

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 5, 1993

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3076 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT LOCATED AT THE NORTHWEST CORNER OF PAWNEE AND LARK LANE. (District #5)

INITIATED BY: Metropolitan Area Planning Department *M. Krost*

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to recording of the Park Glen Addition plat (12-0).

Staff Recommendation: Approve, subject to recording of the Park Glen Addition plat.

CPO Recommendation: CPO Council "Northwest 5" recommended approval (9-0).

Background: On December 3, 1992, the MAPC held a public hearing to consider a zone change from the "A" Two-Family Dwelling District to the "AA" One-Family Dwelling District for a four-acre tract at the northwest corner of Pawnee and Lark Lane. A plat of the applicant's property, Park Glen Addition, received final plat approval from the City Council on October 20, 1992. One of the conditions of approval of the 66-lot plat was for the property to be rezoned to the "AA" One-Family Dwelling District. A previous zone change request, Z-3065, included only a portion of Park Glen Addition.

The surrounding property to the north is developed with single-family residences and duplexes. All remaining surrounding property is undeveloped agricultural ground. The Land Use Element of the 1978 Comprehensive Plan depicts this area for agricultural uses. The proposed Comprehensive Plan indicates this area for low-density residential development.

As part of the final plat approval for Park Glen Addition, the applicant has guaranteed the extension of municipal water, sanitary sewer and storm sewer to serve the property. The applicant has also been required to file a petition for the paving of Lark Lane. Although Pawnee is not currently an arterial, plans are being considered to reclassify Pawnee, from

Maize Road to 119th Street West, as an arterial. Presently, the paving of arterials is provided by the City at large.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; place the ordinance establishing the zone change on first reading and instruct the City Clerk to withhold publication until the plat has been recorded with the Register of Deeds; or
2. Return the application to the MAPC for reconsideration, stating reasons; or
3. Override the Planning Commission's recommendation by a 2/3rd majority vote of the membership of the governing body.

() Published in The Daily Reporter on 2-2-93

ORDINANCE NO. 41-932

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-3076

Zone change request from "A" Two-Family Dwelling District to the "AA" One-Family Dwelling District

Lots 17 through 26, Block 14, and Lots 1, 2, 3, 12, 13, 14, 15, 16, 17, 18 and 19, Block 17 in Pawnee Mesa Addition.

Generally located north and west of the intersection of Pawnee and Lark Lane.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes 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) _____ City Clerk

Mayor

Approved as to form:

City Attorney

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