Planning Agenda Item #_____

City of Wichita
City Council Meeting
June 15, 1993

Agenda Report #____

TO: Mayor and City Council Members

SUBJECT: Z-3092 - ZONE CHANGE FROM THE "R-5" GENERAL RESIDENCE DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED AT THE SOUTHEAST CORNER OF SQUAW LANE AND MAIZE ROAD. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (12-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Northwest "5" voted 8-0 to recommend approval.

Background: On May 20, 1993, the MAPC considered a zone change from the "R-5" General Residence District to the "BB" Office District for a .67 acre platted lot generally located at the southeast corner of Squaw Lane and Maize Road. The applicant intends to relocate his existing optometry office to the site. The application area is currently vacant except for a dense tree line along the northern boundary of the property.

Surrounding property to the north is zoned "AA" Single Family and is developed with single family residential uses. Adjacent property to the east is currently vacant and zoned "R-5" General Residence. Various businesses, including a strip mall, two financial institutions and a convenience store, exist to the south and west on property zoned "LC" Light Commercial.

The proposed 1992 Comprehensive Plan indicates this area for commercial uses. The proposed plan indicates that office uses should generally be located adjacent to arterial streets. In addition, the plan states that low-density office uses can serve as a transitional land use between residential uses and uses of higher intensity.

Recommendations/Actions:

1. Concur with the findings of the Metropoitan Area Planning Commission and approve the zone change; place the ordinance establishing the zone change on first reading; or

2. Return the applicaiton to the Metropolitan Area Planning Commission for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first reading).

(_____) Published in The Daily Reporter on 12-25-13

ORDINANCE NO. 42-109

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-3092

Zone change from the "R-5" General Residence District to the "BB" Office District

Lot 4, Block 1, Regency Plaza Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Squaw Lane and Maize Road.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes 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:

_____ _____
PAT BURNETT, Deputy City Clerk ELMA BROADFOOT, Mayor

(SEAL)

Approved as to form:

_____
City Attorney

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