

City of Wichita
City Council Meeting
August 13, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3029 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED ON THE EAST SIDE OF LORRAINE IN AN AREA SOUTH OF 8TH STREET NORTH. (District #1)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to applicant dedicating, by separate instrument, 5 feet of additional street right-of-way for Lorraine (5-0)

Staff Recommendation: Approve subject to applicant dedicating, by separate instrument, 5 feet of additional street right-of-way for Lorraine.

CPO Recommendation: CPO Council "1" recommended approval (7-0).

Background: On July 18, 1991, the MAPC held a public hearing to consider a zone change from the "A" Two-Family Dwelling District to the "BB Office District for platted property located on the east side of Lorraine in an area south of 8th Street North. The property is currently being utilized as an off-street parking lot for adjacent medical office uses. The application area measures .4 of an acre and has 105 feet of frontage along Lorraine Street. The purpose of this zone change case is to remove the restriction prohibiting the parking of vehicles within the west 25 feet of the application area. A total of nine additional parking spaces could be provided. The "Off-Street Parking Exceptions" section of the City's zoning text prohibits the Board of Zoning Appeals from authorizing parking within the front yard of any dwelling district [Section 28.04.145(3.5)].

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.

(_____) Published in The Daily Record on 8-23-91

ORDINANCE NO. 41-481

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-3029

Zone change request from the "A" Two-Family Dwelling District to the "BB" Office District

The south 14.5 feet of Lot 12, all of Lots 14, 16 and 18, and the north 15.5 feet of Lot 20 and the west 10 feet of vacated alley adjacent to the south 14.5 feet of Lot 12 and adjacent Lots 14 and 16 and the west 7.5 feet of vacated alley, Lot 18, and the north 15.5 feet of Lot 20 on East Lorraine Avenue, resurvey of Buck's Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Lorraine, in an area south of 8th Street (851 N. Hillside).

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, _____

ATTEST:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney