICT, LOCATED ON THE EAST
SIDE OF OLIVER BETWEEN DOUGLAS AND FIRST STREET.
(J.S.J. Enterprises)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning .

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On November 13, 1986, the MAPC held a public hearing to consider a zone change from "BB" Office District to the "OC" Office Commercial District for a platted lot comprising .15 acre (6534 square feet) located on the east side of Oliver between Douglas and First Street. The property is presently developed with offices. The stated reason for the request is so that the building can be converted for small commercial use. No one spoke in opposition to the application. The Planning Commission recommended that the application be approved subject to the applicant dedicating, by separate instrument, 10 feet of additional street right-of-way for Oliver adjacent to this property and 5 feet of additional utility easement along the east line of this property.

CPO Council "C", on November 17, recommended 8-0 that the zone change be approved.

Analysis: Properties to the north of this application area are developed with office uses. The properties to the east and to the west are developed with single-family houses, while to the south is a commercial-zoned lot with a jewelry store use. Immediately adjacent to the south boundary line is a 20-foot public alley.

The 1978 Zoning Policy for the east side of Oliver in this area is to look with favor on the "BB" Office District except for those properties zoned "LC". However, the "OC" Office Commercial District classification was established in 1982 for offices and limited retail and service uses which are considered to be compatible when adjacent to or near residential areas and which uses are also compatible one to another within the district itself.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the zone change.

(3290) Published in The Daily Record on December 26, 1986-5

ORDINANCE NO. 39-731

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-2816

Zone Change from the "BB" Office District
to the "OC" Office Commercial District

Lot 17, Block 8, East Boulevard Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Oliver between Douglas and First Street.

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