

City of Wichita
City Commission Meeting
March 31, 1987

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2833 - REQUEST FOR ZONE CHANGE FROM "B" MULTIPLE-FAMILY DWELLING DISTRICT TO "BB" OFFICE DISTRICT, LOCATED AT THE NORTHEAST CORNER OF TOPEKA AND PINE.
(W. Robert & JoAnn B. Hetrick)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On March 5, 1987, the MAPC held a public hearing to consider a zone change from "B" to "BB" for portions of several narrow platted lots containing 11,750 square feet located at the northeast corner of Topeka and Pine. A medical office in a former residential building and the associated office parking lot now occupy the site. No one spoke in opposition and the Planning Commission unanimously recommended approval of the zone change request subject to replatting.

CPO Council "L" voted 4-1 to recommend approval of the zone change.

Analysis: Although the zoning immediately surrounding this site is predominately "B", the zoning of the neighborhood as a whole, from Central to Murdock and from Broadway east to the railroad tracks, consists mainly of the "C" and "E" districts. In the block to the south, four separate tracks of land on Topeka have been rezoned from "B" to either "BB", "LC", or "C". Although the Skinner-Lee house, a local historic landmark, is located to the southwest across the street intersection, the rezoning of this application area should have no adverse effect on that historic property.

The Planning Commission determined that the character of the neighborhood, the zoning and uses of nearby properties, the suitability of subject site 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 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 Commission; or
 2. Return the application to the MAPC for reconsideration stating reasons.

(859) Published in The Daily Record on July 10, 1987

ORDINANCE NO. 39-911

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-2833

Zone Change from the "B" Multiple-Family Dwelling
District to the "BB Office District

Lot 1, Topeka-Pine Addition, Wichita, Kansas

Generally located at the northeast corner of Topeka and Pine

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