Planning Agenda Item #_____

City of Wichita
City Council Meeting
September 22, 1992

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3065 - ZONE CHANGE FROM THE "R-5" GENERAL RESIDENCE 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

AGENDA ACTION: Planning

MAPC Recommendation: Approve. (12-0)

Staff Recommendation: Approve, subject to recording of the final plat within one year of City Council approval.

CPO Recommendation: CPO Council "Northwest 5" recommended approval (7-0).

Background: On August 27, 1992, the MAPC held a public hearing to consider a zone change from the "R-5" General Residence District to the "AA" One-Family Dwelling District for an 8.8-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 MAPC on July 30, 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.

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.

Over the last two years, the west urbanized growth area of the City of Wichita has accounted for 60% (1,493 out of 2,460) of all single-family residential building permits issued, indicating a market for single-family lots. In the last six months, this area has experienced a 15% decline in available building lots.

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; 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 Planning Commission's recommendation by 2/3 majority vote.

(_____) Published in The Daily Reporter on 2-8-93

ORDINANCE NO. 41-900

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-3065

Zone Change from the "R-5" General Residence District to the "AA" One-Family Dwelling District

Lot 1, Blocks 15 and 16, Pawnee Mesa Addition, Wichita, Sedgwick County, Kansas. (Now being platted as part of the Park Glen Addition, Wichita, Kansas).

Generally located at the northwest corner of Pawnee and Lark Lane.

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) City Clerk Mayor

Approved as to form:

_____

City Attorney