Planning Agenda Item #____

City of Wichita
City Council Meeting
April 5, 1994

Agenda Report #____

TO: Mayor and City Council Members

SUBJECT: Z-3122 - ZONE CHANGE FROM THE "B" MULTIPLE FAMILY DWELLING DISTRICT AND THE "E" LIGHT INDUSTRIAL DISTRICT TO THE "A" TWO-FAMILY DWELLING DISTRICT, LOCATED AT 29TH STREET NORTH AND FAIRVIEW.

(District #6)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting (12-0 - 1 abstention).

Staff Recommendation: Approve.

CPO Recommendation: CPO North Central Neighborhood Council "6" voted 6-2 to recommend approval of the request.

Background: On March 10, 1994, the MAPC considered a zone change from the "B" Multiple Family Dwelling District and the "E" Light Industrial District to the "A" Two-Family Dwelling District for 10.7 acres generally located southwest of 29th Street North and Fairview. The south half of the application area is platted as the McBride Addition and is undeveloped. The north half of the application is not platted and mostly undeveloped. Three single family homes not included in the application area are located near the intersection of 29th Street North and Fairview.

The applicant is requesting "A" Two-Family Dwelling District to allow the development of one-family housing on lots less than 6,000 square feet. The applicant has not submitted a plat at this time.

In 1992, the City Council approved the expenditure of $125,000 from CDBG funds for paving Fairview south of 29th Street North and for extending sewer lines to this site. City Engineering indicates that the Fairview paving project will proceed after a plat is approved for this site.

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.

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

( ) Publish . in The Daily Reporter on _____

ORDINANCE NO. _____

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-3122
Zone change from the "B" Multiple Family Dwelling District and the "E" Light Industrial District to the "A" Two-Family Dwelling District

All of the Meadow Creek Addition to Wichita, Sedgwick County, Kansas.

Generally located south of 29th Street North and west of Fairview.

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