this general area including new construction for garden apartments and apartments for the elderly.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of nearby properties; the suitability of subject property for the uses proposed; and the recommendation of staff justified 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
4-02-87 MAPC Minutes
CPO Memorandum

Planning Agenda Item #_____

City of Wichita
City Council Meeting
April 28, 1987

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2836 - REQUEST FOR ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT AND THE "RB" FOUR-FAMILY DWELLING DISTRICT TO THE "R-6" GENERAL RESIDENCE DISTRICT, LOCATED SOUTH OF 33RD STREET NORTH IN AN AREA BETWEEN ARKANSAS AVENUE AND THE WICHITA DRAINAGE CANAL. (Richard Savina, d/b/a Savina Builders, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On April 2, 1987, the MAPC held a public hearing to consider a zone change from "A" and "RB" to "R-6" for a platted undeveloped 5.6-acre site located south of 33rd Street North, a designated collector, in an area between Arkansas Avenue and the Wichita Drainage Canal. In 1981, "R-6" zoning was also requested, however, there was a valid protest of 24.79 percent filed and the case was later withdrawn by the applicant and closed. No one appeared at the April 2nd hearing in opposition to this request. One property owner to the north spoke in support of the application. The Planning Commission unanimously recommended approval subject to replatting the property within one year.

CPO Council "J" voted 5-0 to recommend approval of the application.

Analysis: The surrounding area, except for a small spot of light commercial zoning to the west and the shopping center to the north, has developed over the years as a single family neighborhood. The application area is separated from the single family houses to the east by the Wichita Drainage Canal. The applicant has advised of his intent to not have access to the unpaved streets, 32nd St. North and Jackson, to the west and south of this property.

This request for "R-6" zoning would permit the development of a maximum of 162 units on the 5.6-acre site. The applicant has said that a total of 96 apartment units for senior citizens are planned.

The property is adjacent to the area in the Jones Park Neighborhood plan which was completed in 1978. That plan suggests a need for a number of residential uses for

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. _____

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-2836

Zone Change from the "A" Two-Family Dwelling District and the "RB" Four-Family Dwelling District to the "R-6" General Residence District

Lot 1, Savina 4th Addition, Wichita, Kansas.

Generally located on the south side of 33rd Street North, in an area between Arkansas and the Wichita Drainage Canal.

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:

_____
Mayor

_____
City Clerk

(SEAL)

_____
Approved as to form City Attorney

PL/8496/5