Planning Agenda Item #_____

City of Wichita
City Council Meeting
December 19, 1989

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2961 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT (AS AMENDED), LOCATED ON THE WEST SIDE OF HILLSIDE BETWEEN GILBERT AND ORME. (District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, (9-0).

Staff Recommendation: Approve, subject to property being replatted into not more than two lots.

CPO Recommendation: CPO Council "3A" voted 8-0 to recommend approval.

Background: On August 29, 1989, the City Council considered a zone change request for "BB" zoning for a portion of the current application area. At this meeting the council voted 7-0 to return the case to the Planning Commission. This action was based on a request by the applicant's attorney.

On November 20, 1989, the MAPC reconsidered this case which had been amended to include a larger application area. When the MAPC first considered this case on August 3, 1989, the application area only involved two 25-foot-wide platted lots. After the City Council returned the case to the MAPC, the application area was enlarged to encompass six lots on the west side of Hillside between Gilbert and Orme.

The original applicant for this case owns the south 50 feet of the site. If this case is approved, this property owner plans to use his property for a psychologist's office. The two owners of the north 100 feet of the application area have no immediate plans for their property; however, in the future they plan to redevelop their property with a general office use.

RECOMMENDATIONS/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 Council.

2. Take appropriate action stating reasons.

(_____) Published in The Daily Reporter on 4-18-91

ORDINANCE NO. 41-328

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-2961

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

Lot 1, Schuyler Addition to Wichita, Sedgwick County, Kansas.

Located west of Hillside in an area south of Kellogg.

FILE COPY

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on 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:

_____ _____
(SEAL) City Clerk Mayor

Approved as to form:

_____
City Attorney