

Planning Agenda Item # _____

City of Wichita
City Council Meeting
October 9, 1990

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3006 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED ON THE NORTH SIDE OF 13TH STREET NORTH, APPROXIMATELY 1,300 FEET EAST OF TYLER ROAD. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (8-0) subject to platting.

Staff Recommendation: Approve subject to platting.

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

Background: On September 13, 1990, the MAPC held a public hearing to consider a zone change request from the "AA" One-Family Dwelling District to the "BB" Office District for a 12-acre unplatted tract of land located on the north side of 13th Street North, 1,300 feet east of Tyler Road. The site has approximately 800 feet of frontage along 13th Street. A hedgerow exists adjacent to the north line of the application area and the applicant owns the unplatted property to the north and east of the subject site. The unplatted strip of property between this site's east line and the subdivision to the east (Westridge Village Addition) has approximately 500 feet of frontage to 13th Street. This appears to be an adequately wide strip of land for the future development of residential uses. A 60-foot-wide Phillips pipeline easement encumbers a portion of the northwest corner of the application area.

In the interest of traffic safety for 13th Street, the Traffic Engineer has suggested that the applicant construct a westbound decel lane on 13th Street adjacent to this site. The purpose of the decel lane will be to accommodate right-hand turns into the hospital and medical office site in a manner that will not disrupt westbound traffic. With the construction of this improvement, the Traffic Engineer has advised that the proposed development will not have an adverse impact on the traffic-carrying capacity of the arterial street.

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

(_____) Published in The Daily Reporter on 12/7/90

ORDINANCE NO. 41-232
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-3006

Zone Change from the "AA" One-Family Dwelling District to the "BB" Office District.

Lot 1 and Lot 2, Block 1, Northwest Village 5th Addition, Wichita, Sedgwick County, Kansas.

Generally located on the north side of 13th Street North, in an area approximately 1300 ft. east of Tyler Road.

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.

Ordinance (Case No. Z-3006)
Page 2 of 2

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, December 7, 1990

ATTEST:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney