

City of Wichita
City Commission Meeting
August 5, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2779 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "BB" OFFICE, LOCATED ON THE EAST SIDE OF WEBB ROAD APPROXIMATELY 1/4-MILE SOUTH OF 21ST STREET NORTH. (Fred Hanley)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On July 10, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "BB" for a 1.4-acre unplatted tract of land located on the east side of Webb Road approximately 1/4 mile south of 21st Street North. The land is currently in agricultural use. No one spoke in opposition. The Planning Commission recommended approval subject to platting within one year.

CPO Council Area "I" voted 5-0, on June 24, 1986, to recommend approval of the request.

Analysis: The application area is surrounded on three sides by the proposed Hanley/Eastminster residential C.U.P. A floodway separates this site from the proposed townhouses to the north and east. Duplexes are proposed to the south. To the west across Webb Road is agricultural land. At the present time the site seems rather remote for office use, however, with "LC" zoning at the intersection of 21st and Webb and with the Northeast Expressway being proposed to intersect Webb Road 1 1/4 miles to the north, the location may become suitable for offices.

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 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.

() Published in The Daily Reporter on _____

ORDINANCE NO. 42-594

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. 2779

Zone change from the "AA" One-family Dwelling District to the "BB" Office District.

Lot 1, Block 1, Hanley Addition, an Addition to Wichita, Sedgwick County, Kansas

Generally located south of 21st Street North and east of Webb Road

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on 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:

(SEAL) Pat Burnett, Deputy City Clerk

Elma Broadfoot, Mayor

Approved as to form:

Gary E. Rebenstorf, City Attorney