Planning Agenda Item #_____

City of Wichita
City Commission Meeting
August 5, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: DP-154 - REQUEST FOR APPROVAL OF THE HANLEY-EASTMINSTER RESIDENTIAL COMMUNITY UNIT PLAN; AND

Z-2780 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING AND "E" LIGHT INDUSTRIAL TO "A" TWO-FAMILY DWELLING AND "AA" ONE-FAMILY DWELLING; AND

Z-2781 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "B" MULTIPLE-FAMILY DWELLING, LOCATED EAST OF WEBB ROAD IN AN AREA BETWEEN 21ST STREET NORTH AND THE ST. LOUIS AND SAN FRANCISCO R.R. (APPROXIMATELY 17TH STREET NORTH). (Fred Hanley, et al)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On July 10, 1986, the MAPC held a public hearing to consider a request for approval of the Hanley-Eastminster Residential Community Unit Plan and three related zone change requests. This property is mainly in agricultural use with a church in the process of construction. It was annexed early this year at the applicant's request. No one spoke in opposition to the requests. The Planning Commission recommended approval subject to platting within one year.

CPO Council Area "I" voted 5-0 on June 24, 1986 to recommend approval of the requests.

Analysis: All the surrounding land is agricultural except for the Beech Lake and Activity area located to the south of this property. The Development Plan proposes to divide the 64.2-acre farmland into eight parcels. The plan provides for a variety of residential uses ranging from duplex and zero lot line houses to townhouses and apartments. A retirement center and a church are possible uses under the requested "AA" and "A" zoning, while "B" Multiple-family dwelling zoning is requested for a nursing home. "E" Light Industrial zoning north of the railroad is also being changed to "AA" and "A". The maximum number of units permitted by the zoning mix for this property is 10.06 dwelling units per acre or 646 dwelling units. The

density of the site if the parcels were developed with the number permitted and the type of units illustrated on this plan (475) would be 7.40 dwelling units per acre.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of the development plan and the zone change requests.

Actions:

1. Concur with the findings of the MAPC and approve the zone changes and C.U.P. subject to the recommended conditions; instruct the Planning Department to forward the ordinances 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
7-10-86 MAPC Minutes
CPO Memorandum

( ) Published in The Daily Reporter on _____

ORDINANCE NO. 42-595

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-2780

Zone change from the "AA" One-family Dwelling District to the "A" Two-Family Dwelling District

Lots 2, 3, 4, 5, and Reserves A and B, Block 1, Handley Addition, an Addition to Wichita, Sedgwick County, Kansas

Generally located south of 21st Street North and east of Webb

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:

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Gary E. Rebenstorf, City Attorney