

City of Wichita
City Commission Meeting
September 30, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2751 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "B" MULTIPLE-FAMILY DWELLING DISTRICT, LOCATED ON THE SOUTH SIDE OF 29TH STREET NORTH APPROXIMATELY 1/3 MILE EAST OF OLIVER.
(Critchfield Real Estate Limited Partnership-1985)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On September 4, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "B" for a 1.2-acre unplatted tract of land located south of 29th Street North approximately 1/3-mile east of Oliver. The recently approved Beacon Hill residential C.U.P. designated this site as Parcel 1A which was approved for a licensed nursing center (120 beds maximum) with related facilities, subject to approval of "B" zoning. Alternate uses included 26 apartments or other residential uses with less density. This rezoning request was recommended for approval by the MAPC on 3/20/86, but the City Commission on 4/15/86 returned the application to MAPC at the owner's request because it had been discovered that inadequate notice had been given to property owners in the area due to an error in the ownership list. Appropriate owners were notified of the rehearing date. No one appeared in opposition to the application, and the MAPC unanimously recommended approval subject to platting the property within one year.

CPO Council "I" voted 4-1 to recommend approval of the request.

Analysis: The property on all sides of this site is zoned "AA" but is part of Parcel T of the Beacon Hill C.U.P. which was approved for an elderly housing project with related facilities. On the north side of 29th Street North are several single-family houses on large unplatted tracts of land.

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.

- 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
9-4-86 MAPC Minutes
CPO Memorandum

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 6, 1990

Steven Critchfield
434 N. Oliver, #108
Wichita, KS 67208

Re: Closure of zoning file Z-2751. "AA" to "B". Located south of 29th Street North, approximately 1/3-mile east of Oliver.

Dear Mr. Critchfield:

The purpose of this letter is to advise you that the above-captioned zoning file has been closed. As you may remember, the City Council voted last year to extend your platting time for this case until February 4, 1990. A part of that action was to instruct staff to close the file if platting had not occurred by that date as no further time extension would be granted.

Also please be advised that the platting deadline for the Beacon Hill Community Unit Plan has expired. If we do not hear from you regarding a requested time extension within the next week or so, we will have no choice but to also close the C.U.P. file.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Senior Planner

cc: Bill G. Yung Design, Attention: Rob Hartman, 4912 E. 29th
St. N., Suite 1, Wichita, KS 67220

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