Planning Agenda Item #_____

City of Wichita
City Council Meeting

March 29, 1994

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3119 - ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED ON THE NORTHEAST CORNER OF 45TH STREET NORTH AND MERIDIAN.
(District #6)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (10-0)

Staff Recommendation: Approve.

CPO Recommendation: CPO Council North Central "6" voted 7-1 to recommend approval of the request.

Background: On February 24, 1994, the MAPC considered a zone change from "LC" Light Commercial to "AA" One-Family Dwelling District for 8.3 acres located at the northeast corner of the intersection of Meridian and the section line (45th Street North). The applicant intends to pursue residential development of this property.

In June of 1990, the Board of County Commissioners approved a conditional use permit (CU-333) for sand and gravel excavation operation, along with an operational plan and redevelopment plan, for 180.1 acres located between Meridian and the flood control right-of-way and north of the section line (45th St. North).

The entire application area was recently considered as part of the Crystal Lake sketch plat. The sketch plat contained 172 residential lots, with a minimum lot size of 7,200 square feet, on 178.24 acres. Crystal Lake was abandoned as originally envisioned due to concerns caused by an existing pipeline and restrictions placed on the design by the existence of the lake and the river (These design considerations forced a site layout that placed 59 of the 172 lots on a 32-foot wide street that was nearly one mile in length and had only two points of access). At the preliminary

plat stage, Crystal Lake was reduced to 37.5 acres and a total of 76 residential lots with a minimum lot size of 7,200 square feet. Crystal Lake was renamed Harbor Isle Addition at the final plat stage. Harbor Isle includes only a portion of the northern 330 feet of the application area, currently zoned "LC" Light Commercial. The remainder of the application area is unplatted.

The application area is located at what would be the intersection of Meridian (an existing section line road designated on the Year 2000 Transportation System Map as a 4-lane arterial) and 45th Street North (if it were developed). Currently, no plans exist for the extension of 45th Street North eastward across the flood control right-of-way or to designate 45th Street North as an arterial through this area.

The application area is served by a lift station that was financed by The Moorings development, located on the west side of Meridian. City Engineering staff advises that the excess capacity contained in the lift station is reserved for future development at The Moorings. However, new development in the area may connect to the lift station, provided that a guarantee is provided to expand the excess capacity of the lift station sufficiently to serve such development.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; 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 hearing).

(_____) Published in The Daily Reporter on 7/8/94

ORDINANCE NO. 42-350

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-3119

Zone change request from the "LC" Light Commercial District to the "AA" One-Family Dwelling District

The South 600' of the West 600' of the SW/4 of Section 19-T27S-R1E of the 6th P.M., Sedgwick County, Kansas subject to road right-of-way. Generally located on the northeast corner of 45th Street North and Meridian.

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, _____