

City of Wichita  
City Commission Meeting  
September 30, 1986

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

TO: Mayor and City Commissioners

SUBJECT: Z-2790 - REQUEST FOR ZONE CHANGE FROM "A" TWO-FAMILY DWELLING AND "B" MULTIPLE-FAMILY DWELLING AND "BB" OFFICE DISTRICT TO "BB" OFFICE DISTRICT, LOCATED SOUTH OF SECOND STREET BETWEEN HILLSIDE AND HOLYOKE. (HCA Health Services of Kansas, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

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MAPC Recommendation: Approve (8-2)

Staff Recommendation: Approve

Background: On August 7, 1986, the MAPC held a public hearing to consider a zone change from "A", "B" and "BB" to "BB" for a 1.7-acre site located south of Second Street between Hillside and Holyoke. During the last three years, the single family houses on this property adjacent to Holyoke were demolished. The previously existing office building on the site is still in use. A number of neighborhood residents spoke in opposition to the zone change, particularly on the east half of the block. The Planning Commission voted 8-2 to recommend approval subject to replatting.

CPO Council "G" voted 7-0 (one member declared a conflict of interest) on August 4th that the request be denied.

Analysis: A fire station and offices are located to the west; single family houses and a vacant lot are to the north; and single family houses exist to the east. Directly south of the site is a parking lot on the western part and a single family home on the east. The zoning policy favors "BB" Office zoning adjacent to Hillside in this area, and for requests such as this one, in excess of one acre, a detailed traffic analysis of the proposed should be submitted for consideration. The Planning Commission felt that the traffic situation could be discussed and resolved at the time of replatting. Since the MAPC meeting, the applicant has submitted a consultant's traffic report which has been reviewed and approved by the Traffic Engineer.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; the length of time subject property has remained vacant as zoned; the previously adopted zoning policy; and the recommendation of staff justified the approval of the zone change.

Legal Considerations: Protest petitions have been submitted by owners of 16.3% of the land within 200 feet of the application area. A simple majority vote by the Commission would be sufficient to approve the zone change.

- 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 Commission; or
  2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map  
8-7-86 MAPC Minutes  
CPO Memorandum

( 144 ) Published in The Daily Record on February 2, 1988

ORDINANCE NO. 40-112

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-2790

Zone Change from the "A" Two-Family Dwelling District  
and the "B" Multiple-Family Dwelling District  
and the "BB" Office District  
to the "BB" Office District.

Lot 1, HCA Wesley Addition, Wichita, Kansas.

Generally located between Hillside and Holyoke, in an area  
south of Second Street.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the 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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Mayor

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City Clerk

(SEAL)

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Approved as to form City Attorney