

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

City of Wichita  
City Council Meeting  
March 14, 1989

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

TO: Mayor and City Council Members

SUBJECT: Z-2942 - ZONE CHANGE REQUEST FROM THE "B" MULTIPLE FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF TOPEKA AVENUE AND ELM STREET (District #1).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

-----  
MAPC Recommendation: Approve subject to lot split (9-0).

Staff Recommendation: Approve subject to lot split.

CPO Recommendation: CPO Council 1A recommended approval by a vote of 4-1.

Background: On February 16, 1989, the MAPC held a public hearing to consider a zone change request from the "B" Multiple Family Dwelling District to the "BB" Office District for a portion of a platted lot at the southwest corner of Topeka Avenue and Elm Street. The application area measures one-tenth of an acre and is currently undeveloped. This zone case has been filed in order to permit construction of an off-street parking lot. The "BB" zoning district is the first district which permits a parking lot as an outright use when adjacent to or immediately opposite an office, commercial, or industrial district.

- Recommendations/Actions:
1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting or lot splitting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council or when the lot split has been approved.
  2. Return the application to the MAPC for reconsideration, stating reasons.

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:

\_\_\_\_\_  
(SEAL) City Clerk

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

( \_\_\_\_\_ ) Published in The Daily Reporter on 4/6/90

ORDINANCE NO. 40-858  
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-2942

Zone Change from the "B" Multiple-Family Dwelling District to the "BB" Office District

The north 45 feet of the Lot 10, except the west 2 feet thereof, Topeka Avenue, J.P. HILTON'S ADDITION to Wichita, Sedgwick County, Kansas.

Generally, located at the southwest corner of Topeka Avenue and Elm Street.

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.