Planning Agenda Item #_____

City of Wichita
City Council Meeting
December 8, 1992

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3071 - ZONE CHANGE FROM THE "E" LIGHT INDUSTRIAL DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED AT THE NORTHWEST CORNER OF 29TH STREET NORTH AND RIDGE ROAD. **(District #5)**

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting (12-0).

Staff Recommendation: Approve, subject to platting.

CPO Recommendation: CPO Council "Northwest 5" recommended approval (8-0).

Background: On November 5, 1992, the MAPC held a public hearing to consider a zone change from the "E" Light Industrial District to the "AA" One-Family Dwelling District for a 11.5-acre tract located on the northwest corner of 29th Street North and Ridge Road. This property was annexed into the City of Wichita on October 2, 1992. The applicant has indicated that a 263-lot single-family residential development, Forest Lakes Addition, is planned for the property. The preliminary plat of Forest Lakes Addition has received preliminary approval by the Subdivision Committee.

The property to the south is zoned "AA" and is platted as a single-family development. However, at this time it is largely undeveloped. The property to the west is zoned "R-1" Suburban Residential and is undeveloped agricultural land with a single-family residence. The property to the north and east is zoned "E" Light Industrial and is primarily undeveloped agricultural land, although several single-family residences and a contractor's storage yard exist on the east side of Ridge Road.

The proposed Comprehensive Plan places the area of the zone change request within the City of Wichita's new growth area. The land use element of the plan depicts this area for low-density residential development.

Municipal services are available for extension to this site. This site may be efficiently served by various municipal services without limiting the availability of those services to other vacant properties within the city limits of Wichita. In addition, since this area has recently been annexed into the city, it will contribute a proportionate share of taxes to support the use of municipal services.

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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

April 28, 1993

TO: Pat Burnett, Deputy City Clerk

FROM: Leslie G. Karr, Senior Planner, Current Plans Div. LK

SUBJECT: Z-3071, a zone change request from "E" to "AA", generally located at the northwest corner of Ridge Rd and 29th St N.

On April 6, 1993 the Wichita City Council approved the plat of Forest Lakes Addition and placed on first reading the associated zone change ordinance. Publication of the zoning ordinance was to be withheld until the plat was recorded.

The plat of Forest Lakes Addition was recorded with the Register of Deeds on April 20, 1993 and therefore, the Ordinance establishing the zone change may now be published.

Ordinance Number - 42-059

posted 5-3-93

WICHITA — SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 8, 1992

Reginald Boothe
7926 W. 21st St.
Wichita, KS 67212

Re: Z-3071 - Zone change from the "E" Light Industrial District to the "AA" One-Family Dwelling District, located on the NW corner of 29th Street North and Ridge Road.

Dear Mr. Boothe:

On December 8, 1992, the City Council approved the above-referenced zone change subject to platting the property within one year or the case will be considered denied and closed. The rezoning ordinance will not be published until the plat has been recorded with the Register of Deeds. You will have until December 8, 1993, to record a plat of this property.

Your plat of Forest Lakes Addition is in the review process now. It must be recorded before the zone change is effective.

This will be our only letter advising you of your platting deadline. If you have not recorded the plat by December 8, 1993, the zone case file will be marked denied and closed. If you have any questions about this zone change or required platting, please call our office at 268-4421.

Sincerely,

Leslie G. Karr
Associate Planner

LGK:jcm

cc: Bill Yung Design, 4912 E. 29th St. N., Suite One, 67220