

City of Wichita  
City Commission Meeting  
September 2, 1986

Agenda Report # \_\_\_\_\_

TO: Mayor and City Commissioners

SUBJECT: Z-2791 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "BB" OFFICE, GENERALLY LOCATED ON THE WEST SIDE OF WEBB ROAD IN AN AREA SOUTH OF 29TH STREET NORTH. (R. J. Hattrup)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

-----  
MAPC Recommendation: Approve (10-0)

Staff Recommendation: Approve

Background: On August 7, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "BB" for an irregular-shaped, undeveloped piece of land on the west side of Webb Road in an area south of 29th Street North. This property was included in the annexation request processed earlier this year. No one appeared in opposition to the application. The Planning Commission unanimously recommended approval subject to all of the applicant's property being platted within one year or the case be considered denied and closed.

CPO Council "I", on August 14, 1986, voted 8-0 to recommend approval of the request.

Analysis: The site abuts the proposed Hattrup Residential Community Unit Plan to the west. To the south is a golf course and single family houses and to the north and east is undeveloped land. The Northeast Expressway is planned to the north-east of the applicant's property that includes the C.U.P. site, this zone case site and the unplatted, undeveloped commercial property at the intersection.

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.

- 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.

( 1463 ) Published in The Daily Record on November 7, 1988

ORDINANCE NO. 40-412

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-2791

Zone Change from the "AA" One-Family Dwelling District  
to the "BB" Office District

Lot 24, Block 1, Fox Pointe, an addition to Wichita,  
Sedgwick County, Kansas.

Generally located on the west side of Webb Road in an  
area south of 29th Street North.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes 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) City Clerk

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney