

City of Wichita
City Commission Meeting
January 7, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: Z-2732 - REQUEST FOR ZONE CHANGE FROM "A" TWO-FAMILY DWELLING TO "BB" OFFICE, LOCATED AT THE NORTHWEST CORNER OF CENTRAL AND PERSHING. (Charles Downs)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning and Zoning

MAPC Recommendation: Approve "BB" (10-0)

Staff Recommendation: Approve "BB"

Background: On November 25, 1985, the MAPC held a public hearing to consider a zone change request from "A" Two-Family Dwelling to "BB" Office for two 25-foot lots at the northwest corner of Central and Pershing. A single-family dwelling now occupies the site. No one was present to speak in opposition. The MAPC unanimously recommended the zone change to "BB".

CPO Council "I" had recommended unanimously on November 19, 1985, that "BB" zoning be granted as requested.

Analysis: Property to the north is zoned "A" and developed with a single-family residence; property to the east is "LC" and contains various uses including auto repair and taverns; to the south is "LC" and service station; to the west is "B" and a doctor's office. The zoning policy for the north side of Central between Terrace and Oliver favors retaining existing classifications except for the east 150 feet of the block between Terrace and Pershing where "BB" is looked on with favor.

The MAPC found that the character of the neighborhood, the zoning and uses of properties nearby, and the lack of opposition from neighborhood residents 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 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
11-25-85 MAPC Minutes
CPO Memorandum

2376) Published in The Daily Record on July 23, 1986

ORDINANCE NO. 39-522

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-2732

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

Lots 659 and 660, Overlook Addition to Wichita, Sedgwick, County, Kansas. (Now platted as Lot 1, Downs Addition, Wichita, Kansas.)

Generally located at the northwest corner of Central and Pershing.

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