

Planning Agenda Item # _____

City of Wichita
City Council Meeting
October 13, 1993

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3104 - ZONE CHANGE FROM THE "B" MULTIPLE FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED 300 FEET NORTH OF DOUGLAS ON THE WEST SIDE OF GLENDALE.

(District #2)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve (9-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council East "2" voted 7-1-1 to recommend approval.

Background: On September 9, 1993, the MAPC considered a zone change from the "B" Multiple Family district to the "BB" Office district for a 6,500 square foot lot generally located north of Douglas on the west side of Glendale. The application area is currently developed with an office building that has been used as a dentist and chiropractic office. Although the chiropractic office is expected to remain, the applicant would like the option of leasing the former dentist office for general office uses.

Surrounding property to the north and south is currently zoned "B" Multiple Family and is developed with multi-family housing and a dentist office. Property to the east is zoned "AA" Single Family and developed with single family housing. General office uses exist to the west on property which is zoned "BB" Office and fronts to Oliver. Retail uses exist at the northeast corner of Douglas and Oliver on property zoned "LC" Light Commercial.

Both the "B" Multiple Family and "BB" Office districts have been customarily viewed by staff as appropriate districts to buffer single family housing from commercial activities. The current "B" Multiple Family zoning on the application area allows uses such as: doctor's offices, hospitals, boarding houses, halfway houses, multiple-family dwellings and child care centers. In addition to these uses, the requested "BB" Office district allows: general offices, laboratories, post office substations, orthopedic shoe repair and

opticians. (Motels and funeral homes are also allowed in the "BB" Office district, but require 25,000 square feet in lot area and must have frontage on an arterial street.)

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.

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

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ORDINANCE NO. 42-208

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-3104

Zone change request from "B" Multiple Family Dwelling
District to the "BB" Office District

Lot 12, Block 8, East Boulevard Addition, Wichita, Sedgwick County,
Kansas. Generally located 300 feet north of Douglas on the west side of
Glendale.

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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