

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 24, 1991

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3032 - ZONE CHANGE FROM THE "E" LIGHT INDUSTRIAL DISTRICT TO THE "AA" ONE-FAMILY DWELLING DISTRICT, LOCATED ON THE SOUTH SIDE OF 29TH STREET NORTH, 1/4 MILE WEST OF RIDGE ROAD.
(District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council "5" recommended approval (8-0).

Background: On August 29, 1991, the MAPC held a public hearing to consider a zone change from the "E" Light Industrial District to the "AA" One-Family Dwelling District for a 79.6-acre unplatted tract located on the south side of 29th Street North in an area approximately 1/4- to 1/2-mile west of Ridge Road. The property is currently used for agricultural purposes and has approximately 1,320 feet of frontage along 29th Street North. A single-family residence exists on the northern portion of this property.

On July 11, 1991, the Subdivision Committee considered a preliminary plat for this property entitled "Reflection Ridge 7th Addition". The preliminary plat approved by the Subdivision Committee depicts the platting of 187 residential lots. At the time of preliminary plat approval, the applicant was advised that a zone change from the "E" Light Industrial District would be necessary in order to develop the property with the planned 187 single-family dwellings.

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

(_____) Published in The Daily Record on 10-4-91

ORDINANCE NO. 41-517

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-3032

Zone change request from the "E" Light Industrial District to the "AA" One-Family Dwelling District

The west half of the Northeast Quarter of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas. Generally located on the south side of 29th Street North, 1/2-mile west of Ridge Road.

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.

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SECTION 3. That this Ordinance shall take effect
and be in force from and after its adoption and
publication

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

City Clerk

Mayor

(S E A L)

Approved as to form:

City Attorney