

Planning Agenda Item # _____

City of Wichita
City Council Meeting

December 13, 1994

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3135 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED ON THE WEST SIDE OF FLORENCE BETWEEN CENTRAL AND NEWELL, (District 5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

Staff Recommendation: Accept the dedication documents.

Background: On June 28, 1994, the City Council approved a zone change from the "AA" One Family Dwelling District to the "BB" Office District for 1.24 acres platted as the north 1/2 of Lot 5 and all of Lot 9, Block 2, Parkwilde Addition, subject to replatting within one year. The zone change was requested by the Kaylor Dental Lab (619 Florence) to allow for an expansion of the existing building and construction of additional parking. Since the Council's approval, the applicant has submitted necessary documentation for dedication of street right-of-way, utility easements, and access control, and asked if the City Council would waive the requirement for replatting. Since these documents address the concerns that staff would raise in replatting, and this is an expansion of an existing use on to adjacent platted lots, staff finds the recording of these documents an acceptable substitute.

Recommendations/Actions:

1. Accept the street dedication, utility easement, and dedication of abutter's access rights and instruct the City Clerk to record the documents with the Register of Deeds; place the ordinance establishing the zone change on first reading.

() Published in The Daily Reporter on _____

ORDINANCE NO. 42-587

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-3135

Zone change request from the "AA" One-Family Dwelling District to the "~~C~~ Commercial District
~~BS OFFICE DISTRICT~~

N1/2 of Lot 5, and all of Lot 9, Block 2, Parkwilde Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Florence between Central and Newell.

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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