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

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

September 17, 1992

Fred Hanley
439 N. Belmont
Wichita, KS 67208

Re: Platting time extension for DP-154, Hanley/Eastminster Residential C.U.P.; Z-2779, "AA" to "BB"; Z-2780, "AA" & "E" to "A" & "AA"; & Z-2781, "AA" to "B", located on the east side of Webb Road, south of 21st Street North.

Dear Mr. Hanley:

On Tuesday, September 15, 1992, the Wichita City Council considered the above-referenced request for a platting extension. The action taken by the Council was to approve a two-year extension for Z-2779, and the north 26.8 acres of Z-2780 and DP-154, which is currently under your ownership. This action has established a platting deadline of August 5, 1994. Every effort should be made to complete the plat of your property by that date.

As Eastminster Church has expressed no interest in extending their platting time, the Council acted to close Z-2781 and the southern 17.1 acres of Z-2780 and DP-154.

Should you have any questions regarding your new platting deadline of August 5, 1994, please do not hesitate to call.

Sincerely,

Leslie G. Karr
Associate Planner

LGK:jcm