

- 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. Take appropriate action stating reasons.

Attachments: Area map
10-2-86 and 11-13-86 MAPC Minutes
CPO Memorandum of 9-25-86 meeting

City of Wichita
City Commission Meeting
December 9, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2793 - REQUEST FOR ZONE CHANGE FROM "B" MULTIPLE-FAMILY DWELLING TO "LC" LIGHT COMMERCIAL, LOCATED ON THE NORTH SIDE OF CENTRAL BETWEEN RUTAN AND VASSAR. (Sammy H. Kouri)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (6-1)

Staff Recommendation: Approve

Background: On November 13, 1986, the MAPC held a public hearing to reconsider a zone change request from "B" to "LC" for a 0.3-acre site consisting of four narrow platted lots and half of a vacated alley adjacent to the north, located on the north side of Central between Rutan and Vassar. The request had previously been recommended for approval unanimously on August 21, 1986, but was returned by the City Commission for reconsideration on September 16, 1986. An apartment building now occupies the site. In 1966, application was made to rezone this property "LC". "BB" was recommended subject to replatting but the property was never replatted and the file was closed in 1973.

Prior to reconsideration of Z-2793, the Planning Commission on October 30, 1986, officially reviewed the east Central zoning policy and recommended a change in the policy to favor "LC" for this block between Rutan and Vassar on the north side of Central. At their November 13 meeting, they recommended approval of this specific zone change request for "LC" subject to replatting within one year.

CPO Council "I", at their meeting of August 14, voted 7-1 to recommend disapproval of the request. On September 25 they reconsidered the application and recommended disapproval by a vote of 5-0. On October 16, 1986, they recommended no change in the zoning policy for this block on east Central.

Analysis: Properties to the north, east and west are all zoned "BB". North and east are parking lots while a Ronald McDonald house is located to the west. On the south side of Central, a bank and parking lot have been developed in the "LC" district. Due mainly to the uses of other properties in the area, the Planning Commission determined that "LC" zoning would be appropriate for this block and they recommended that the official zoning policy be changed to favor "LC" rather than "BB" for this block.

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.

December 19, 1986

Sammy H. Kouri, M.D.
619 North Armour
Wichita, Kansas 67208

RE: Z-2793 - Request for zone change from "B" to "LC" - North side of
Central between Rutan and Vassar.

Dear Dr. Kouri:

On December 9, 1986, the Board of City Commissioners reviewed the above-referenced zone change request. Their action was to deny the request. Earlier, at that same meeting, they had reaffirmed their previous zoning policy of looking with favor on "BB" office zoning in this block. Based on their action, zone case Z-2793 has been marked "denied and closed".

If you have any questions regarding this matter, please call our office at 268-4421.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw
Attachment

cc: David S. Elkouri, 1250 Kansas State Bank Bldg., 125 North Market,
Wichita, KS. 67202