

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.

Attachments: Area map
12-11-86 MAPC Minutes
CPO Memorandum

City of Wichita
City Commission Meeting
January 6, 1987

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2824 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT, LOCATED AT THE NORTHWEST CORNER OF 21ST STREET NORTH AND ERIE. (Dr. Linus Ohaebosim)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On December 11, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for two platted lots totalling 22,440 square feet located at the northwest corner of 21st and Erie. A vacant residence and several outbuildings currently occupy the site. In 1966, a request for "LC" zoning for these two lots plus the three lots to the west was denied. The three lots to the west were approved for "BB" zoning in 1976. One person spoke in opposition to the application. The Planning Commission recommended approval of the application subject to replatting the property into one lot within one year after approval by the Board of City Commissioners.

CPO Council "J" voted 6-0 to recommend approval of the request.

Analysis: To the north is a single-family house in the "AA" district; to the east is a vacant lot in "AA" and an attorney's office in "LC"; to the south is a single-family house in the "A" district; and to the west is a medical building in the "BB" district.

Since the "LC" request was denied for this application area in 1966, "LC" was granted in 1972 at the northwest corner of 21st and Chautauqua and in 1981 for the attorney's office just east of Erie. All of the frontage along the north side of 21st between Grove and Hillside is now "LC" or "BB" with the exception of the block between Estelle and Volutsia and two lots between Erie and Chautauqua. The south side of 21st in this half mile is almost entirely residential except for a church approximately 150 feet southwest of the application area and commercial uses at Grove and at Hillside.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the

(612) Published in The Daily Record on May 4, 1987

ORDINANCE NO. 39-841

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-2824

Zone Change from the "AA" One-Family Dwelling District
to the "LC" Light Commercial District.

Lots 66 and 67, Hillside Gardens Addition to Wichita, Sedgwick County, Kansas. (Now platted as Lot 1, Block 1, Hillside Gardens 2nd Addition to Wichita, Kansas.)

Located at the northwest corner of 21st Street North and Erie.

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