

The Planning Commission determined that the character of the neighborhood; the zoning and uses of nearby properties, the suitability of subject site for the uses proposed, and the recommendation of staff justified the zone change.

- 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
3-05-87 MAPC Minutes
CPO Memorandum

City of Wichita
City Commission Meeting
March 31, 1987

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2832 - REQUEST FOR ZONE CHANGE FROM "A" TWO-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED ON THE EAST SIDE OF TYLER ROAD BETWEEN BEKEMEYER AND NINTH STREET. (David L. & Joyce L. Hull)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On March 5, 1987, the MAPC held a public hearing to consider a zone change from "A" to "BB" for one platted lot of 15,840 square feet located on the east side of Tyler between Bekemeyer and Ninth. A duplex now occupies the site. The duplex was constructed after "A" zoning was granted in 1979. "RB" zoning had been requested but was denied. No one appeared in opposition to the application and the Planning Commission unanimously recommended approval of the request.

CPO Council "A" voted 5-0 to recommend approval of the zone change.

Analysis: To the south are offices in the "BB" district. To the west, north and east are single-family homes. The homes to the west back in to Tyler Road. The home to the north is one of the few remaining residences on the east side of Tyler between Central and 13th. South of Bekemeyer to Central are commercial uses and a church; from Bekemeyer north to the Northwest High School site, a distance of 1/4-mile, are offices with only three exceptions, one of which is this application area. In early 1986, the Planning and City Commissions revised the Tyler Road zoning policy to favor "BB" zoning on the east side of Tyler between the Ascension Lutheran Church and the Northwest High School.

The application area is already platted and adequate street right-of-way (50 feet), access controls (one opening), and building setbacks (25 feet) exist. Screening will be required along the north and east boundaries of this lot when it redevelops for office uses as long as the adjacent properties are zoned for residential uses.

(511) Published in The Daily Record on April 10, 1987

ORDINANCE NO. 39-864

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-2832

Zone Change from the "A" Two-Family Dwelling District
to the "BB" Office District

Lot 1, Hay Addition to Wichita, Sedgwick County, Kansas. Generally
located on the east side of Tyler Road between Bekemeyer and 9th 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:

Mayor

City Clerk

(SEAL)

Approved as to form City Attorney