Planning Agenda Item #_____

City of Wichita
City Council Meeting
December 15, 1992

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3073 - ZONE CHANGE FROM THE "BB" OFFICE AND "LC" LIGHT COMMERCIAL DISTRICTS TO THE "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED ONE HUNDRED FIFTY FEET SOUTH OF MAPLE ON THE WEST SIDE OF MAIZE ROAD.
(District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting (9-0).

Staff Recommendation: Approve, subject to replatting.

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

Background: On November 19, 1992, the MAPC held a public hearing to consider a zone change from the "BB" and "LC" districts to the "AA" district for a 2.5-acre platted portion of the Summerfield III Commercial C.U.P. The property is currently vacant. A single-family residential development is planned for the property. A preliminary plat of Lexington Addition, a replat of a portion of Cambridge Estates, was considered by the Subdivision Committee on October 15, 1992, and the final plat is scheduled for review on November 12, 1992.

Adjacent property to the north is zoned "BB" and "LC" and is partially developed with a convenience store, a dry cleaners and an accounting service. All remaining surrounding property is zoned "AA". Single-family residences exist to the east and west, while the property to the south remains undeveloped. The Land Use Element of both the 1977 and the proposed 1992 Comprehensive Plan designates this area for low-density residential uses.

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; 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 Report on 2-2-93 Z-3073's file

ORDINANCE NO. 41-930

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-3073

Zone change from the "BB" Office District and "LC" Light Commercial District to the "AA" One-Family Dwelling District

The south 130 feet of Lot 1, Block 1 and the south 30 feet of Lot 3, Block 1, Summerfield III Commercial Addition to Wichita, Sedgwick County, Kansas, (now being platted as a portion of the Lexington Addition, Wichita, Kansas).

Generally located south of Maple and west of Maize 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.

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, February 2, 1993

ATTEST:

(SEAL) City Clerk

Mayor

Approved as to form:

City Attorney