

Planning Agenda Item # _____

City of Wichita
City Council Meeting
November 7, 1989

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2968 - ZONE CHANGE FROM "RB" FOUR-FAMILY DWELLING DISTRICT
TO "BB" OFFICE DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF
HILLSIDE AND 14TH STREET NORTH. (District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: - Approve, subject to replatting (10-0)

Staff Recommendation: Approve, subject to replatting.

CPO Recommendation: CPO Council "1B" recommended approval by a
vote of 7-0.

Background: On October 12, 1989, the MAPC held a public hearing to consider a zone change request from the "RB" Four-Family Dwelling District to the "BB" Office District for 8 platted lots located at the southwest corner of Hillside and 14th Street North. The site is currently undeveloped and measures .6 acre in size. The application area has 200 feet of frontage to Hillside. The applicants have filed this zone change application in order to permit the property to be used for office and/or multiple-family purposes. The first zoning district that permits medical offices is the "B" district [28.04.070(A)(5)]; however, the first district that permits general offices is the "BB" district [28.04.080(A)(6)]. In terms of maximum residential density, a zone change to the "BB" district would permit the construction of up to 39 dwelling units on the application area.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of replatting; 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 6/27/90

ORDINANCE NO. 40-987
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-2968

Zone change from the "RB" Four Family Dwelling District to the "BB" Office District.

Lots 1 and 2, Jesse Williams Addition, Wichita, Sedgwick County Kansas.

Generally located at the southwest corner of Hillside and 14th Street North.

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.

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