

City of Wichita  
City Council Meeting  
December 22, 1987

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

TO: Mayor and City Council Members

SUBJECT: Z-2882 - ZONE CHANGE FROM "BB" OFFICE DISTRICT TO "OC" OFFICE COMMERCIAL DISTRICT, LOCATED AT THE NORTHEAST CORNER OF OLIVER AND ORME.  
(District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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

Staff Recommendation: Approve subject to easement dedication.

CPO Recommendation: Council "2B" recommends approval (6-0).

Background: On November 23, 1987, the MAPC held a public hearing to consider a zone change from "BB" to "OC" for a 6,000 square-foot platted lot located on the northeast corner of Oliver and Orme. A former duplex which was converted into offices a number of years ago now occupies the site. The owner wishes to lease to a beauty salon which is now located in the basement of the strip center to the north. Office Commercial is the first district to permit a beauty salon. The structure sits well back on the site with parking in the front. No one spoke in opposition to the application. The Planning Commission unanimously recommended approval subject to the applicant granting by separate instrument an additional two feet for utility easement purposes on the rear of the lot within 30 days and prior to this case being forwarded to the City Council, or the application shall be considered and closed.

- Recommendations/Actions:
1. Concur with the findings of the MAPC and approve the zone change; accept the dedication and instruct the City Clerk to record the dedication document with the Register of Deeds, the recording cost of which shall be billed to the Planning Department; place the ordinance establishing the zone change on first reading; or
  2. Return the application to the MAPC for reconsideration stating reasons.

( 48 ) Published in The Daily Record on January 8, 1988

ORDINANCE NO. 40-108

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-2882

Zone Change from the "BB" Office District to the "OC" Office Commercial District

Lot 1, Block 1, except the west ten (10) feet for street, Mission Heights Addition to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Oliver and Orme.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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:

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Mayor

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

(SEAL)

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Approved as to form City Attorney