

City of Wichita  
City Council Meeting  
November 19, 1991  
Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: Z-3021 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING AND "LC" LIGHT COMMERCIAL DISTRICTS TO THE "BB" OFFICE DISTRICT, LOCATED ON THE NORTHEAST CORNER OF HILLSIDE AND LEWIS. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning



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MAPC Recommendation: Approve subject to replatting (6-0).

Staff Recommendation: Approve subject to replatting.

CPO Recommendation: CPO Council "2" recommended approval (6-0)

Background: This property is owned by the City of Wichita and has been identified as surplus land. It was originally purchased in conjunction with the acquisition of land for the nearby Hillside/Kellogg interchange. The applicant is requesting a zone change from the "LC" Light Commercial and "A" Two-Family Dwelling Districts to the "BB" Office District. The application area measures .9 acre and has approximately 400 feet of frontage along Hillside Avenue. The site is presently undeveloped. The City's purpose for filing this case is to obtain a non-residential zoning classification for the entire site prior to sale of the property. A specific use has not been identified.

The "1988 Traffic Volume Flow Map" shows that there was an average daily traffic volume of 18,687 at the interchange of Hillside and Kellogg. This interchange is located south of the zoning request and currently experiences moderate congestion. The proposed zone change from "LC" and "A" to "BB" should have minimal impact on the traffic volume on Hillside. However, due to the location of the property relative to the interchange with Kellogg (U.S. 54), access should be limited to KDOT specifications. In this regard, initial contact with KDOT has indicated they believe that "complete access control" to Hillside should be dedicated from the south 300 feet of the property. Also, they recommend establishing "complete access control" to Lewis Street from the west 50 feet of the site.

- 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 9-16-92

ORDINANCE NO. 41-818

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-3021

Zone change from the "A" two-family Dwelling District and the "LC" Light Commercial District to the "BB" Office District.

Lot 1, Department of Transportation 3rd Addition, Wichita, Sedgwick County, Kansas

Generally located at the Northeast Corner of Hillside and Lewis

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:

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(SEAL) City Clerk

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Mayor

Approved as to form:

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City Attorney