

- Actions:
1. Concur with the findings of the MAPC and approve the zone change; accept the dedication; 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  
11-13-86 MAPC Minutes  
CPO memorandum.

City of Wichita  
City Commission Meeting  
December 23, 1986

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

TO: Mayor and City Commissioners

SUBJECT: Z-2815 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "A" TWO-FAMILY DWELLING DISTRICT, LOCATED ON THE NORTH SIDE OF SECOND STREET BETWEEN BAEHR AND YOUNG STREETS. (Raymond E. & Donita M. Davis)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

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MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On November 13, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "A" for three platted lots totalling .45 acre north of Second Street between Young and Baehr. The three lots are presently developed with two single-family residences that the applicant is proposing to tear down and replace with three duplexes. No one spoke in opposition to the application. The Planning Commission recommended approval of the application subject to the applicant dedicating, by separate instrument, 5 feet of additional utility easement on each of the lots in order to bring the easements up to the present City standard. It should be noted that the contract purchaser, Richard Thompson, executed the easement when he purchased the property on November 20 and had the title company record the easement with the Register of Deeds. A recorded copy will be forwarded to the City Clerk for the official files.

CPO Council "N" recommended 4-0 at its November 26 meeting that the request be approved.

Analysis: The application area is surrounded on all sides with single-family houses. Further east and west along Second Street, which was previously considered a collector street, are several properties developed with duplexes. In the past, it has been the policy of the Planning Commission and City Commission to look with favor on requests for "A" zoning for infill development in this area.

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.

( 43 ) Published in The Daily Record on January 9, 1987

ORDINANCE NO. 39-740

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-2815

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

Lots 12, 13 and 14, Block 8, Orchard Park Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Second Street between Young Street and Baehr Street.

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:

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Mayor

\_\_\_\_\_  
City Clerk

(SEAL)

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Approved as to form City Attorney