

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

City of Wichita  
City Council Meeting  
March 8, 1994

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

**TO:** Mayor and City Council Members

**SUBJECT:** Z-3118 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED 325 FEET SOUTH OF KELLOGG ON THE EAST SIDE OF BLECKLEY.  
(District #2)

**INITIATED BY:** Metropolitan Area Planning Department

**AGENDA ACTION:** Planning



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MAPC Recommendation: Deny (7-6).

Staff Recommendation: Approve.

CPO Recommendation: East CPO Council "2" voted 2-5-1 to defeat a motion to approve the zone change request.

Background: On February 10, 1994, the MAPC considered a zone change from the "A" Two Family district to the "BB" Office district for a .19 acre platted lot generally located 325 feet south of Kellogg on the east side of Bleckley. The application area is currently developed with a single family residence which is proposed to be used as an office.

Surrounding property to the south and east is developed with single family homes and is zoned "A" Two Family and "RB" Four Family. Property to the west is currently zoned "A", but has been approved for a zone change (Z-3072) to "LC" Light Commercial and a use exception (BZA 10-83) for car sales. Property to the north is currently zoned "A" Two Family and developed with single family homes, but a zone change (Z-3116) to "LC" Light Commercial has been filed for this property where an expansion of an existing medical clinic is proposed.

The Land Use Map of the Comprehensive Plan identifies this area for commercial uses along Kellogg and medium density residential uses south of the commercial area. Requests for "LC" Light Commercial zoning along the south side of Kellogg have generally been supported by staff and approved by the City Council. Orme has been informally recognized as the southern boundary for light commercial uses in this general area. The Land Use Guidelines of the Plan

state that low-density offices can serve as a transitional land use between residential uses and uses of higher intensity.

The MAPC and CPO both voted to recommend denial. In addition to the opposition of nearby residents, a majority of MAPC members agreed with the neighbors' concerns that the proposed use of the property will result in more traffic and noise disturbances in this area.

Recommendations/Actions:

1. Concur with the findings of the MAPC and deny the application; or
2. Return the application to the MAPC for reconsideration, stating reasons;  
or
3. Override the MAPC recommendations and approve the application, citing the staff findings.

(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 \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

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-3118

Zone change request from the "A" Two-Family Dwelling  
District to the "BB" Office District

Lot 12, Block A, Nashville Park Addition, Wichita, Sedgwick County,  
Kansas. Generally located 325 feet south of Kellogg on the east side of  
Bleckley.

**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,** \_\_\_\_\_

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