

City of Wichita
City Commission Meeting
March 4, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2743 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "A" TWO-FAMILY DWELLING, LOCATED AT THE NORTHWEST CORNER OF DOUGLAS AND ANNA.
(Star Lumber & Supply)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve "A" (8-0 - 1 abstention)

Staff Recommendation: Approve "A"

Background: On February 6, 1986, the MAPC held a public hearing to consider a zone change from "AA" One-family dwelling to "A" Two-family dwelling for three platted lots containing 0.9 acre located at the northwest corner of Douglas and Anna. The land is currently undeveloped. In 1980 an application for "B" zoning was filed on these three lots as well as the lot at the corner of Douglas and Eebe. After much opposition expressed by neighboring residents and a two-week deferral to consider a less intensive zoning category, the application was withdrawn. No one appeared in opposition to this "A" request on February 6th.

CPO Council "N" voted 5-0 on February 5th to recommend approval of the "A" zoning.

Analysis: Properties to the north, east and west are zoned "AA" and developed with single-family homes. Properties to the south are zoned "LC" and "AA" and developed with a tavern and single family homes. Subject property is located in an area of town where infill development with duplexes has been considered appropriate and several requests for "A" zoning have been granted in recent years.

- 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
2-06-86 MAPC Minutes
CPO Memorandum

(1888) Published in The Daily Record on March 21, 1986

ORDINANCE NO. 39-515

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-2743

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

Lots 6, 7 and 8, Block B, Fran Ketta Second Addition, Wichita,
Sedgwick County, Kansas. Generally located at the northwest
corner of Douglas and Anna.

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