Planning Agenda Item #_____

City of Wichita
City Council Meeting

June 14, 1994

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3131 - ZONE CHANGE FROM "R-6" GENERAL RESIDENCE DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED 550 FEET SOUTH OF HARRY ON THE EAST SIDE OF BEECH STREET.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (12-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "2" voted 6-0-1 to recommend approval of the request.

Background: On May 19, 1994, the MAPC considered a zone change from the "R-6" General Residence District to the "BB" Office District for 2.81 acres platted as Lot 2, Nies 3rd Addition. The application area is generally located 550 feet south of Harry on the east side of Beech Street. The subject property was rezoned and platted in 1980 and has remained undeveloped since that time. The applicant indicates that he intends to expand his office development (north of the application area) with additional offices on this tract.

The application area is bordered by residential properties on three sides, with existing office buildings located to the north. If the zone change request is approved, screening will be required adjacent to all residentially zoned properties as required by the Zoning Code, as well as landscaping along Beech in accordance with the landscape ordinance.

The Comprehensive Plan recommends that local service-oriented offices should generally be located adjacent to arterial streets and incorporated within or adjacent to neighborhood and community commercial developments. The Comprehensive Plan also recommends (Goal III, B, 8) that traffic generated by commercial activities be channeled to the closest major thoroughfare with minimum impact upon local residential streets. The application area is located adjacent to

property zoned "LC" Light Commercial and developed with service-oriented offices. The application area has direct access only to a residential street (Beech St.) and is located approximately 550 feet from the nearest arterial (Harry St.).

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; or

2. Return the application to the MAPC 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 hearing).

(_____) Published in The Daily Reporter on 6-24-94

ORDINANCE NO. 42-453

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:

FILE COPY

Case No. Z-3131

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

Lot 2, Nies 3rd Addition, Wichita, Sedgwick County, Kansas. Generally located 550 feet south of Harry on the east side of Beech Street.

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, _____