Planning Agenda Item #_____

City of Wichita
City Council Meeting
May 8, 1990

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2989 - ZONE CHANGE FROM THE "R-6" GENERAL RESIDENCE DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED ON THE NORTH SIDE OF 37TH STREET NORTH IN AN AREA WEST OF SWEET BAY. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (8-0-1 abstention).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "2A" recommends approval (8-0).

Background: On April 12, 1990, the MAPC held a public hearing to consider a zone change request from the "R-6" General Residence District to the "BB" Office District for a 6.5-acre platted lot located on the north side of 37th Street North in an area west of Sweet Bay. The application area is currently undeveloped and was platted in 1990.

The applicant's stated reason for requesting this zone change is to acquire a suitable zoning classification for the construction of corporate offices for Sched Inc. and a child care center. The use of property for corporate offices is first permitted in the "BB" Office District. Child care centers are first permitted as an outright use in the "B" Multiple-Family Dwelling District. The Board of Zoning Appeals may, by special permit, grant exceptions and authorize child care centers to be located in "R-6" General Residence District subject to conditions.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading.

2. Return the application to the MAPC for reconsideration, stating reasons.

(_____) Published in The Daily Reporter on 5/18/90

ORDINANCE NO. 40-969

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-2989

Zone change request from "R-6" General Residence District to "BB" Office District

Lot 3, Block 1, The Ritz Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of 37th Street North in an area west of Sweet Bay.

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.