Planning Agenda Item #_____

City of Wichita
City Commission Meeting
June 24, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2757 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "R-6" GENERAL RESIDENCE DISTRICT LOCATED ON THE NORTH SIDE OF 37TH STREET NORTH, 1/2-MILE WEST OF ROCK ROAD. (PARCEL 5B)
(Woodlawn Development Co.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On May 29, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "R-6" for a 17.6-acre tract of unplatted land located on the north side of 37th Street North; 1/2-mile west of Rock Road. The property is currently undeveloped. No one spoke in opposition to the request. The MAPC unanimously recommended approval of the zone change subject to platting the property within two years.

CPO Council "I" voted 9-0 to recommend approval of the request.

Analysis: All adjacent properties are currently zoned "AA" with the exception of the Eaglerock Apartments to the southeast which are in the "A" district and part of DP-115. With the proposed deletion of DP-115, "R-6" zoning will be requested for Eaglerock. Property to the south has been approved for "LC" and has an approved commercial C.U.P. (DP-122). Property to the north and northeast is being platted for single-family development as part of the Willowbend (formerly Mulberry) Golf Course Community. Directly east is proposed for "LC" (see Z-2758 and DP-155). Property to the west is "AA" with a C.U.P. and has been platted for single-family development. The triangular area southwest of the pipeline is platted and developed as a water pumping station.

With direct access to an arterial road (37th Street North) and with adequate capacity for sewer and water service, "R-6" zoning which would permit a maximum of 510 dwelling units on this 17.6-acre parcel of land would seem appropriate.

The Planning Commission found that the character of the neighborhood, the zoning and uses of properties nearby, the suitability of subject site for the use proposed, and the recommendation of staff justified the zone change.

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 Commission; or

2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
5-29-86 MAPC Minutes
CPO Memorandum

(_____) Published in The Daily Reporter on 1/12/90

ORDINANCE NO. 40-827

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-2757

Zone Change from the "AA" Single-family District to the "R-6" General Office District

A tract of land located in the southeast quarter of Section 30, Township 26 South, and Range 2 East of the 6th P.M., more particularly described as follows: Beginning at a point on the west line of said southeast quarter 359.29 feet northerly bearing N0°46'25"W from the southwest corner of said southeast quarter; thence along the west line of said southeast quarter bearing N0°46'25"W 740.71 feet; thence N89°18'12" E 480.00 feet; thence S74°00'43"E 69.59 feet to the beginning of a curve to the right; thence 212.76 feet along said curve having a radius of 378.08 feet, a central angle of 32°14'33" and a long chord bearing S68°15'17"E, 209.96 feet to the beginning of a curve to the left; thence 1029.31 feet along said curve having a radius of 504.62 feet, a central angle of 116°52'12" and a long chord bearing S24°04'38"E. 859.92 feet; thence S0°41'48"E, 104.44 feet; thence S44°18'12"W, 79.36 feet; thence westerly parallel and 50.00 feet north of the south line of said southeast quarter bearing S89°18'12"W, 752.95 feet to the southeast corner of 37th Street Booster Pump Station Addition to Sedgwick County, Kansas; thence N42°01'02"W, 411.82 feet along the northeasterly line of said addition to the point of beginning; containing 17.60 acres, more or less.

(Now platted as Lot 3, part of Lot 2 and part of Lot 1 all in Block 1, The Ritz Addition, Wichita, Sedgwick County, Kansas.)

Generally located on the north side of 37th Street North between Rock Rd. and Woodlawn.

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

Form MAPD 1022\1989