Planning Agenda Item #_____

City of Wichita
City Council Meeting
November 3, 1992

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3068 - ZONE CHANGE FROM THE "RB" FOUR-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF CENTRAL AND EDWARDS.
(District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting (12-0).

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council "Northwest 5" recommended approval (7-0).

Background: On October 8, 1992, the MAPC held a public hearing to consider a zone change from the "RB" Four-Family Dwelling District to the "BB" Office District for three platted tracts (130 ft. x 80 ft.) at the southwest corner of Central and Edwards. The property is currently developed with a duplex. The applicant has indicated that the proposed use of the property is an accounting and tax business.

This site is currently accessed by Central, a five-lane arterial with 36.5 feet of existing right-of-way. Edwards is a two-lane, paved street with 50 feet of right-of-way. Municipal services are available to serve this location.

Surrounding property to the north is zoned "BB" and is developed with Riverside Hospital, Osteopathic Clinic and Zongker Drugs. Property to the south and east is zoned "RB" and is developed with single-family and multi-family residences. To the west, surrounding property is zoned "RB" and "LC" and is developed with a single-family residence, the Cookie Bouquet and Price Rite Furniture.

The MAPC-adopted Comprehensive Plan designates this area for commercial uses. The Plan also recommends that office uses be located on arterial streets and adjacent to neighborhood and community commercial developments.

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; or

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

3. Override the Planning Commission's recommendation by a 2/3rd majority vote of the membership of the governing body.

METROPOLITAN AREA PLANNING
DEPARTMENT
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November 9, 1993

John Crager
LouAnne Phelps
721 Covington
Wichita, KS 67212

RE: **Z-3068** - A zone change request from the "RB" Four-Family dwelling district to the "BB" Office district, generally located on the southwest corner of Central & Edwards.

On November 3, 1992, the City Council approved the above referenced request subject to platting within 1 year or the case would be considered denied and closed. On October 26, 1993, I alerted you to the pending deadline. Because you have not requested a platting extension or recorded a plat of the property, Z-3068 has been closed.

Leslie G. Karr
Senior Planner