

City of Wichita  
City Commission Meeting  
February 4, 1986

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

TO: Mayor and City Commissioners

SUBJECT: Z-2737 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "BB" OFFICE DISTRICT, LOCATED AT THE NORTHEAST CORNER OF TYLER ROAD AND NINTH STREET. (Jim F. Lochr)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve "BB" and revise the zoning policy for this area of Tyler Road. (9-0)

Staff Recommendation: Approve "BB"

Background: On January 9, 1986, the MAPC held a public hearing to consider a zone change request from "AA" to "BB" for a half-acre unplatted tract of land located at the northeast corner of Tyler and Ninth. A single-family dwelling which fronts on Ninth Street now occupies the site. One property owner to the east spoke in opposition stating his concerns about traffic problems and strip zoning. The MAPC voted unanimously to recommend approval of the zone change subject to platting within one year. They also recommended that the zoning policy for Tyler Road be revised to favor "BB" zoning on the east side from a point approximately 450 feet south of Bekemeyer to the south line of the Northwest High School site.

CPO Council "A", on January 8, unanimously recommended denial of the request.

Analysis: Land to the north is zoned "AA" but is the site of Northwest High School. To the east is a duplex in the "A" district; south is a single-family dwelling in "AA"; and west is a single-family dwelling with child care facilities in "AA". The Planning Commission discussed the five other sites in this immediate vicinity which were granted "BB" zoning in recent years and found that the character of the neighborhood; the zoning and uses of properties nearby; and the unsuitability of subject property for continued long term single-family residential use due to its location on a major arterial justified 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 zoning ordinance for first reading when the plat is forwarded to the City Commission; revise the zoning policy for Tyler Road to favor "BB" zoning on the east side from a point approximately 450 feet south of Bekemeyer (the south line of Ascension Lutheran Church Addition) to the south line of the Northwest High School site; or
  2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map  
1-09-86 MAPC Minutes  
CPO Memorandum

( 2848 ) Published in The Daily Record on October 13, 1986

ORDINANCE NO. 39-670

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-2737

Zone Change from the "AA" One-Family Dwelling District to the "BB" Office District

Lot 1, Loehr Addition, Wichita, Kansas.

Generally located at the northeast corner of Tyler Road 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)

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Approved as to form City Attorney