

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

City of Wichita  
City Council Meeting  
March 20, 1990

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

TO: Mayor and City Council Members

SUBJECT: Z-2986 - ZONE CHANGE FROM THE "E" LIGHT INDUSTRIAL DISTRICT  
TO THE "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED AT THE  
SOUTHWEST CORNER OF RIDGE ROAD AND 29TH STREET NORTH.  
(District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve (8-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "5A" recommends approval (7-0).

Background: On February 15, 1990, the MAPC held a public hearing to consider a zone change request from the "E" Light Industrial District to the "AA" One-Family Dwelling District for a 1.6-acre unplatted site located at the southwest corner of Ridge Road and 29th Street North. This property is owned by the same individual who owns the property to the west and south. This owner will be developing the adjacent properties with single-family dwellings that are a part of the Reflection Ridge residential subdivisions. The purpose of the zone case is to acquire "AA" rezoning and thereby permit the platting of single-family lots for the development of residences.

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.
2. Return the application to the MAPC for reconsideration, stating reasons.

( ) Published in The Daily Reporter on 4-18-91

ORDINANCE NO. 41-325

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-2986

Zone change from the "E" Light Industrial District to "AA" One Family Dwelling District."

A tract of land in the East Half of the Northeast Quarter of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the intersection of the south (75-foot) right-of-way of 29th Street North with the west (75-foot) right-of-way of Ridge Road; thence bearing  $S0^{\circ}26'01"W$  parallel to and 75.00 feet west of the east line of said Section 4, a distance of 175.00; thence bearing  $S13^{\circ}36'10"E$  a distance of 103.08 feet to a point 50.00 feet west of the east line of said Section 4; thence bearing  $S89^{\circ}28'38"W$  a distance of 210.00 feet; thence bearing  $N37^{\circ}38'22"W$  a distance of 105.45 feet; thence bearing  $N0^{\circ}26'01"E$  a distance of 210.00 feet; thence bearing  $S76^{\circ}29'12"E$  a distance of 77.02 feet; thence bearing  $N89^{\circ}28'38"E$  parallel to and 75.00 feet south of the north line of Section 4, a distance of 175.00 feet to the point of beginning. (Now being platted as part of Reflection Ridge 6th Addition to Wichita, Sedgwick County, Kansas.)

Located at the southwest corner of 29th Street North and Ridge Road.

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.

**FILE COPY**

Ordinance (Case No. Z-2986)  
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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:

\_\_\_\_\_  
(SEAL) City Clerk

\_\_\_\_\_  
Mayor

Approved as to form:

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City Attorney