

City of Wichita
City Council Meeting
January 10, 1989

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-2934 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "A" TWO-FAMILY DWELLING DISTRICT, "BB" OFFICE DISTRICT & "C" COMMERCIAL DISTRICT, LOCATED ON THE SOUTH SIDE OF HARRY, IN AN AREA EAST OF WEBB ROAD (District #1).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approved subject to platting & submission of the restrictive covenant volunteered by the applicant (8-0).

Staff Recommendation: Approve subject to platting & submission of the restrictive covenant volunteered by the applicant.

CPO Recommendation: CPO ²³~~14~~ recommended approval by a vote of ³⁻⁰~~8-1~~.

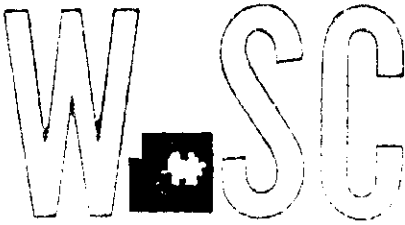
Background: On December 8, 1988, the MAPC held a public hearing to consider a zone change request from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District, the "C" Commercial District and the "BB" Office District for unplatted tracts of property located on the south side of Harry in an area east of Webb Road. The "A" request involves 5.4 acres of property. The "C" and "BB" requests involve 2.8 acres and .8 of an acre of land, respectively. This property was recently annexed into the City of Wichita on November 9, 1988.

In order to guarantee the use and maintenance of the property in a manner that will be harmonious with surrounding residential uses, the applicant has voluntarily submitted a covenant which limits development of the "C" zoned site to a garden center, landscape contracting business, or any use permitted in the "BB" Office District. The covenant also restricts the height of any signs and prohibits the use of portable signs, commercial off-premise signs, and flashing or blinking signs.

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; record deed restriction covenant; or
2. Return the application to the MAPC for reconsideration, stating reasons.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 15, 1990

Sunnyside Nursery & Landscape Centers
ATTN: Thomas Mosteller
6750 S. Broadway
Wichita, KS 67233

Re: Closure of zone case Z-2934 - "AA" to "A", "BB" & "C", located on the south side of Harry in an area east of Webb Road.

Dear Mr. Mosteller:

The purpose of this letter is to advise you that the above-captioned zoning file has been closed. As you may remember, in January of this year the City Manager and Director of Planning administratively granted a 6-month extension of time to complete required platting. This extension established July 10, 1990, as the platting deadline for this rezoning case. Since a plat was not completed by that date, we have closed the file.

Sincerely,

Forrest L. Nagle
Forrest L. Nagle
Senior Planner

FLN:jcm

cc: Baughman Company, ATTN: Brent Wooten, 315 S. Ellis, 67211
Bill Yung Design, ATTN: Rob Hartman, 4912 E. 29th St. N.,
67220

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