

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
September 26, 1989

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: Z-2963 - ZONE CHANGE FROM THE "OC" OFFICE COMMERCIAL DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED ON THE SOUTH SIDE OF 21ST ST. N. BETWEEN COOLIDGE AND HOOD, IF EXTENDED FROM THE NORTH (DISTRICT #1).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve (9-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council 1A voted 5-0 to approve this request.

Background: On August 31, 1989, the MAPC held a public hearing to consider a zone change from the "OC" Office Commercial District to the "BB" Office District. The application area involves the entire Rivermill Addition, which was platted in 1986. The site is located on the south side of 21st Street between Hood and Coolidge Streets. The application area measures 4 acres. The applicant is requesting this zone change in order to eliminate the requirement of the "OC" zoning district, which limits any one business from occupying more than 5,000 square feet of building area [Section 28.04.085 (D)(1)]. The contract purchaser has advised that he has plans for one business to occupy approximately 15,000 square feet of floor area.

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 1/12/90

ORDINANCE NO. 40-755

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-2963  
Zone change from "OC" Office Commercial District to  
"BB" Office District

Lots 1 through 10, inclusive, and Reserves A and B, Rivermill Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 21st St. N. between Hood and Coolidge Streets, if extended from the north.

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:

\_\_\_\_\_  
City Clerk

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Mayor

(S E A L)

Approved as to form:

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City Attorney