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
9-4-86 MAPC Minutes
CPO Memorandum

Planning Agenda Item #_____

City of Wichita
City Commission Meeting
September 30, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2798 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "BB" OFFICE DISTRICT, LOCATED ON THE SOUTH SIDE OF 29TH STREET NORTH APPROXIMATELY 3/10 OF A 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 "BB" for a 3-acre platted lot located on the south side of 29th Street North approximately 3/10 of a mile east of Oliver. The site has just recently been platted and is undeveloped. The lot corresponds with Parcel 15 of the Beacon Hill C.U.P. which was designated for a licensed day care center and recreational facilities for the Beacon Hill development. The owner originally intended to request BZA approval for the child care facility in the existing "AA" district, but recently decided to request "BB" zoning to accommodate offices as well as the day care center. No one appeared in opposition to the application. The MAPC recommended unanimously that the zone change be approved.

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

Analysis: A wide reserve area, mainly for drainage purposes, is platted to the west and south sides of this lot and will act as a buffer for the adjacent single-family areas. To the east is a newly-dedicated public collector street which provides the main access into the Beacon Hill area. To the east of that street is a proposed elderly housing project including a nursing home. On the north side of 29th Street are several single-family houses on large unplatted tracts of land.

If "BB" zoning is granted, an adjustment will need to be made in the Beacon Hill residential C.U.P. The adjustment would permit office uses as well as day care facilities on this parcel, but would not permit all of the other uses normally permitted in the "BB" district, such as multi-family dwellings at 75 units per acre.

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.

(2876) Published in The Daily Record on October 10, 1986

ORDINANCE NO. 39-672

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-2798

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

Lot 42, Block 1, Beacon Hill, an Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 29th Street North in an area approximately 3/10 of a mile east of Oliver.

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