

Planning Agenda Item # _____

City of Wichita
City Council Meeting
August 14, 1990

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-165 AMENDMENT #1 - WESTWIND II RESIDENTIAL COMMUNITY UNIT PLAN, AND

Z-3002 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT AND THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED ON THE EAST SIDE OF TYLER IN AN AREA NORTH OF 19TH STREET NORTH. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "5A" recommends approval (7-0).

Background: On July 19, 1990, the MAPC held a public hearing to consider approval of an amendment to the Westwind II Residential C.U.P. and an associated zone change request from the "A" Two-Family Dwelling District to the "LC" Light Commercial and "BB" Office Districts. The applicant proposed to remove a 1.6-acre tract of land from the approved residential C.U.P. and rezone the north half of the tract "LC" Light Commercial and the south half "BB" Office. During the MAPC hearing, the applicant amended his zone change request to rezone the entire tract to the "BB" Office District. This tract of land is located immediately south of Westlawn on the east side of Tyler Road. It is adjacent to property on the south that is developed with single-family homes.

Property immediately to the west along the west side of Tyler is developed with single-family homes and duplexes. Property to the north on the north side of Westlawn is undeveloped and platted into a reserve for "landscaping, open space, entrance features and public utilities" in the Westwind 4th Addition plat. The remainder of the C.U.P. area to the east is undeveloped and platted for residential purposes in Westwind 4th Addition. The applicant does not propose to change the types of residential uses permitted on the C.U.P. These uses include single-family, zero lot line and patio homes on Parcel No. 1 adjoining the amendment area on the east and single-family, zero

lot line, patio homes, duplexes, townhouses and apartments on Parcel No. 2 covering the northeastern portion of the C.U.P. The total size of the C.U.P. would be reduced from 21.7 to 20.1 acres and the maximum number of dwelling units permitted would be reduced from 224 to 210 units.

RECOMMENDATIONS/ACTIONS:

1. Concur with the findings of the MAPC and approve the zone change and C.U.P., subject to the recommended conditions; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the applications to the MAPC for reconsideration, stating reasons.

(_____) Published in The Daily Reporter on 11/5/90

ORDINANCE NO. 41-206

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-3002

Zone change from the "A" two-family dwelling district to the "BB" Office District.

Lots 1 and 2, Cedar Meadows Addition, Wichita, Sedgwick County, Kansas.

Generally located east of Tyler Road in an area North of 19th Street North.

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.