

Planning Agenda Item # _____

City of Wichita
City Council Meeting
July 13, 1993

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3095 - ZONE CHANGE FROM "R-5" GENERAL RESIDENCE
DISTRICT TO THE "AA" SINGLE FAMILY DISTRICT, LOCATED
1/4 MILE NORTH OF MAPLE ON THE WEST SIDE OF 135TH
STREET NORTH. (District #5)

INITIATED BY: Metropolitan Area Planning Department 

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting (11-0).

Staff Recommendation: Approve, subject to replatting.

CPO Recommendation: CPO Council Area "5" voted 5-0 to
recommend approval.

Background: On June 17, 1993, the MAPC considered a zone change from the "R-5" General Residence District to the "AA" Single Family District for a 79 acre platted tract on the west side of 135th Street West, 1/4 mile north of Maple. A final plat of the Messner Estates Addition was approved by the Planning Commission on May 20, 1993. A single family residence is proposed for the property.

The 1978 Comprehensive Plan indicates this area for agricultural uses. The proposed 1992 Comprehensive Plan suggests that low density residential uses are appropriate for this location. The plan also shows this area within the City of Wichita's Growth Area.

Municipal services are available to serve this site. As part of the platting process, the applicant has guaranteed the future extension of sewer. The applicant has the option of using an on-site method of sewage disposal, approved by the Health Department, until extension of city sewer is necessary.

The site has access to 135th Street West, a paved 2-lane arterial with adequate right-of-way. The City CIP has committed funds to improve 135th Street West in the year 2001.

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.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first hearing).

(_____) Published in The Daily Reporter on 11-10-93

ORDINANCE NO. 42-217

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-3095

Zone change from the "R-5" general residential district to the "AA" one-family dwelling district.

Lot 1, Messner Estate, Wichita, Sedgwick County, Kansas.

Generally located west of 135th Street West, 1/4 mile north of Maple.

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.

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) Pat Burnett, Deputy City Clerk

Elma Broadfoot, Mayor

Approved as to form:

Gary E. Rebenstorf, City Attorney