

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
July 30, 1991

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

TO: Mayor and City Council Members

SUBJECT: Z-3025 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT, LOCATED ON THE WEST SIDE OF RIDGECREST ROAD IN AN AREA NORTH OF LEXINGTON. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve subject to replatting and submission of voluntary covenants (8-0).

Staff Recommendation: Approve subject to replatting.

CPO Recommendation: CPO Council "2" recommended approval (5-3).

Background: On July 1, 1991, the MAPC held a public hearing to consider a zone change from the "AA" One-Family Dwelling District to the "BB" Office District for a portion of a platted reserve located at the northwest corner of Ridgcrest and Lexington. The property was platted in 1949 and measures 3.14 acres. The plat that created the reserve does not reference a specific use for the reserve. The site has approximately 450 feet of frontage along Ridgcrest and was formerly the site of Fabrique Elementary School. The former school building still exists on the site, but the contract purchaser has stated it is their intention to remove this structure and construct a new 15,000-square-foot office building. Staff has been advised that the existing structure has PCB and asbestos problems.

As part of the zone change application, the contract purchaser has stated that a small portion (approximately 150 square feet) of the proposed 15,000-square-foot office building will be used to sell Girl Scout paraphernalia to members. Also, a portion of the structure will be used for storage of equipment that may be checked out to volunteers and group leaders. Staff has been advised that the number of employees on the site at one time will range between 25 and 35 and that all activities will be conducted indoors. Office hours will be from 8 a.m. to 5 p.m. Monday through Friday, but there will be some evening training sessions for adults. The contract purchaser has stressed to staff that their land use of the property is not proposed to be a center for girls, but instead a

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combination office and adult training and service facility. An annual meeting is planned to be held on this property. This annual event will involve between 150 and 200 people.

At the July 1, 1991, public hearing the applicant volunteered to record a covenant which will set forth certain use and development restrictions. Such restrictions involve prohibiting the use of the site for multi-family dwellings, medical laboratories, hospitals, greenhouses and boarding and lodging houses, and limiting the building height to 35 feet. As of the time of preparing this report, it is still unclear what if any other restrictions suggested by neighborhood residents will be included in the covenant, or whether the legal form will follow that suggested by staff and used in the past in conjunction with other zone change requests. The volunteered covenant will also establish a requirement for more parking spaces for any office use than is required by code, restrict the maximum height of any structure to 5 feet or less, and prohibit signage along Ridgecrest. In addition to these volunteered restrictions, the Planning Commission also directed that at the time of replatting "complete access control" shall be dedicated to Ridgecrest Street and a pedestrian access easement shall be granted to provide access to adjacent Cypress Park.

*Not part of the  
Covenant*

*35*

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting, including covenants; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the application to the MAPC for reconsideration, stating reasons.

( \_\_\_\_\_ ) Published in The Daily Reporter on 12-13-91

ORDINANCE NO. 41-611  
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-3025

Zone change from "AA" One-Family Dwelling District to "BB" Office District.

Lot 1, Block A, Girl Scout Addition, Wichita, Sedgwick County, Kansas.

Located east of Edgemoor at the northeast corner of Ridgecrest and Lexington.

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.

Ordinance (Case No. Z-3025)  
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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