Planning Agenda Item #_____

City of Wichita
City Council Meeting
September 26, 1989

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2957 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "A" TWO-FAMILY DWELLING DISTRICT, LOCATED ON THE NORTH SIDE OF NOTTINGHAM CIRCLE IN AN AREA EAST OF PORTER, IF EXTENDED FROM THE SOUTH (District #5).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (6-3).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council 5B voted 7-0 to recommend denial.

Background: On July 20, 1989, the MAPC held a public hearing to consider a zone change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District for a platted lot located on the north side of Nottingham Circle in an area east of Porter, if extended from the south. The subject lot contains approximately 9,670 square feet and 78 feet of frontage to Nottingham Circle. The duplex lots to the east typically have 90 feet of street frontage and approximately 11,150 square feet of area. The applicant's purpose for requesting this zone change is to permit construction of a duplex. At this July 20 meeting, the MAPC voted 8-0 to recommend approval of the request.

On August 15, 1989, the City Council was scheduled to consider this zone change request, but voted to defer consideration for a period of one week so all Council members could be present. On August 22, 1989, the City Council did consider the rezoning case. At this meeting they voted to return the case to MAPC to reconsider the Planning Commission's recommendation for approval.

On August 31, 1989, the MAPC reconsidered the case. At that meeting the Planning Commission reconfirmed its recommendation to approve the rezoning by a vote of 6-3.

Legal Consideration: Valid protest petitions amounting to 55.3% have been received from property owners within the legal protest area. As such, a 6/7 vote by the City Council is required to approve this zone change case.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading.

2. Take appropriate action, stating reasons.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

September 27, 1989

L. Bryan Quiggle
9816 W. Hickory
Wichita, KS 67212

Re: Z-2957 - "AA" to "A". Located on the north side of Nottingham Circle, in an area east of Porter, if extended from the south.

Dear Mr. Quiggle:

On September 26, 1989, the Wichita City Council reconsidered the above-captioned zone change case. The action taken by the Council was to deny the request. The case has been marked closed.

Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:jcm
cc: Bob H. McComb, 4815 N. Ridge Rd., 67205
John Ashton, 1423 Nottingham Circle, 67204
Glen Chambers, P. O. Box 47036, 67201

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