

City of Wichita  
City Commission Meeting  
June 10, 1986

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

TO: Mayor and City Commissioners

SUBJECT: Z-2768 - REQUEST FOR ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "A" TWO-FAMILY DWELLING DISTRICT LOCATED ON THE NORTHWEST CORNER OF RICHMOND AND CASADO. (The Robert C. Dauffenbach Estate)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

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MAPC Recommendation: Approve (6-0)

Staff Recommendation: Approve

Background: On May 15, 1986, the MAPC held a public hearing to consider a zone change from the "AA" One-family dwelling district to the "A" Two-family dwelling district on several narrow platted lots containing 13,500 square feet located at the northwest corner of Richmond and Casado. The applicant advises that the existing single-family home was designed to house a disabled man and a live-in nurse with separate living quarters for each. The house is no longer used as originally designed and would now be more suitable if converted to a two-family dwelling.

Three neighboring property owners spoke in opposition to the zone change. The MAPC voted 6-0 to recommend approval of the zone change.

CPO Council "B" voted 6-0 to recommend that the request be approved.

Protest petitions have been filed. The percentage of protest will be pointed out at the meeting.

Analysis: Subject property is across the street from an "R-6" General Residence District permitting 29 dwelling units per acre. The application area is adequate in size to convert to a two-family structure.

The Planning Commission found that the character of the neighborhood; the zoning and uses of properties nearby, especially the "R-6" zoning to the east; the suitability of subject property for the uses proposed; and the recommendations of staff and CPO 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;
  2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map  
5-15-86 MAPC Minutes  
CPO Memorandum

( 2199 ) Published in The Daily Record on June 20, 1986

ORDINANCE NO. 39-546

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-2768  
Zone Change from the "AA" One Family Dwelling District  
to the "A" Two-Family Dwelling District

Lots 2, 4, 6, 8, and 10, Block 31, Orienta Park Second Addition to Wichita, Sedgwick County, Kansas. Generally located at the north-west corner of Richmond and Casado.

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

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City Clerk

(SEAL)

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Approved as to form City Attorney